

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
PLANNING COMMISSION MEETING MINUTES
BATTLE CREEK, MI 49037
September 27, 2022

Call to Order-6:30 pm by Chairman, Kevin Villadsen

- **Pledge of Allegiance administered by the attending body.**

Roll Call-. Commissioners, Barbara Jones, Shirley Tuggle, Claudia Brown
Kevin Villadsen and Tawney Wolters, excused - late (class)
Excused Barry Beamish, Board Trustee

Approval of September 27, 2022, Agenda. Moved by Tuggle, second by Brown motion approved.

Approval of July 26, 2022, Minutes, moved by Brown, second by Jones, Motion approved.

Public Comment Time: open and closed at 6:34 pm-no comments

Liaison report: Trustee Berry Beamish –no report

Zoning Report: Kara Dougherty (Building and Zoning Administrator)

- States slowing down a little from August 30-to-today; 7 building permits, 13 electrical, 9 mechanicals, 3 plumbing, and. continuing to work on Master Plan, ordinances and we are auditing rentals and working on getting those updated enormous undertaking with all the construction going on.

Unfinished Business:

McKenna Update & Presentations: Raphael Cason & Kyle Senior Planners for T McKenna Group. The Planning and Consulting Firm contracted with the Township to update the 2022 Master Plan. Here to give updates and dialog on one of the maps. Several documents to look at the first, The Introduction and Background- Demographic data; Chapter 1 of the Master Plan and background review of maps; road network, existing land use, natural features, and flood hazard. Reviewed page 5, Demographic Profile -not too much population change in the township less than 2% since 2000. This bets the rate for Battle Creek with a loss of 4% population between 2000-2020. Have an older population of 45% -older than 45 years. Discussion on table 4: majority housing built- between 1950-1980? Housing 2010 to now does it seem accurate? 10% built since 2000 roughly want to make sure numbers are accurate. Kara will check on this.

- Page 7; 30% of the population is engaged in manufacturing jobs.
Page 7; 20% Occupation summary-health care-education those employed -

Kyle spoke on:

Road Network classifications used when talking about open street policy show from the state level, highways, local roads, principal roads, N & S/E, and multipurpose pathways. Also, a guide for sidewalks, bike lanes, and roadways.

Gives you an idea of where your road classifications are located.

Natural features existing land use to future land use. Flood hazards impact rivers and water bodies, what parcels should be protected that are prone to flooding? Valuable as one Looks at land use per data studies.

Regulatory and Special is a special classification given by the state i.e. schools. Commissioners would like sectional maps on a larger scale and add street names.

Retail and General Commercial residential labeled – some mixed overlay. Different from zoning- what is happening now with the land? Manufacturing Housing, classifications new term not Trailer Homes.

Protected Lands? Wetlands classification has changed, exempted? McKenna will check on it.

Raphael and Kyle noted that they would attend October 15, 2022, for The Spaghetti fundraiser is an opportunity to communicate with the public and review the survey results.

New Business:

- Public Hearing on Parcel #04-015-007-01 -21736 Bedford Road- Conditional Use Amendment Request for Paisley Trees (formally Man-Sing).
The applicant is asking to be approved as a Medical and Recreational Marijuana Provisioning Center & Processing Facility in addition to their Medical and Recreational Grow Facility. Man-Sing is asking for an amendment to the conditional Use that they obtained for the Marijuana Grow so that they could add a Provisioning Center and Processing to the front of their building. The district was zoned Agricultural and a Conditional use for a Provisional Center & Processing is Commercial. The Zoning Admin noted due to the Zoning could consider a split (front) parcel- and apply for that to be re-zoned but no guarantees. Commercial zone already in that area. Would want to talk with the assessor to find a way to do both. Measurements within boundaries for church and school. Options: appeal to the Zoning Board of Appeals if hardship can be proven or apply to amend the zoning ordinance. Therefore, a motion was placed by Commissioner Jones and second by Commissioner Brown to table this request. Motion approved with one abstention.

7:17 pm Open Public Comment Time:

Gayla Metzger- is concerned about putting it in on M37-doesn't want it there. Mike Metzger noted..." a lot going on with marijuana in the township, not up to date rather confusing, one on Morgan Road up for sale, can they sell license?

From resident's standpoint, asking you all to be cautious". Kara responded ordinance stated one year, and several approved for Conditional use, but nothing has happened. Some can't afford to open. We only have one Provisional Center open. One must have a Medical License to have Adult Recreational use. Township set limits for Medical and Recreational as well as Growth facilities. We are redoing our web page, and have dates and agendas on there as well as planning Commission & board packages. We are not interested in having numerous facilities.

Jenile Roher.."I live next door to the growing place, my property is next to yours". I don't have any problems no smell, no traffic." "No problem putting Provisional Center up there". "None".

Derrick Metzger-.. "When the wind blows out of the north, the smell bothers me. Was told it would smell only 2 weeks around harvest, but it is pushing 3 months. Built my house in this neighborhood, and have a family of 11 of us. Talking about #11 leaving township".

Gayla Metzger, "I live in the Valley, Halbert Rd. had the smell for two months off and on, I have 30 acres, eats into my life, my enjoyment. I was on M37/Waubascon could smell it very noticeable. I have lived there for 48 years. I do not appreciate it".

7:34 pm Closed Public Comment time.

Planning Commission Member time:

Commissioner Barbara Jones-.." expressed understanding to Mrs. Metzger but the Grow was already approved. We are talking about the Provisioning Center tonight and that is inside."

Chairman Villadsen states hoped that we can find a way to keep odor down.

Chairman Villadsen moved for adjournment, seconded by Commissioner Brown.

Meeting adjourned at 7:55 pm

Next meeting is October 25, 2022, at 6:30 pm

Shirley Tuggle, Secretary