



**Charter Township of Bedford
Planning Commission
May 24, 2022, 6:30 p.m.**

1. Call Meeting to order
 - a. Pledge of Allegiance
2. Roll Call: Barry Beamish, Claudia Brown, Stacy Greenwood, Barbara Jones, Shirley Tuggle, Kevin Villadsen, Tawney Wolters
 - a. Absence Report
3. Approval of May 24, 2022 agenda
4. Approval of March 22, 2022 meeting minutes
5. Liaison report-Trustee Beamish
6. Zoning Report- Building and Zoning Administrator Dougherty
7. Public Comment Time
8. Discussion of Old Business
 - a. Master Plan Update-Community survey and final analysis
 - b. Board meeting time change-Proposal to move the November meeting date from November 22, 2022 at 6:30pm to November 15, 2022 at 6:30pm as previously discussed
9. Discussion of New Business
 - a. Public Hearing 13-04-029-008-09-Conditional Use request for CDH Holdings at 310 Custer Drive, Suite A, Battle Creek, MI 49037. The applicant is requesting approval to use the property for new and used auto sales and repair.
 - b. Public Hearing 04-022-020-01-Conditional Use request for Bawa Properties, LLC at 20144 Bedford Road, Battle Creek, MI 49017. The applicant is updating the original Conditional Use application and requesting approval for construction of an additional accessory building.
 - c. Public Hearing 04-026-25-00-Rezone Request for CR Select Investments, LLC at 264 Waubascon Road, Battle Creek, MI 49017. The applicant is requesting the four-acre parcel be rezoned from Agricultural to Residential in order to split the property into two parcels.
10. Open Public Comment Time
11. Planning Commission Member Time
12. Chair to announce meeting adjourned

Next Meeting June 28, 2022 at 6:30pm

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIS DRIVE
PLANNING COMMISSION MEETING MINUTES
BATTLE CREEK, MI 49037
March 22, 2022

1. **Call to Order**-6:30 pm by Chairperson Stacy Greenwood
 - **Pledge of Allegiance administered by attending body**
2. **Roll Call**- Barry Beamish, Board Trustee, Commissioners Stacy Greenwood, Barbara Jones, Shirley Tuggle, Kevin Villadsen, Claudia Brown, and Tawney Wolters
3. **Approval of March 22, 2022, Agenda.** Moved by Barry second by Brown motion approved.
4. **Approval of February 24, 2022 minutes,** moved by Brown Second by Villadsen, Motion approved.
5. **Liaison report: Trustee Barry Beamish** noted that the next Board meeting will look at water and Sewer in the Wellington area.
6. **Zoning Report: Kara Dougherty (Building and Zoning Administration)**
 - Reviewing building permits (11), (3) require zoning review.
 - A large Solar project coming (Consumers).
 - Up-coming training: 3-31-22 from 1-4 pm -4-5pm -5-8 pm. RSVP if you would like to attend.
 - 4/13/22 Kara will attend Marijuana class and finish Master Plan Class. Capstone presentation (20 mins).
 - Chair Greenwood researching zoning updates, needing the latest copy of ordinances with correct information. Change Accessory Buildings (Zoning) in supplemental, page 70.
 - Provisional Center opening April 20, 2022 (Doug Stewart).
7. **Public Comment Time:** No comments open/closed at 6:38 pm.
8. **Old Business:**
 - Chair Greenwood stated she has training information available for the March 31, 2022 meeting at Firekeepers. Greenwood asked commissioners to submit questions ahead of time to pass on to the township Attorney, Bauckham Sparks for the Planning and Zoning workshop.
 - Planning Commission By-Laws meeting structure- standard Roberts' Rule, 12th Edition.

- Absences (3) excused or unexcused send information forward to Board
- Decision by the Board then onto the public.

Moved by Trustee Beamish, second by Jones. Motion approved.

New Business:

- Chair Greenwood stated needed to re-do the appointment of Secretary, Shirley Tuggle to be in compliance with By-Laws. For term end date of 12/31/22. Moved by Beamish, second by Villadsen. Motion approved.
- Review of Master Plan Rewrite Project. Two proposals, McKenna and Beckett "and Raeder, Inc. Assessment-Beckett and Raeder very professional literature but the proposal is pricey. The offices are not local. Questioning zoning ordinances, does it support our needs? Their suggested cost for a review of our zoning ordinances-\$42,000.
McKenna has offices in Kalamazoo willing to work with our township and its needs. McKenna is also offering zoning training to the PC. It was also noted that their presentation is geared to the smaller communities.
Resume' impressive, free proposal going through ordinances, zoning. It was noted that this is the first time the township would work with professionals for the (Planning Commission's) Master Plan. We are in a unique position as government funding is available to help with costs.
- Motion to recommend to the Board (McKenna) proposal. Moved by Barry, second by Brown. Motion approved to send to Board.

Open Public Comment Time:

7:01 pm Open Public Comment Time: Adam Heikkila expressed thank you for approving McKenna's Master Plan. 7:02 pm Public comment closed.

Planning Commission Member time: Commissioner Wolters noted she was learning, Brown was happy with McKenna, a smaller company that fits the Bedford Community feel better. Jones surveyed Emmett Township parking spaces, off-street, Unloading pattern of parking, entry, exit, and water drainage. Laws (parking area) for Business, Apartment complex - attending space 11yr.14.01 Emmett Township Article.

Board Presentation from McKenna- need a date for training. Villadsen stated he was glad for the Master Plan. Chair Greenwood will type a letter of PC recommendations for the Board.

Commissioner Greenwood adjourned the meeting at 7:08 pm

Next meeting May 24, 2022, at 6:30 pm
submitted by Shirley Tuggle, secretary



Memorandum

TO: Bedford Charter Township
FROM: John Jackson, AICP
SUBJECT: Township Community Survey Final Results & Analysis
DATE: May 12, 2022

In November 2021, the Charter Township of Bedford sent a survey to all Township residents regarding quality-of-life issues facing the community. As part of this town-wide initiative, the Township asked McKenna to compile and analyze the final results of the survey.

THE PROJECT

The Charter Township of Bedford Community Survey was a brief, 2-page long resident opinion survey consisting of twenty-three (23) questions. Survey questions were mostly multiple choice, many with the option of providing additional written comments. Six (6) of the 23 questions were requests for respondent data (e.g., age, household size, number of years of residence, etc.), with the balance pertaining to a wide range of issues including economic development, housing, infrastructure, blight and code enforcement, planning and zoning, parks and recreation, and general quality of life.

THE DATA

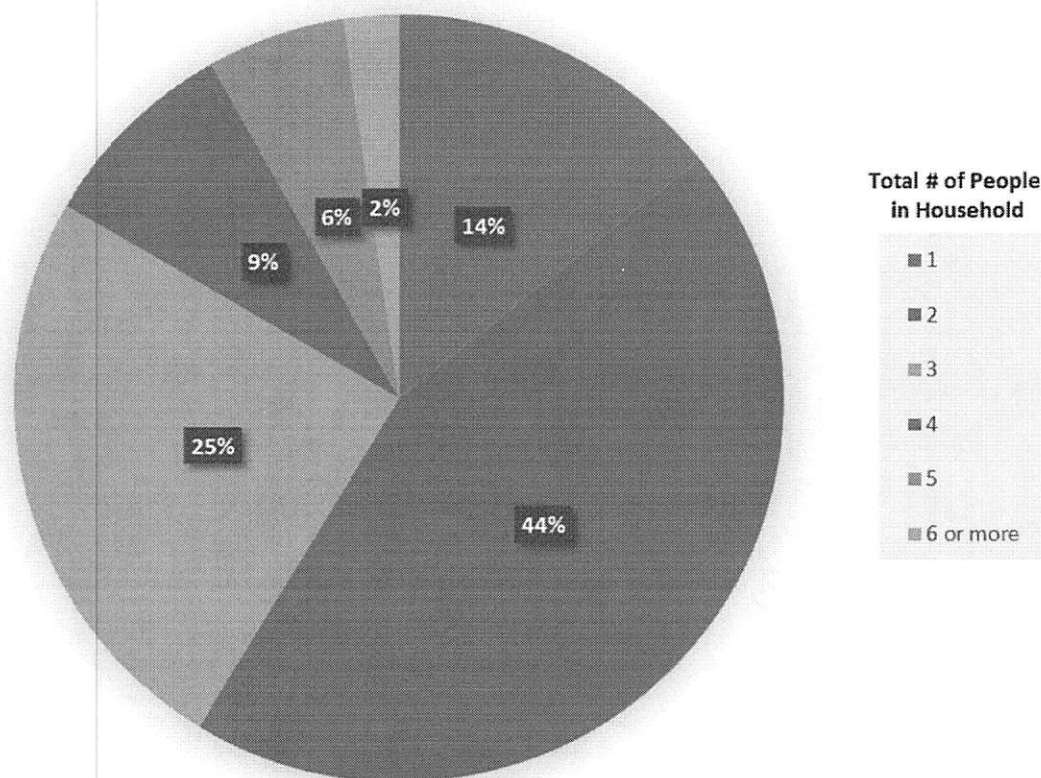
Out of approximately 4,400 surveys mailed to Township residents with their annual tax bills, 310 were returned for a total response rate of 7%. This response rate is roughly average when compared to similar mailed, non-incentive paper consumer satisfaction surveys.

The vast majority (96%) of respondents stated that they were residents of Bedford Charter Township and that they were single-family homeowners (99%). The majority of respondents (88%) reported that they were 46 years of age or older, with 67% indicating that they were over the age of 60. Most survey respondents (71%) were long-term residents, having lived in Bedford for at least 15 years. Finally, most respondents (69%) reported a total household size of 2 -3 people. A detailed breakdown of respondent household size can be found below on the following page.

32% of respondents stated that they worked in Calhoun County, while 57% reported that they were not currently working. We surmise that the high percentage of respondents not working is likely correlated with the higher number of respondents of retirement age.



Bedford Charter Township 2021/22 Community Survey Respondent Household Size



THE RESPONSES

The following three sections of this report pertain to the more qualitative questions posed by the survey. For simplicity's sake, we have divided these questions into three (3) categories, each of which will be examined separately:

- Housing & Economic Development
- Parks & Open Space Preservation
- Transportation & Mobility



Housing & Economic Development

The community survey contained seven (7) questions pertaining – either directly or indirectly – to residents' opinions regarding current and future residential, commercial, and industrial development in the township.

Question 2 asked whether the Township should pursue more commercial and/or industrial development. A majority of respondents (61%) said "yes", while only 12% said "no".

Question 3 gave eight (8) examples of potential types of commercial development and asked residents to choose which, if any, they would like to see in the township. Respondents were allowed to pick more than one. Out of the 283 survey participants who answered the question, 207 said restaurants, 164 said farm markets, and 142 said they wanted to see more medical/urgent care facilities. The uses that followed in popularity – with approximately 80 respondents each - were shopping malls, entertainment venues, and fitness clubs. Microbreweries followed with 66, and hotels came in a distant last with only 22 respondents saying they would like to see them in the township. This question gave respondents the option of providing additional comments. While varied, a strong plurality mentioned supermarkets and/or grocery and convenience stores.

Question 4 asked respondents to select from a list the types of residential development they would like to see in the township. Given the large number of survey participants of retirement age, it is not surprising that, out of 191 responses, 129 stated that they would like to see senior independent living housing, while 105 said they would like to see assisted living housing for seniors. A couple of other responses are notable, including 51 people who said they would like to see duplexes in the township, and 43 respondents who said they would like to see apartments built. 42 comments were recorded as part of the responses. Out of these, 16 said they would not like to see any new housing built, 10 said they would like to have more single-family homes, and 4 said they would like to see condominiums.

Question 5 asked residents to choose one or more from a list of specific economic development land uses that they would like to see in Bedford: Wind turbines; solar farms; farm stands, and agricultural tourism. The vast majority of respondents (78%) said farm stands, with 44% saying they would like to see agrotourism activities. 41% of respondents said solar farms, with only 34% saying they would like to have wind turbines in the township. This question also gave survey participants the option of leaving an additional comment. Out of 24 comments, 7 stated they would NOT like to see wind or solar in Bedford.

Question 8 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "Growth and development in the Township is acceptable if the small town/suburban character is preserved." 297 participants answered this question, and the overwhelming majority (85.52%) stated they either agreed or strongly agreed with the statement.

Question 9 asked respondents whether the Township should invest in sewer and water infrastructure to promote future development. Those who answered "yes" were then asked where they thought this new infrastructure should be built. 254 people responded to the question. Here, however, the responses were split nearly 50/50 between those who said yes to municipal investment in water and sewer, those who said no. 87 written responses were recorded, the majority of which - based on their response – were by those in favor of water and sewer investment. Here, however, opinions also varied significantly. Many respondents wanted water and sewer in residential areas or areas of high density, while others stated that investment in water and/or sewer should be limited to commercial areas only. Finally, several participants responded that such investment should be focused primarily in flood prone areas.

Question 12 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "I am satisfied with what the Township is doing to control blight and other ordinance violations." 293 participants answered the question. Respondents were sharply divided on whether the Township was doing enough to combat blight, with 38.91% saying they either agreed or strongly agreed with the statement, while



41.98% stated they did not think the Township was doing enough. 19.11% respondents said they neither agreed nor disagreed with the statement.

Parks & Open Space Preservation

The survey included three (3) questions pertaining to parks and open space preservation in the township.

Question 6 asked survey participants which of the following natural features the Township should use its power and resources to preserve: farmland; open space; wetlands; and woodlands. Respondents were asked to select as many as they felt applied. 275 participants answered the question. Woodlands was the most popular answer among the four options, with 218 respondents selecting it. Farmland was the second most popular, with 189 responses. Next was wetlands, coming in a close third with 177 responses, followed by open space with 158 responses recorded.

Question 7 asked which of the following policy options should the Township use to preserve open space and natural areas: large lot zoning; zoning for cluster development; density bonuses for new development; grants, and special taxes. As with Question 6, participants were asked to select as many options as they felt applied. Only 199 participants responded to this question. However, a noticeable pattern in their responses is discernible. Over 50% of respondents stated their preference for both large lot zoning and grants for the preservation of open space. Other zoning techniques such as cluster development and density bonuses each received between 20 – 25% of responses, while the least popular option was a special tax at less than 17%. 25 comments were also recorded with this question, nearly half of which indicated that they weren't sure or didn't understand the options provided.

Question 11 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "I am satisfied with the park and recreation opportunities in the Township". The majority of survey participants (298) answered this question. Roughly one third of respondents said they agreed with this statement, while another third disagreed. 22% said they neither agreed nor disagreed, while 11% said they strongly disagreed. Finally, about 6% of respondents strongly agreed with the statement.

Transportation & Mobility

The survey included two (2) questions pertaining to transportation and mobility in the township.

Question 10 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "I believe that the Township should pursue more public transportation opportunities (such as bus) for residents." 301 participants responded, the majority of which – 173 or 57.5% - either agreed or strongly agreed with this statement. 25% of respondents neither agreed nor disagreed, and only 18% disagreed or strongly disagreed.

Question 14 asked survey participants if they agreed or disagreed, and to what degree if at all, with the following statement: "A long term solution to road maintenance funding should be pursued by the Township." Again, the majority of survey participants (298) responded. The vast majority of respondents – 230 or nearly 80% - either agreed or strongly agreed with this statement.



FINAL ANALYSIS & CONCLUSION

Civic Engagement & Township Identity

In addition to the above three categories, another five (5) survey questions could be roughly categorized as pertaining to either civic engagement or community/township identity. Questions 13, 21, and 22, were more quantitative or “Yes/No” in nature, while Questions 15 and 23 were open-ended and allowed for written responses exclusively.

Question 13 asked what information respondents would like to see on the Township website: Links to community resources; zoning and permit information; upcoming event announcements; parks information and pictures; tax information and payment options, and Township budget and financial information. Participants were given the option to select as many as they felt applied and to leave a written comment if desired. 221 participants answered the question. Interestingly, for each response selected the percentage spanned between 45 and 65%. Tax information and payment options was the least popular answer at 45.25%, while upcoming event announcements was the most popular at 65.16%.

Question 22 asked residents whether they would like to receive text message notifications about Township meetings and events. Out of 259 responses, only 66 or 25.48% said they would like to be notified via text. Most of these same respondents included their name and cell phone number in the written comments section. It should be noted here that the low positive response rate may be at least partially attributable to the largely older demographic among the participants.

Question 21 asked respondents if they were interest in volunteering on a Township committee and/or event. Out of 262 respondents, only 34 or just under 13% responded in the affirmative. Here too, however, these same respondents left their names and contact information in the comments.

Question 15 asked respondents, “If they could change one thing about living in Bedford Township, what would it be?” The question was “comment only” and had 161 responses. While it is difficult to account for every answer provided, several trends were apparent. At least 33 responses mentioned blight and/or property maintenance. 9 responses mentioned tearing down abandoned buildings, and in particular the vacant gas station located on Michigan Avenue by Custer Drive. 12 responses mentioned wanting better road maintenance, and another 8 expressed the need for more sidewalks in the township. 15 respondents expressed the desire for more businesses in Bedford, particularly more dining and retail options. 7 expressed the desire to limit the marijuana industry presence in the township, and another 6 wanted more family-friendly and communitywide events. Finally, a handful of respondents stated they would like to see leaf pick and/or recycling services in the township.

Question 23 asked respondents to “Please elaborate on your survey answers or include anything else that you would like Township officials to consider in planning for the future of Bedford Township,” As with Question 15, it was “comment only”. 105 responses were recorded. The responses here were too varied and detailed to summarize as part of this report. However, a number of respondents provided specific suggestions for Township officials which will be worth revisiting especially as the Township moves forward with its 5-year Master Plan review.



Conclusions & Recommendations

While there is a need for additional civic engagement to capture the greater breadth of the Bedford Charter Township community, certain trends can still be discerned from the results of the community survey.

There was broad agreement among survey participants that the Township should pursue – or at least allow - commercial growth as long as the community's rural character is maintained. In particular, survey respondents expressed a strong desire for more restaurants as well as places to purchase fresh food and produce, such as farmers' markets.

There was also agreement that the Township should work to preserve natural areas such as woodlands as well as farmland. However, the preference among respondents was for fiscally neutral approaches to open space preservation, such as large lot zoning and grant seeking.

Blight and code enforcement was a significant concern among residents as represented in the survey.

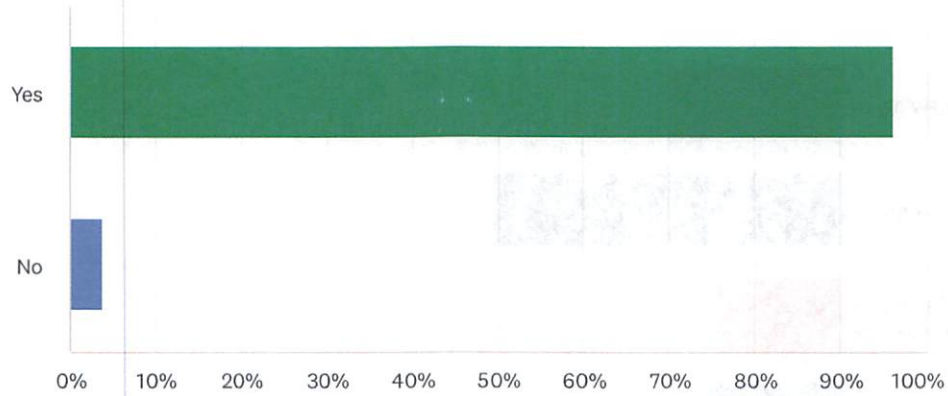
There were significant differences of opinion on whether and where the Township should expand water and sewer service. This will need to be a focus of consensus building efforts in the future as Bedford looks to grow.

There appears to be at least some support for public transportation in the township. There is broad agreement however that the Township should pursue a long-term solution for ongoing road maintenance.

Finally, the survey also made it clear that a committed group of civic volunteers currently resides in Bedford. As it continues its broader community engagement efforts, the Township should consider looking to those individuals who have offered their time and skills in service of the Bedford Charter Township community, as this will only help the Township as it works to build consensus and develop equitable policies that can serve the entire Bedford community.

Q1 Are you a resident of Bedford Township?

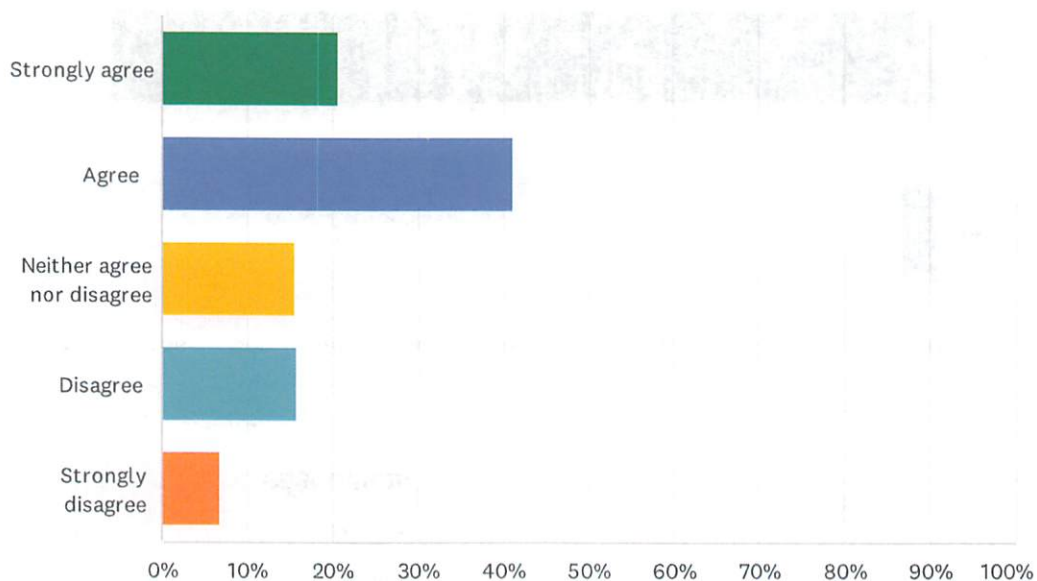
Answered: 306 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	96.08%	294
No	3.92%	12
TOTAL		306

Q2 The Township should pursue more commercial and/or industrial development.

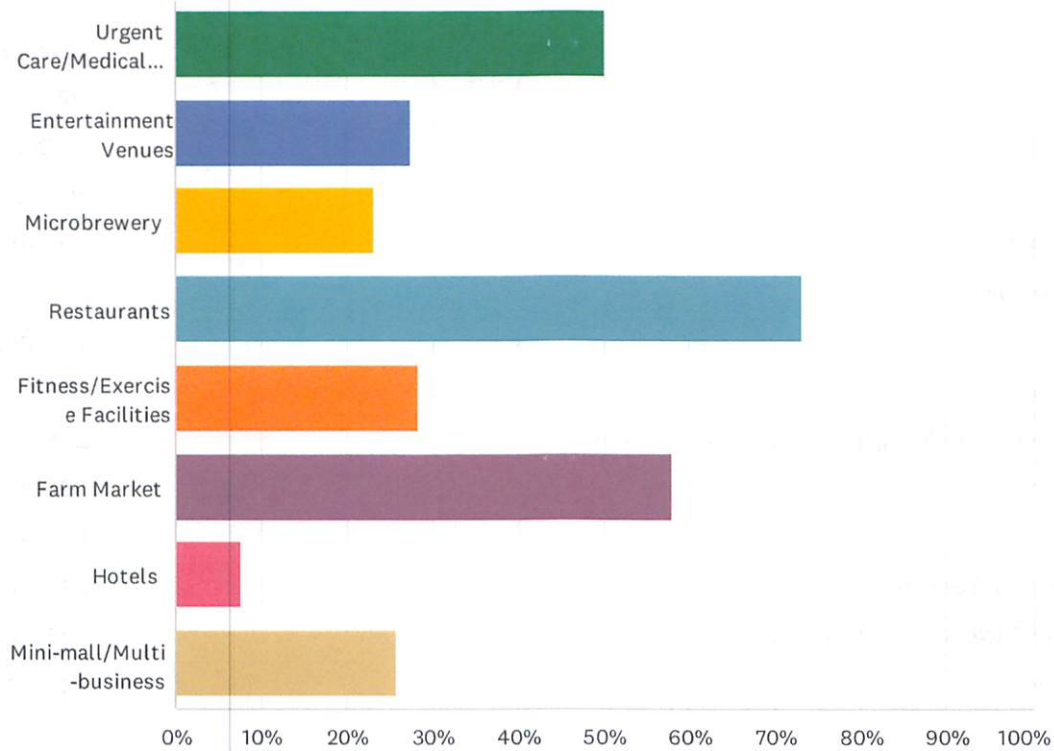
Answered: 291 Skipped: 19



ANSWER CHOICES	RESPONSES	
Strongly agree	20.62%	60
Agree	41.24%	120
Neither agree nor disagree	15.46%	45
Disagree	15.81%	46
Strongly disagree	6.87%	20
TOTAL		291

Q3 Which, if any, of the following commercial uses would you like to see in the Township? (Select all that apply)

Answered: 283 Skipped: 27



ANSWER CHOICES	RESPONSES	
Urgent Care/Medical Care	50.18%	142
Entertainment Venues	27.56%	78
Microbrewery	23.32%	66
Restaurants	73.14%	207
Fitness/Exercise Facilities	28.27%	80
Farm Market	57.95%	164
Hotels	7.77%	22
Mini-mall/Multi-business	25.80%	73
Total Respondents: 283		

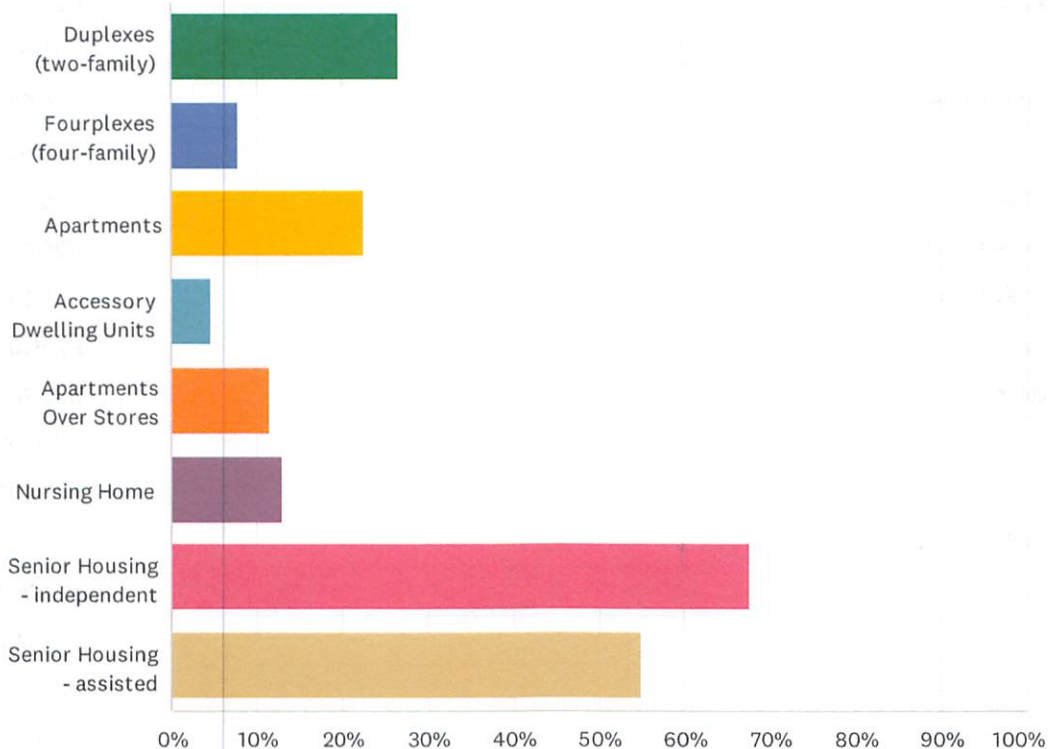
#	OTHER (PLEASE SPECIFY)	DATE
1	meijers or walmart	2/18/2022 1:02 PM
2	stop signs at end of roads connecting with Redner Ave.	2/18/2022 11:21 AM
3	2nd hand shop / bazaar	2/16/2022 2:30 AM

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4	No-kill animal shelter	2/14/2022 4:13 AM
5	I would love to see another full grocery store in the level park area.	2/9/2022 4:16 PM
6	pubs	2/7/2022 6:56 PM
7	anything to help	2/2/2022 4:11 PM
8	grocery store, dog parks, kids parks	2/2/2022 4:08 PM
9	churches	2/2/2022 3:14 PM
10	bank	2/2/2022 2:40 PM
11	none	2/2/2022 1:49 PM
12	supermarkets	2/2/2022 1:16 PM
13	N/A	2/2/2022 12:33 PM
14	big box store	1/25/2022 2:10 PM
15	general business	1/25/2022 1:49 PM
16	food	1/25/2022 1:45 PM
17	parks	1/25/2022 1:17 PM
18	The township should support privately owned businesses.	1/25/2022 11:50 AM
19	eye doctor	1/24/2022 2:53 PM
20	parks	1/24/2022 2:20 PM
21	small store or \$General	1/17/2022 11:35 AM
22	Wesco or Circle K convenience store	1/17/2022 11:33 AM
23	craft store	1/17/2022 10:35 AM
24	none	1/17/2022 10:11 AM
25	supermarket	1/17/2022 10:00 AM
26	Restaurant on St. Mary's Lake	1/12/2022 8:32 PM
27	None	12/26/2021 5:47 PM
28	The area and buidings by the Bedford Post Office strip of M39 is a serious eyestore. Maybe use some of the funds as a one time grant to help revitalize the area to create a real "Town Center".	12/18/2021 7:36 AM
29	Not a another mother-loving Dollar General, and not another cannabis joint!	12/16/2021 5:46 PM
30	NONE OF THE ABOVE	12/11/2021 6:49 PM
31	Anchor Store such as Home Depot or Meijers	12/6/2021 5:41 PM

Q4 Which, if any, of the following residential uses would you like to see in the Township? (Select all that apply)

Answered: 191 Skipped: 119



ANSWER CHOICES		RESPONSES	
Duplexes (two-family)		26.70%	51
Fourplexes (four-family)		7.85%	15
Apartments		22.51%	43
Accessory Dwelling Units		4.71%	9
Apartments Over Stores		11.52%	22
Nursing Home		13.09%	25
Senior Housing - independent		67.54%	129
Senior Housing - assisted		54.97%	105
Total Respondents: 191			

#	OTHER (PLEASE SPECIFY)	DATE
1	none	2/18/2022 1:22 PM
2	none	2/18/2022 11:13 AM
3	Relaxed restrictions on single-family properties to allow extended families	2/16/2022 2:30 AM

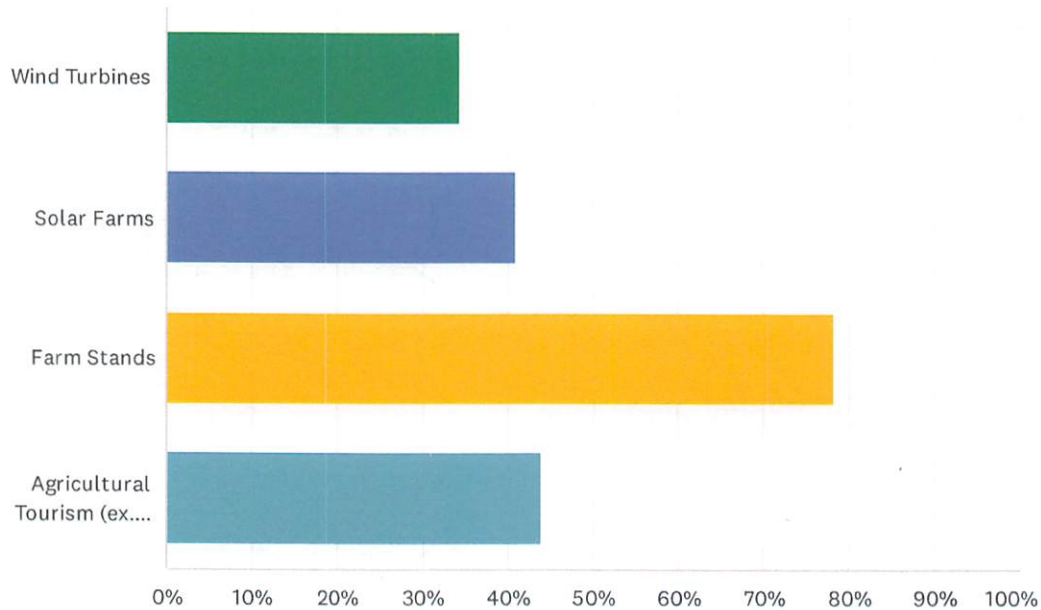
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4	Not sure	2/14/2022 4:13 AM
5	single family homes	2/9/2022 10:03 AM
6	Apartment homes for 55 up.	2/9/2022 9:48 AM
7	all	2/2/2022 4:11 PM
8	adult daycare, senior center	2/2/2022 4:08 PM
9	single houses	2/2/2022 3:38 PM
10	condos	2/2/2022 3:31 PM
11	more of selections	2/2/2022 2:23 PM
12	none	2/2/2022 1:49 PM
13	condominiums	1/25/2022 2:55 PM
14	single family homes	1/25/2022 2:33 PM
15	single family homes	1/25/2022 2:19 PM
16	Too many rentals	1/25/2022 1:45 PM
17	condominiums	1/25/2022 12:45 PM
18	n/a	1/25/2022 12:42 PM
19	none	1/25/2022 12:16 PM
20	single family homes	1/25/2022 12:08 PM
21	none	1/24/2022 3:22 PM
22	none	1/24/2022 11:36 AM
23	n/a	1/24/2022 11:28 AM
24	none	1/24/2022 10:28 AM
25	reduce square foot minimum	1/17/2022 1:26 PM
26	Lofts	1/17/2022 1:05 PM
27	single family housing	1/17/2022 11:25 AM
28	none	1/17/2022 10:59 AM
29	none	1/17/2022 10:11 AM
30	single family housing	1/17/2022 9:50 AM
31	none	1/17/2022 9:25 AM
32	None	12/26/2021 5:47 PM
33	new houses	12/21/2021 7:49 PM
34	I don't care.	12/18/2021 2:46 PM
35	Town homes	12/18/2021 7:36 AM
36	None of the above	12/13/2021 9:19 PM
37	none of the above	12/11/2021 6:49 PM
38	single family home development	12/10/2021 1:45 PM
39	None	12/10/2021 12:48 PM
40	None	12/10/2021 10:58 AM
41	none	12/8/2021 10:15 AM

1. What is the name of your building?	1. The name of my building is [redacted]
2. How many units are there in your building?	2. There are [redacted] units in my building.
3. How many units do you own?	3. I own [redacted] units in my building.
4. How many units do you rent?	4. I rent [redacted] units in my building.
5. How many units do you lease?	5. I lease [redacted] units in my building.
6. How many units do you have vacant?	6. I have [redacted] units vacant in my building.
7. How many units do you have under construction?	7. I have [redacted] units under construction in my building.
8. How many units do you have in the process of being sold?	8. I have [redacted] units in the process of being sold in my building.
9. How many units do you have in the process of being demolished?	9. I have [redacted] units in the process of being demolished in my building.
10. How many units do you have in the process of being converted?	10. I have [redacted] units in the process of being converted in my building.
11. How many units do you have in the process of being renovated?	11. I have [redacted] units in the process of being renovated in my building.
12. How many units do you have in the process of being expanded?	12. I have [redacted] units in the process of being expanded in my building.
13. How many units do you have in the process of being demolished and replaced?	13. I have [redacted] units in the process of being demolished and replaced in my building.
14. How many units do you have in the process of being converted to a different use?	14. I have [redacted] units in the process of being converted to a different use in my building.
15. How many units do you have in the process of being converted to a different type of unit?	15. I have [redacted] units in the process of being converted to a different type of unit in my building.
16. How many units do you have in the process of being converted to a different size unit?	16. I have [redacted] units in the process of being converted to a different size unit in my building.
17. How many units do you have in the process of being converted to a different number of bedrooms?	17. I have [redacted] units in the process of being converted to a different number of bedrooms in my building.
18. How many units do you have in the process of being converted to a different number of bathrooms?	18. I have [redacted] units in the process of being converted to a different number of bathrooms in my building.
19. How many units do you have in the process of being converted to a different number of living areas?	19. I have [redacted] units in the process of being converted to a different number of living areas in my building.
20. How many units do you have in the process of being converted to a different number of parking spaces?	20. I have [redacted] units in the process of being converted to a different number of parking spaces in my building.
21. How many units do you have in the process of being converted to a different number of storage spaces?	21. I have [redacted] units in the process of being converted to a different number of storage spaces in my building.
22. How many units do you have in the process of being converted to a different number of laundry facilities?	22. I have [redacted] units in the process of being converted to a different number of laundry facilities in my building.
23. How many units do you have in the process of being converted to a different number of balconies?	23. I have [redacted] units in the process of being converted to a different number of balconies in my building.
24. How many units do you have in the process of being converted to a different number of patios?	24. I have [redacted] units in the process of being converted to a different number of patios in my building.
25. How many units do you have in the process of being converted to a different number of decks?	25. I have [redacted] units in the process of being converted to a different number of decks in my building.
26. How many units do you have in the process of being converted to a different number of porches?	26. I have [redacted] units in the process of being converted to a different number of porches in my building.
27. How many units do you have in the process of being converted to a different number of fireplaces?	27. I have [redacted] units in the process of being converted to a different number of fireplaces in my building.
28. How many units do you have in the process of being converted to a different number of stoves?	28. I have [redacted] units in the process of being converted to a different number of stoves in my building.
29. How many units do you have in the process of being converted to a different number of refrigerators?	29. I have [redacted] units in the process of being converted to a different number of refrigerators in my building.
30. How many units do you have in the process of being converted to a different number of dishwashers?	30. I have [redacted] units in the process of being converted to a different number of dishwashers in my building.
31. How many units do you have in the process of being converted to a different number of ovens?	31. I have [redacted] units in the process of being converted to a different number of ovens in my building.
32. How many units do you have in the process of being converted to a different number of microwaves?	32. I have [redacted] units in the process of being converted to a different number of microwaves in my building.
33. How many units do you have in the process of being converted to a different number of freezers?	33. I have [redacted] units in the process of being converted to a different number of freezers in my building.
34. How many units do you have in the process of being converted to a different number of washers?	34. I have [redacted] units in the process of being converted to a different number of washers in my building.
35. How many units do you have in the process of being converted to a different number of dryers?	35. I have [redacted] units in the process of being converted to a different number of dryers in my building.
36. How many units do you have in the process of being converted to a different number of air conditioning units?	36. I have [redacted] units in the process of being converted to a different number of air conditioning units in my building.
37. How many units do you have in the process of being converted to a different number of heating units?	37. I have [redacted] units in the process of being converted to a different number of heating units in my building.
38. How many units do you have in the process of being converted to a different number of water heaters?	38. I have [redacted] units in the process of being converted to a different number of water heaters in my building.
39. How many units do you have in the process of being converted to a different number of furnaces?	39. I have [redacted] units in the process of being converted to a different number of furnaces in my building.
40. How many units do you have in the process of being converted to a different number of boilers?	40. I have [redacted] units in the process of being converted to a different number of boilers in my building.
41. How many units do you have in the process of being converted to a different number of radiators?	41. I have [redacted] units in the process of being converted to a different number of radiators in my building.
42. How many units do you have in the process of being converted to a different number of radiators?	42. I have [redacted] units in the process of being converted to a different number of radiators in my building.

Q5 Which, if any, of the following uses would you like to see in the Township? (Select all that apply)

Answered: 244 Skipped: 66



ANSWER CHOICES	RESPONSES	
Wind Turbines	34.43%	84
Solar Farms	40.98%	100
Farm Stands	78.28%	191
Agricultural Tourism (ex. Haunted Hayrides/Barn Events)	43.85%	107
Total Respondents: 244		

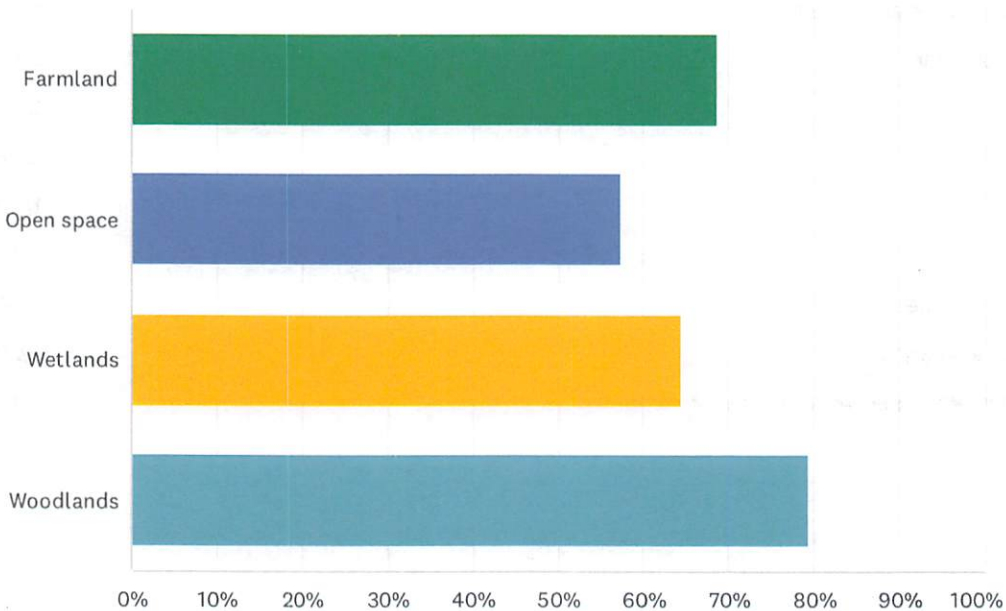
#	OTHER (PLEASE SPECIFY)	DATE
1	nature/hiking trails	2/18/2022 1:02 PM
2	park	2/18/2022 11:13 AM
3	Relaxed restrictions on zoning ordinances pertaining to sustainable living practices	2/16/2022 2:30 AM
4	for god sakes help us get cable internet in the country!	2/9/2022 4:16 PM
5	More Parks	2/9/2022 10:00 AM
6	localized solar uses. On houses, business, etc.	2/7/2022 6:56 PM
7	all	2/2/2022 4:11 PM
8	none	2/2/2022 1:49 PM
9	no comment	2/2/2022 1:16 PM
10	River and Parks Recreation area.	1/25/2022 2:55 PM

Bedford Township Community Survey

11	No wind turbines or solar farms	1/25/2022 2:10 PM
12	No wind turbines or solar farms	1/25/2022 1:45 PM
13	n/a	1/25/2022 12:42 PM
14	Wedding/small convention venues (Barn style)	1/24/2022 3:30 PM
15	No wind turbines or solar farms	1/24/2022 11:53 AM
16	No wind turbines or solar farms	1/24/2022 11:36 AM
17	No wind or solar	1/17/2022 1:54 PM
18	none	1/17/2022 12:55 PM
19	none	1/17/2022 11:25 AM
20	none	1/17/2022 9:25 AM
21	None	12/26/2021 5:47 PM
22	NO Wind Turbines	12/21/2021 7:49 PM
23	How'bout a library?!	12/16/2021 5:46 PM
24	Would not like to see wind turbines, solar farms.	12/7/2021 9:06 AM

Q6 The Township should use its position or resources to preserve: (Select all that apply)

Answered: 275 Skipped: 35



ANSWER CHOICES	RESPONSES	
Farmland	68.73%	189
Open space	57.45%	158
Wetlands	64.36%	177
Woodlands	79.27%	218
Total Respondents: 275		

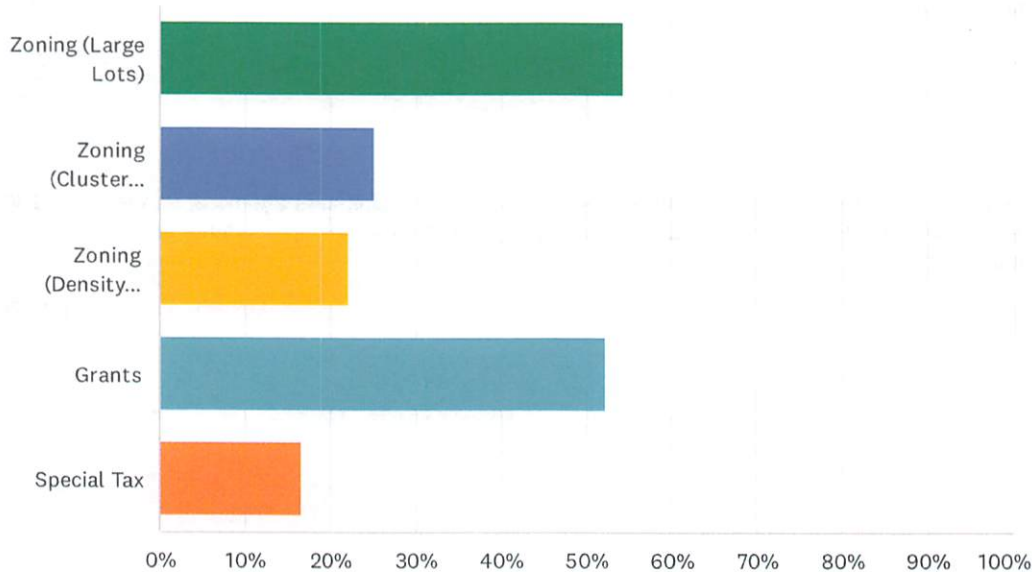
#	OTHER (PLEASE SPECIFY)	DATE
1	Its residents	2/16/2022 2:30 AM
2	More parks	2/9/2022 10:00 AM
3	Residential lot building restrictions	2/9/2022 9:38 AM
4	all	2/2/2022 4:11 PM
5	vacant lots	2/2/2022 3:57 PM
6	Preserve traditional barns - zoning to make it easier	2/2/2022 2:40 PM
7	N/A	2/2/2022 2:31 PM
8	parks	2/2/2022 1:16 PM
9	Alternative Education pre-school K-6.	1/25/2022 2:55 PM
10	resiliency	1/25/2022 2:10 PM

Bedford Township Community Survey

11	roads	1/25/2022 1:17 PM
12	the value of our neighbors.	1/25/2022 12:42 PM
13	wildlife	1/25/2022 11:46 AM
14	air	1/24/2022 2:53 PM
15	roads	1/24/2022 2:20 PM
16	public walking paths	1/24/2022 11:15 AM
17	nature trails	1/24/2022 11:02 AM
18	Fine as is.	12/28/2021 11:35 AM
19	none	12/27/2021 3:39 PM
20	Develope ordenance to encourage residents to clean up the eyesore junk cars and trash on the street side of their property, to provide better curb appear for Bedford Township residents and improve real estate value.	12/18/2021 7:36 AM
21	Not your job	12/7/2021 8:15 PM

Q7 Which of the following methods should be used to preserve open space and natural features: (Select all that apply)

Answered: 199 Skipped: 111



ANSWER CHOICES	RESPONSES	
Zoning (Large Lots)	54.27%	108
Zoning (Cluster Options)	25.13%	50
Zoning (Density Bonuses)	22.11%	44
Grants	52.26%	104
Special Tax	16.58%	33
Total Respondents: 199		

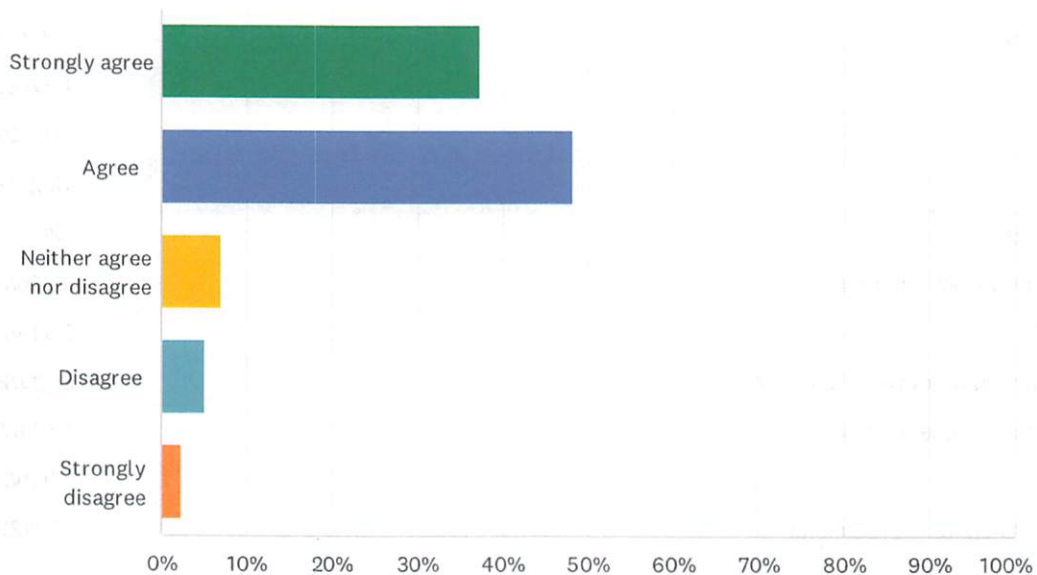
#	OTHER (PLEASE SPECIFY)	DATE
1	not sure	2/18/2022 1:02 PM
2	nothing, leave as is	2/18/2022 11:13 AM
3	Let property owners determine how to manage their property	2/16/2022 2:30 AM
4	Not sure	2/14/2022 4:13 AM
5	open areas Michigan Ave.	2/2/2022 3:57 PM
6	N/A	2/2/2022 2:31 PM
7	Combine with HOA fees to ensure building & Site Maintenance and operation costs to grow equity.	1/25/2022 2:55 PM
8	I'm not familiar with zoning. No pot fields or sellers	1/25/2022 2:33 PM
9	NO MORE TAXES	1/25/2022 1:45 PM

Bedford Township Community Survey

10	Dont know. Trust Twp. officials to choose.	1/25/2022 12:38 PM
11	unsure	1/25/2022 11:37 AM
12	Work with the nature conservancy. Perhaps land could be made available for trails, biking and walking.	1/24/2022 3:49 PM
13	NO MORE TAXES	1/24/2022 11:53 AM
14	not qualified to answer	1/24/2022 11:02 AM
15	no preference	1/24/2022 9:49 AM
16	not sure	1/17/2022 1:05 PM
17	not sure	1/17/2022 10:45 AM
18	NA	12/28/2021 11:35 AM
19	Don't know	12/26/2021 5:47 PM
20	I don't know what this means.	12/16/2021 5:46 PM
21	Unsure	12/14/2021 6:54 PM
22	tax deduction for owner of property	12/11/2021 6:49 PM
23	land trusts or conservancies	12/11/2021 12:48 PM
24	None	12/10/2021 10:58 AM
25	less tax on open non-farm land	12/8/2021 10:15 AM

Q8 Growth and development in the Township is acceptable if the small town/suburban character is preserved.

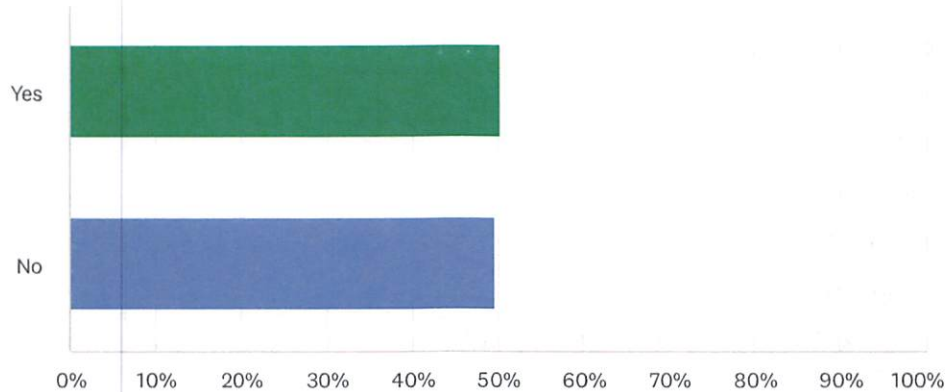
Answered: 297 Skipped: 13



ANSWER CHOICES	RESPONSES	
Strongly agree	37.37%	111
Agree	48.15%	143
Neither agree nor disagree	7.07%	21
Disagree	5.05%	15
Strongly disagree	2.36%	7
TOTAL		297

Q9 In order to promote future development, the Township should invest in sewer and water infrastructure? If yes, what areas should be considered?

Answered: 254 Skipped: 56



ANSWER CHOICES	RESPONSES	
Yes	50.39%	128
No	49.61%	126
TOTAL		254

#	OTHER (PLEASE SPECIFY)	DATE
1	sewer	3/14/2022 12:55 PM
2	Too many towns are boiling their water because of contamination etc. Not Right Now! and young families can't afford it and elderly people on fixed incomes can't afford it - not right now!	3/14/2022 12:51 PM
3	Township and County where needed	3/7/2022 10:38 AM
4	any areas near water	3/7/2022 10:25 AM
5	low land area or bad draining areas	2/18/2022 1:22 PM
6	all	2/18/2022 12:53 PM
7	where infrastructure is appropriate	2/18/2022 12:47 PM
8	Break away from Battle Creek	2/18/2022 11:19 AM
9	all areas	2/18/2022 10:45 AM
10	Not sure	2/14/2022 4:13 AM
11	Yes, if it helps to bring in new businesses	2/9/2022 4:16 PM
12	It was a _____ mess when they did it 25 years ago in Berry Would like to see a fenced dog park and better bicycling infrastructures. Bounty - cost about \$425,000 for _____	2/9/2022 10:18 AM
13	St. Mary's Lake area.	2/9/2022 10:03 AM
14	water and sewer for Business. Sewer for everyone - bury utilities.	2/9/2022 10:00 AM
15	W. Michigan and HD Joining areas	2/9/2022 9:48 AM

Bedford Township Community Survey

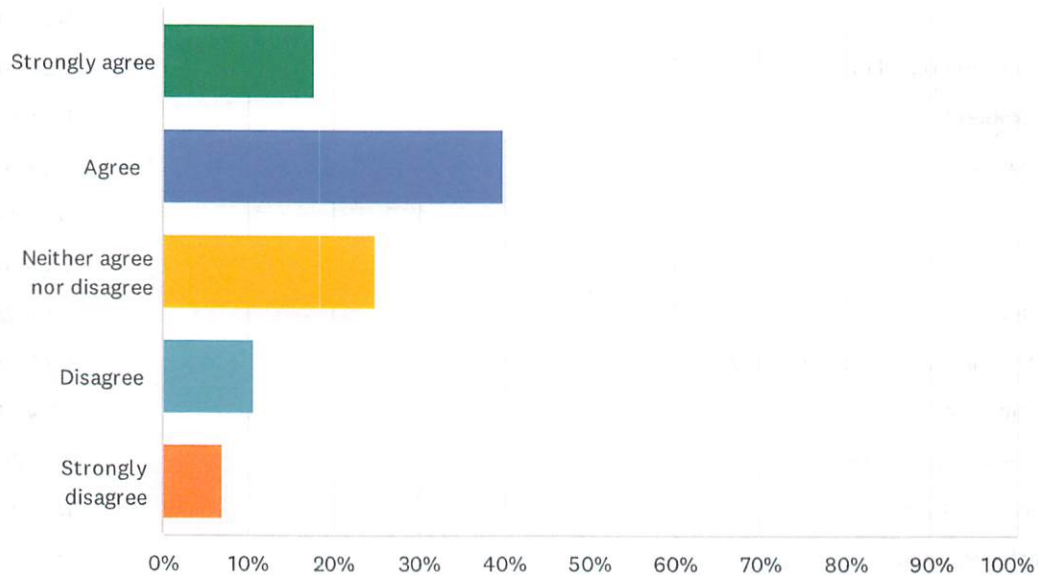
16	Gas service	2/9/2022 9:43 AM
17	Level Park, Orchard Park	2/9/2022 9:38 AM
18	W. Michigan Ave.	2/9/2022 9:08 AM
19	Initially in High traffic areas that could attract more businesses	2/8/2022 5:21 PM
20	Only in areas where there is a need. One size does not fit all.	2/7/2022 6:56 PM
21	strong density	2/2/2022 4:23 PM
22	vacant spaces on Michigan Ave. is one	2/2/2022 3:57 PM
23	neighborhoods	2/2/2022 3:40 PM
24	Bedford on M-37	2/2/2022 3:14 PM
25	Hamilton Rd, Tobin area	2/2/2022 2:23 PM
26	areas along West MI and Bedford Rd.	2/2/2022 1:52 PM
27	Where is there sewer now?	2/2/2022 1:16 PM
28	Not sure centralized or single sewer treatment is cost effective. Other types of treatment may need exploration.	1/25/2022 2:55 PM
29	NO!!!!!!!	1/25/2022 2:33 PM
30	both	1/25/2022 2:25 PM
31	new development	1/25/2022 2:23 PM
32	wells on township land for use in an emergency.	1/25/2022 2:10 PM
33	all	1/25/2022 2:05 PM
34	NEED ROAD WORK	1/25/2022 1:45 PM
35	residential	1/25/2022 1:17 PM
36	high residential areas	1/25/2022 1:13 PM
37	areas of high use	1/25/2022 1:02 PM
38	along west Michigan and adjacent subdivisions.	1/25/2022 12:45 PM
39	homes located with water access)on rivers, creeks, lakes)	1/25/2022 12:38 PM
40	all	1/25/2022 12:27 PM
41	maybe	1/25/2022 12:16 PM
42	commercial supported area	1/25/2022 12:12 PM
43	Valhalla Heights.	1/25/2022 11:53 AM
44	We don't want your systems or the bills!	1/25/2022 11:50 AM
45	any of it	1/24/2022 3:33 PM
46	Only those without it.	1/24/2022 3:30 PM
47	W. Michigan Avenue	1/24/2022 3:19 PM
48	sewer and possibly water	1/24/2022 2:59 PM
49	no opinion	1/24/2022 2:46 PM
50	residential	1/24/2022 2:20 PM
51	high residential	1/24/2022 2:15 PM
52	Kirby Rd.	1/24/2022 1:26 PM
53	all residential	1/24/2022 1:21 PM

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54	Snow Avenue	1/24/2022 1:17 PM
55	All Township water pipes	1/24/2022 12:00 PM
56	North St.	1/24/2022 11:58 AM
57	water	1/24/2022 11:42 AM
58	Would depend on the situation/development	1/24/2022 11:36 AM
59	not sure	1/24/2022 11:19 AM
60	demand should come first	1/24/2022 11:02 AM
61	all neighborhoods	1/24/2022 10:47 AM
62	Michigan Ave.	1/24/2022 10:31 AM
63	cost	1/24/2022 10:28 AM
64	maybe	1/24/2022 9:56 AM
65	water safety	1/24/2022 9:32 AM
66	along Michigan Ave. and Bedford Rd.	1/24/2022 9:29 AM
67	high density first	1/24/2022 9:27 AM
68	heavy in residential areas.	1/17/2022 1:54 PM
69	West Michigan Avenue	1/17/2022 1:30 PM
70	along Michigan Avenue	1/17/2022 12:29 PM
71	water is a natural resource, leave it alone.	1/17/2022 11:33 AM
72	high density and commercial areas	1/17/2022 11:22 AM
73	West Michigan and Oak area	1/17/2022 11:08 AM
74	all over	1/17/2022 10:52 AM
75	commercial only, not residential.	1/17/2022 10:27 AM
76	maybe	1/17/2022 10:14 AM
77	M-89 to county line & Custer Dr.	1/15/2022 12:20 PM
78	I don't really know.	12/18/2021 2:46 PM
79	All areas. It is a challenge to maintain low level of valcium in the well water, which ruins every toilet, sink and appliances.	12/18/2021 7:36 AM
80	commercial areas	12/12/2021 11:24 AM
81	no opinion	12/11/2021 6:49 PM
82	Neighborhoods lead pipe remediation	12/11/2021 12:28 PM
83	sewer & water infrastructure to support development in commercial areas is o.k.	12/10/2021 1:45 PM
84	Need natural gas	12/10/2021 12:48 PM
85	IN AREAS MOST POPULATED	12/7/2021 7:32 PM
86	water	12/7/2021 2:45 PM
87	West Michigan Ave and Bedford Road corridors	12/6/2021 5:41 PM

Q10 I believe that the Township should pursue more public transportation opportunities (such as bus) for residents.

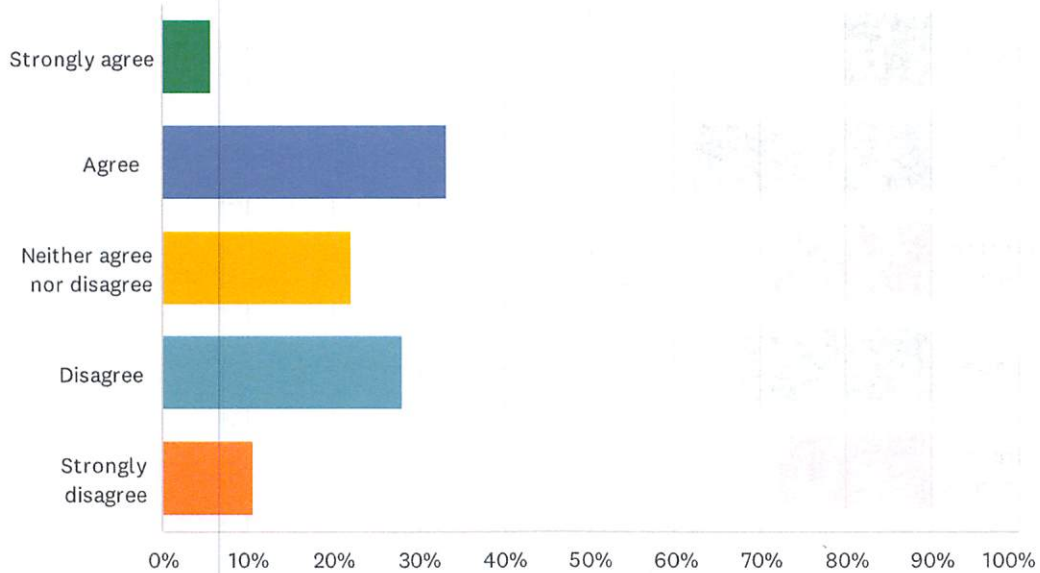
Answered: 301 Skipped: 9



ANSWER CHOICES	RESPONSES	
Strongly agree	17.61%	53
Agree	39.87%	120
Neither agree nor disagree	24.92%	75
Disagree	10.63%	32
Strongly disagree	6.98%	21
TOTAL		301

Q11 I am satisfied with the park and recreation opportunities in the Township

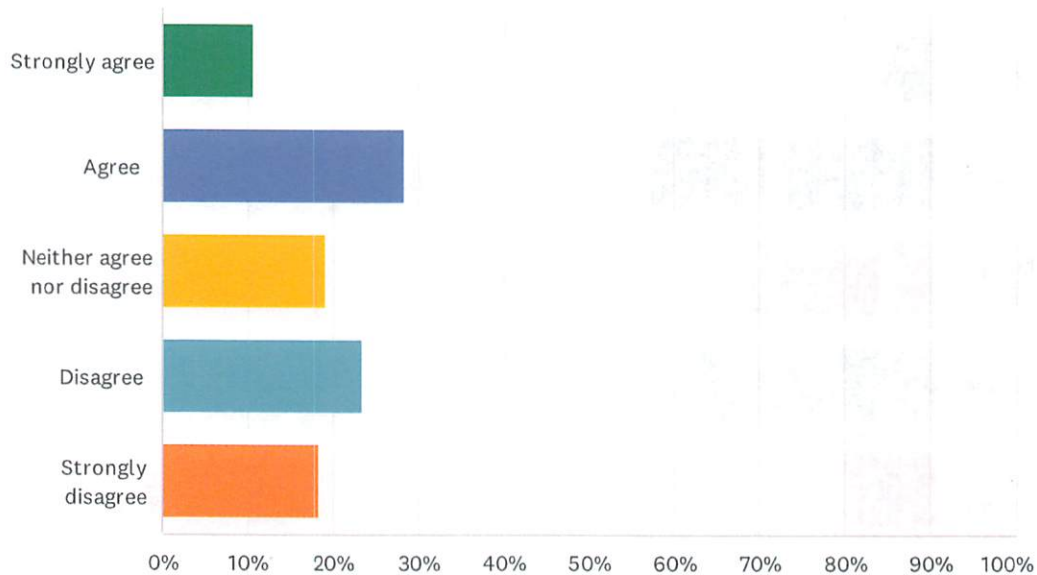
Answered: 298 Skipped: 12



ANSWER CHOICES	RESPONSES	
Strongly agree	5.70%	17
Agree	33.22%	99
Neither agree nor disagree	22.15%	66
Disagree	28.19%	84
Strongly disagree	10.74%	32
TOTAL		298

Q12 I am satisfied with what the Township is doing to control blight and other ordinance violations.

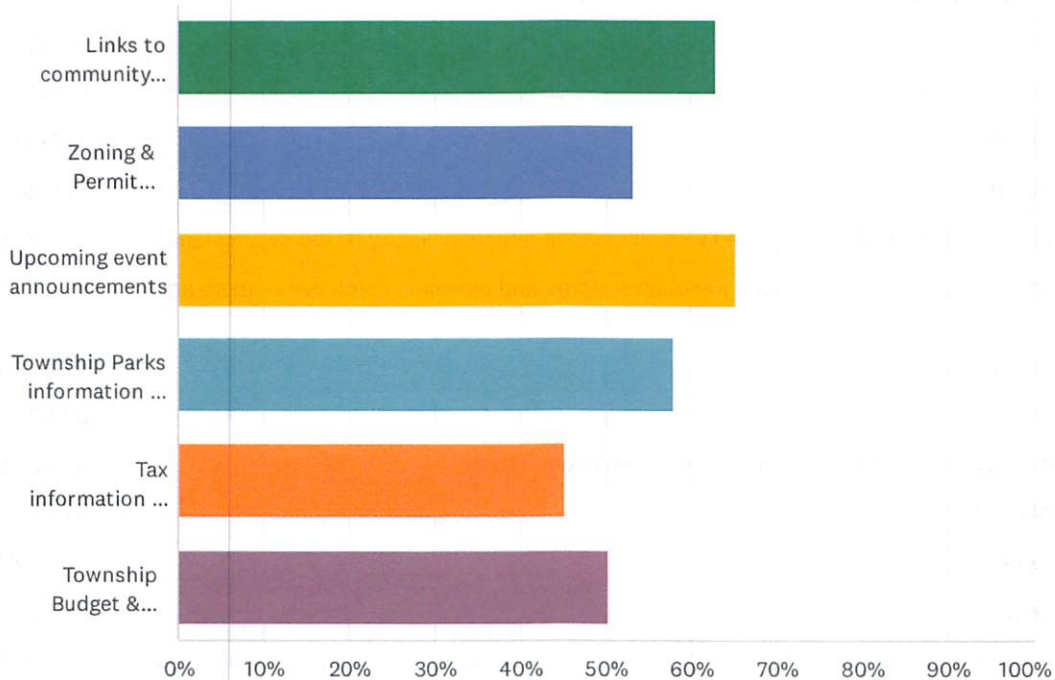
Answered: 293 Skipped: 17



ANSWER CHOICES	RESPONSES	
Strongly agree	10.58%	31
Agree	28.33%	83
Neither agree nor disagree	19.11%	56
Disagree	23.55%	69
Strongly disagree	18.43%	54
TOTAL		293

Q13 What information would you like to see elaborated upon or added to on the Township website (www.bedfordchartertwpmi.gov)? (Select all that apply)

Answered: 221 Skipped: 89



ANSWER CHOICES	RESPONSES	
Links to community resources	62.90%	139
Zoning & Permit information (FAQs)	53.39%	118
Upcoming event announcements	65.16%	144
Township Parks information & pictures	57.92%	128
Tax information & payment options	45.25%	100
Township Budget & financial information	50.23%	111
Total Respondents: 221		

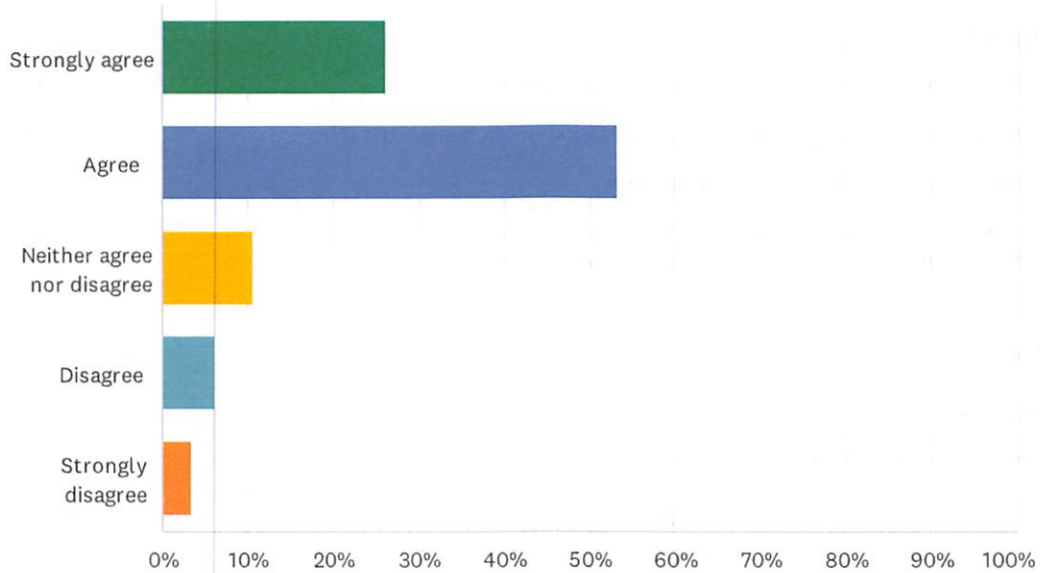
#	OTHER (PLEASE SPECIFY)	DATE
1	ordinance enforcement - eg. fire and noise	2/18/2022 1:02 PM
2	road repaving/improvements	2/18/2022 11:24 AM
3	doing adequate now	2/2/2022 4:02 PM
4	I don't have access to computer, fax or anything	2/2/2022 3:57 PM
5	don't use it	2/2/2022 1:16 PM

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6	book exchange	2/2/2022 12:36 PM
7	Fire Department should have a website	1/27/2022 11:59 AM
8	Board agenda, meeting notes, schedule of committee meetings (time and place))	1/25/2022 2:55 PM
9	location for emergencies	1/25/2022 2:10 PM
10	animal cruelty and neglect	1/25/2022 12:57 PM
11	no preference	1/25/2022 12:45 PM
12	Wish we had sidewalks so I don't have to walk in the road.	1/25/2022 12:38 PM
13	don't use	1/25/2022 12:29 PM
14	cars, trailers, junk in front yards	1/25/2022 12:27 PM
15	no preference	1/25/2022 12:16 PM
16	keep updated	1/25/2022 11:50 AM
17	Wabauscon Rd. is typically very littered with all kinds of refuse including IN the swamp lands.	1/24/2022 3:44 PM
18	information on request for businesses - enough \$ stores and provision companies - there are too many	1/24/2022 3:30 PM
19	Keep neighborhoods neat	1/24/2022 3:22 PM
20	no opinion	1/24/2022 2:46 PM
21	all of the above more detailed history like when Mill burnt down.	1/24/2022 11:15 AM
22	school information	1/24/2022 10:22 AM
23	easy to access rules and ordinances	1/24/2022 9:56 AM
24	no preference	1/24/2022 9:49 AM
25	There is only one playground, Fells Park. We could use more outdoor activities Brookside park needs a playground.	1/17/2022 12:29 PM
26	no website	1/17/2022 9:16 AM
27	Actionable plans for parks and roads.	1/15/2022 12:20 PM
28	building code (I asked for it once and still didn't get it. Don't make me spend time and money on building plans with no idea whether they meet the code.)	1/12/2022 8:32 PM
29	Most mailed event notifications usually arrives after the event has occurred.	12/18/2021 7:36 AM
30	None	12/10/2021 10:58 AM
31	updates on blight. township cannot be successful without enforcing its own regulations	12/8/2021 10:15 AM

Q14 A long term solution to road maintenance funding should be pursued by the Township

Answered: 289 Skipped: 21



ANSWER CHOICES	RESPONSES	
Strongly agree	26.30%	76
Agree	53.29%	154
Neither agree nor disagree	10.73%	31
Disagree	6.23%	18
Strongly disagree	3.46%	10
TOTAL		289

Q15 If I could change one thing about living in Bedford Township, it would be:

Answered: 161 Skipped: 149

#	RESPONSES	DATE
1	It looks dirty, no restaurants, parks are scraps, roads are bad	4/1/2022 7:16 PM
2	Tear down vacant & unsightly buildings ie: gas station or Michigan/Cust Dr.	3/14/2022 12:55 PM
3	Pride in maintaining your home and yard/property.	3/14/2022 12:51 PM
4	More wholesome place, the area is not the cleanest or nicest looking part of town. Would be nice to had large planters for flowers in urbandale and "downtown" Bedford.	2/26/2022 3:25 PM
5	add a small hotel	2/18/2022 1:19 PM
6	fix the roads	2/18/2022 1:17 PM
7	roads/taxes on rentals	2/18/2022 1:10 PM
8	no marijuana industry, more for children	2/18/2022 1:08 PM
9	clean it up	2/18/2022 1:06 PM
10	leaves/brush/garbabe burning ordinance be enforced!	2/18/2022 1:02 PM
11	nothing	2/18/2022 12:49 PM
12	need street lights	2/18/2022 12:47 PM
13	vote to allow any more marijuana business of any type	2/18/2022 11:24 AM
14	stop signs to roads connecting the Redner Ave. Tired of almost getting hit when people don't stop and look	2/18/2022 11:21 AM
15	adding sewer	2/18/2022 10:45 AM
16	Keeping up on blight is important	2/18/2022 10:10 AM
17	How it has a county feel	2/18/2022 10:02 AM
18	bus and leaf pickup	2/18/2022 9:51 AM
19	bus and leaf pickup	2/18/2022 9:50 AM
20	bus and leaf pickup	2/18/2022 9:36 AM
21	I'd like to see our older neighbors be a little more understanding of our younger neighbors concerning zoning code with the understanding that roughly half of the township is one of the best local locations for starter home-ownership, and the understanding that it's a much different world than when the older neighbors bought their homes. I'd also like to see our younger neighbors be a little more courteous concerning noise and clutter.	2/16/2022 2:30 AM
22	Additional support for small businesses to prosper in the township	2/15/2022 11:23 AM
23	There would be recycling at the township hall again.	2/14/2022 8:22 PM
24	How neighbors fill their yards with unnecessary campers, tarps and junk. And there needs to be a stronger police presence on the roads (especially the after work timeframe...West MI seemingly turns into the highway where people coming in both directions are going 60+ mph/high rates of speed with zero regards to the actual speed limits).	2/14/2022 2:57 PM
25	I would like for trapping to be made illegal	2/14/2022 4:13 AM
26	Nothing	2/13/2022 3:16 PM

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27	the internet availability. It should not cost someone over \$5000 to have internet and cable run to their house when the house next door has it and is only 500 feet away.	2/9/2022 4:16 PM
28	Nothing	2/9/2022 10:27 AM
29	Nothing	2/9/2022 10:24 AM
30	we live here because we like the Township.	2/9/2022 10:18 AM
31	Cleaning up or tearing down the closed gas station on Michigan Ave. and Custer Dr.	2/9/2022 9:27 AM
32	Tear down gas stations - Michigan Ave. and Custer	2/9/2022 9:14 AM
33	Find ways to foster more of a community life aspect - sponsored events/activities	2/8/2022 5:21 PM
34	To the above question I was understanding that the last tax hike was a long term road solution. Lower taxes would be nice. There is a wage disparity township. Districts with larger population and areas do not make as much as township positions.	2/7/2022 6:56 PM
35	Noise from target practice (guns) and fireworks.	2/4/2022 4:12 PM
36	Tear down the old, unsightly gas station on W. Michigan Ave./Newburn Drive corner. This has been an eyesore for too many years!!!	2/2/2022 4:28 PM
37	Better information , handy phone numbers, community resources, periodic community newspaper/letter/calender or events	2/2/2022 4:08 PM
38	recycling efforts (even if pay facility)	2/2/2022 4:02 PM
39	satisfied for the most part	2/2/2022 3:59 PM
40	Better roads and better restaurants	2/2/2022 3:47 PM
41	nothing	2/2/2022 3:33 PM
42	lower property tax	2/2/2022 3:31 PM
43	preserving green space	2/2/2022 2:40 PM
44	Add sidewalks throughout neighborhoods from M89 through Bedford Rd. and maintain them	2/2/2022 2:31 PM
45	curbs & gutters	2/2/2022 2:27 PM
46	more control on burning - require garbage pickup - blight control	2/2/2022 1:49 PM
47	to keep it as a charter twp.	2/2/2022 1:16 PM
48	Trim trees along roads and away from lines and cable and power	2/2/2022 12:33 PM
49	More business opportunities.	1/27/2022 11:59 AM
50	Mandatory garbage pick-up front yard maintenance, limit front yard parking to two vehicles.	1/25/2022 2:55 PM
51	Re: #14 But don't go crazy with it and misdirect funds.	1/25/2022 2:33 PM
52	Clean-up the township	1/25/2022 2:25 PM
53	Garbage and waste problems	1/25/2022 2:23 PM
54	Paying so much for property taxes, mostly for Kalamazoo and I cannot access internet in my area.	1/25/2022 2:19 PM
55	roads, etc. supported by people, instead of forced by the board.	1/25/2022 2:10 PM
56	more sidewalks	1/25/2022 2:05 PM
57	More middle-income neighborhoods; walking trails	1/25/2022 2:02 PM
58	More retail stores and restaurants	1/25/2022 1:49 PM
59	Taxes are already too high for what we have.	1/25/2022 1:45 PM
60	The large amount of litter on the roads. Illegal dumping on road sides.	1/25/2022 1:35 PM
61	Improve Parks and Recreation	1/25/2022 1:17 PM

Bedford Township Community Survey

62	Franklin Twp. meetings. Encourage family functions in community.	1/25/2022 1:13 PM
63	Lack of sidewalks in certain areas.	1/25/2022 1:09 PM
64	depletion of wooded areas, even if private land.	1/25/2022 12:57 PM
65	More diverse restaurant options	1/25/2022 12:45 PM
66	more focus and support to control blight.	1/25/2022 12:42 PM
67	Need sidewalks	1/25/2022 12:38 PM
68	no more taxes	1/25/2022 12:27 PM
69	sidewalks along Michigan Ave. Cleaned and maintained community.	1/25/2022 12:12 PM
70	Township board members. Road funding - already taxed too much.	1/25/2022 11:50 AM
71	better road maintenance	1/25/2022 11:46 AM
72	Township leaf pick-up service.	1/25/2022 11:42 AM
73	Timing of traffic signals, is not good as you catch too many red lights (one after another), Also need to Keep the left turn arrow ON all the time for the Bedford Rd & W. Michigan Ave traffic signal not just at rush hours	1/24/2022 5:29 PM
74	Have a junk pick up day.	1/24/2022 3:53 PM
75	The Township is fortunate to exist on beautiful land. Preserve it. Enforce blight regulations and add public access if possible.	1/24/2022 3:49 PM
76	litter and household dumping clean it up, then monitor and enforce.	1/24/2022 3:44 PM
77	I like it the way it is.	1/24/2022 3:33 PM
78	Fewer KKK and white supremacists hiding here.	1/24/2022 3:30 PM
79	lower taxes	1/24/2022 3:13 PM
80	Add a big box store like Meijers, Walmart, Taco Bell, Olive Garden, Red Lobster.	1/24/2022 3:11 PM
81	Clean up personal properties that full of junk on property.	1/24/2022 3:06 PM
82	no opinion	1/24/2022 2:46 PM
83	Smell of pot growing	1/24/2022 2:43 PM
84	The large amount of litter on the roads. Illegal dumping on road sides.	1/24/2022 2:37 PM
85	Improve Parks and Recreation	1/24/2022 2:20 PM
86	Encourage more family functions	1/24/2022 2:15 PM
87	lack of sidewalks in certain areas	1/24/2022 2:08 PM
88	Better blight and home maintenance control.	1/24/2022 1:26 PM
89	more open interpretation to variances	1/24/2022 1:08 PM
90	Re: #14 - We already pay a special assessment.	1/24/2022 11:53 AM
91	Better policing, limit marijuana shops in Bedford Twp.	1/24/2022 11:23 AM
92	No opinion. Very happy here.	1/24/2022 11:19 AM
93	Sign: Entering Charter Township of Bedford on all major roads.	1/24/2022 11:15 AM
94	Better flow of our clogged tributaries. Larger culverts for the Waubasca Creek.	1/24/2022 11:02 AM
95	Updated lighting and Christmas decor. updated light poles (like Galesburg)	1/24/2022 10:33 AM
96	Nothing. We are very happy here.	1/24/2022 10:28 AM
97	More aggressive for building permits. Open 420 club.	1/24/2022 10:25 AM

Bedford Township Community Survey

98	Eliminate abandoned buildings and neglected property.	1/24/2022 9:43 AM
99	More American restaurants/buffets	1/24/2022 9:40 AM
100	less taxes	1/24/2022 9:32 AM
101	lower taxes	1/24/2022 9:16 AM
102	The township to get residents to clean up their property. Too much junk in yards.	1/23/2022 12:06 PM
103	Our roads are not being maintained to prevent future repair now and we are being taxed!!!!	1/17/2022 1:34 PM
104	More commercial availability	1/17/2022 1:30 PM
105	Clean-up or tear down buildings that have been vacant for two years.	1/17/2022 1:24 PM
106	The look of the neighborhoods, they're not very welcoming as we do not have even mild guidelines and many residents homes look messy and dirty.	1/17/2022 1:16 PM
107	More businesses	1/17/2022 1:05 PM
108	A postal drop box on west edge of Calhoun County.	1/17/2022 12:46 PM
109	Renovate abandoned properties, especially along Michigan Avenue.	1/17/2022 12:29 PM
110	Get rid of that eyesore gas station by Pizza Parlor	1/17/2022 11:33 AM
111	Less \$ stores and less pot stores (less pot farms)	1/17/2022 11:25 AM
112	You do nothing about blight, junk cars, strange buildings in back yards.	1/17/2022 11:22 AM
113	Septic Sewer	1/17/2022 11:08 AM
114	Blight/trash	1/17/2022 10:45 AM
115	Blight control - road maintenance	1/17/2022 10:42 AM
116	Patrolling roads to stop dumping trash along our roads.	1/17/2022 10:33 AM
117	At least make homeowners keep the front of their homes somewhat picked up, keep junk in backyard. A recycle center needs to be available.	1/17/2022 10:27 AM
118	Get rid of the pot shops.	1/17/2022 10:00 AM
119	enforcing the blight and other ordinance violations which includes run down housing and property.	1/17/2022 9:50 AM
120	So far I'm ok with it, but that remains to be seen.	1/17/2022 9:29 AM
121	control growth	1/17/2022 9:25 AM
122	See the return of recycling.	1/17/2022 9:19 AM
123	Keep marijuana out	1/17/2022 9:16 AM
124	More parks, sidewalks and bike lanes. Our township is beautiful. I would like for my son and family to enjoy its natural beauty outside of a vehicle by going for walks and bike rides. More sidewalks and multi-use paths that go to the north and west portions of the township (away from the city) would help us enjoy this area more. It is really annoying to have to drive to Kalamazoo to access enjoyable pedestrian facilities.	1/15/2022 12:20 PM
125	I would like a strong noise ordinance against (2) barking dogs, noisy fireworks (which bothers many dogs and makes them bark even more), and (2) shooting guns recreationally.	1/12/2022 8:32 PM
126	Public transportation	1/10/2022 12:11 PM
127	More care on the parks	1/5/2022 11:42 AM
128	Better recycling programs to incentivize residents to recycle instead of having to pay a premium to refuse service providers.	12/28/2021 11:35 AM
129	lower taxes	12/27/2021 3:39 PM
130	The number of kid friendly activities.	12/27/2021 11:07 AM

Bedford Township Community Survey

131	Get rid of loud vehicles, make it to where people can't burn after certain time of night(multiple people burn after dark and let it smolder all night during the summer and we can't open our windows for fresh air with that smell)speeding down west michigan avenue(widen and put a "real" turn lane at quail street and west michigan avenue-it's very dangerous when people are speeding to get into the narrowed lane and we can't get over as it's illegal on our part since it's not a "real" turn lane there, it's double yellow lines), fix ALL sidewalks that need it	12/26/2021 5:47 PM
132	The lack of maintenance on the roads	12/21/2021 7:49 PM
133	Having more restaurants in the area	12/18/2021 4:22 PM
134	More restaurants	12/18/2021 2:46 PM
135	Bring back more businesses and restaurants like we used to have 20-30yrs ago.	12/18/2021 12:20 PM
136	BETTER ROAD MAINTENANCE: Trim brushes from roadways more often so that its safer for residents to walk. Especially in the rural areas. The lanes are very narrow in the rural areas, under-brush comes out into the streets and when traffic is approaching, the residents walking on the street have to move into the bushes.	12/18/2021 7:36 AM
137	I want to know what chemical fertilizers the area farmers are spraying, plowing, and tilling into the ground that then ends up in my well water.	12/16/2021 5:46 PM
138	Lack of sewer/water	12/14/2021 6:54 PM
139	Better roads, add water and sewer	12/14/2021 2:48 PM
140	Unsure	12/13/2021 9:19 PM
141	N/A	12/13/2021 9:10 PM
142	na	12/12/2021 2:57 PM
143	more dining and shopping options	12/12/2021 11:24 AM
144	Police presents/ traffic	12/11/2021 6:49 PM
145	helping residents to clean up their properties and blight	12/11/2021 12:48 PM
146	building upkeep in commercial areas	12/11/2021 12:28 PM
147	More shopping destinations without having to travel to Emmett Township	12/10/2021 1:45 PM
148	Expanding natural gas and road repair	12/10/2021 12:48 PM
149	Nothing	12/10/2021 10:58 AM
150	More of a small down town feel.	12/9/2021 9:47 AM
151	Blight enforcement. Uldriks dr. between Kirby and W Michigan is an embarrassment.	12/8/2021 10:15 AM
152	Reduce property taxes	12/7/2021 8:15 PM
153	MORE REGULATIONS ON RURAL ROADS, STOP THEM FROM BEING RACE TRACKS	12/7/2021 7:32 PM
154	nothing	12/7/2021 2:45 PM
155	Bedford Township should spend time keeping neighbor yards free from trash build up. Some people work hard to make their yards look nice. Yards that look like car lots that are sure not zoned for it and boats being kept in front yards taking away from being able to see out into the neighborhood. Pinetree Lane is once such trashy area that needs to be cleaned up.	12/7/2021 10:59 AM
156	KRESA taxes and Kalamazoo ISC taxes keep rising - feel like our voice is not heard because Kalamazoo voters determine the outcomes of elections.	12/7/2021 9:09 AM
157	More entertainment/fun for the whole family opportunities.	12/7/2021 9:06 AM
158	recreational use of Waubasca Creek (kayaking)	12/7/2021 7:42 AM
159	Removal of blighted buildings.	12/6/2021 7:18 PM
160	Use existing ordinances and have someone drive up and down the residential streets and areas to control blight and property with multiple vehicles that don't work, or other "stored"	12/6/2021 5:41 PM

items.

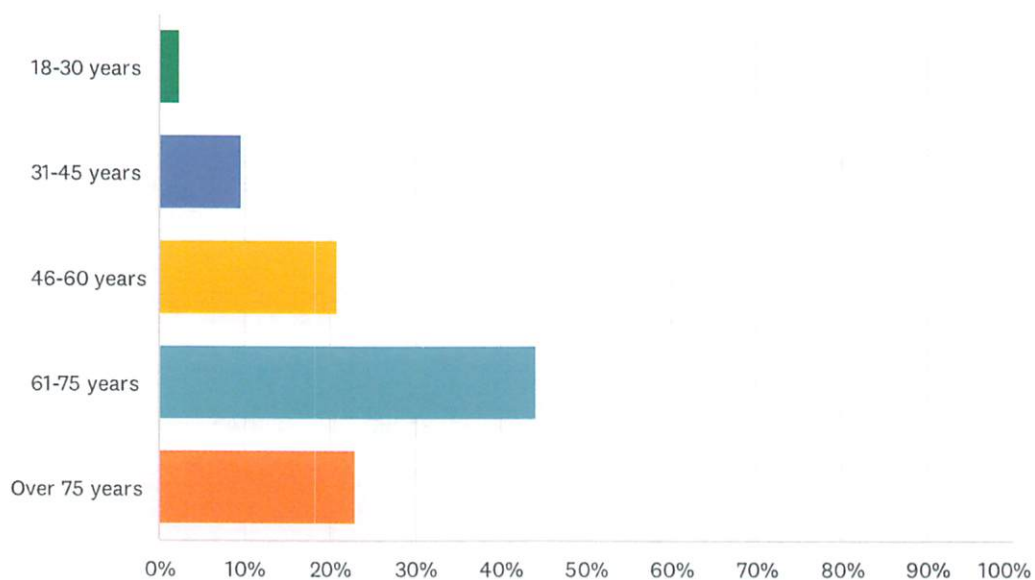
161

You made this question have a required answer before you can proceed to the next question.
What is someone does not want to answer this question?

12/6/2021 12:21 PM

Q16 What is your age group?

Answered: 303 Skipped: 7



ANSWER CHOICES	RESPONSES	
18-30 years	2.31%	7
31-45 years	9.57%	29
46-60 years	20.79%	63
61-75 years	44.22%	134
Over 75 years	23.10%	70
TOTAL		303

Q17 How many people, in addition to yourself, reside in your home?

Answered: 262 Skipped: 48

#	RESPONSES	DATE
1	4	4/1/2022 7:16 PM
2	none	3/14/2022 12:55 PM
3	2	3/14/2022 12:51 PM
4	1	3/7/2022 10:42 AM
5	2	3/7/2022 10:39 AM
6	2	3/7/2022 10:28 AM
7	3	3/7/2022 10:21 AM
8	3	3/7/2022 10:19 AM
9	3	2/26/2022 3:25 PM
10	2	2/18/2022 1:22 PM
11	0	2/18/2022 1:19 PM
12	2	2/18/2022 1:17 PM
13	1	2/18/2022 1:10 PM
14	1	2/18/2022 1:08 PM
15	1	2/18/2022 1:06 PM
16	1	2/18/2022 1:02 PM
17	2	2/18/2022 12:53 PM
18	1	2/18/2022 12:51 PM
19	1	2/18/2022 12:49 PM
20	1	2/18/2022 12:47 PM
21	1	2/18/2022 11:24 AM
22	2	2/18/2022 11:21 AM
23	1	2/18/2022 11:19 AM
24	2	2/18/2022 11:17 AM
25	1	2/18/2022 10:45 AM
26	1	2/18/2022 10:10 AM
27	0	2/18/2022 10:07 AM
28	0	2/18/2022 10:06 AM
29	1	2/18/2022 10:04 AM
30	4	2/18/2022 10:02 AM
31	1	2/18/2022 9:36 AM
32	0	2/16/2022 2:30 AM
33	2	2/15/2022 11:23 AM

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34	1	2/14/2022 8:22 PM
35	0	2/14/2022 3:59 PM
36	1	2/14/2022 2:57 PM
37	2	2/14/2022 4:13 AM
38	5	2/13/2022 3:16 PM
39	3	2/9/2022 4:16 PM
40	1	2/9/2022 10:29 AM
41	2	2/9/2022 10:24 AM
42	1	2/9/2022 10:22 AM
43	1	2/9/2022 10:18 AM
44	3	2/9/2022 10:00 AM
45	1	2/9/2022 9:53 AM
46	1	2/9/2022 9:48 AM
47	1	2/9/2022 9:43 AM
48	1	2/9/2022 9:38 AM
49	2	2/9/2022 9:27 AM
50	none	2/9/2022 9:23 AM
51	1	2/9/2022 9:08 AM
52	2 in Emitt Township	2/9/2022 9:06 AM
53	2	2/8/2022 9:49 PM
54	3	2/8/2022 5:21 PM
55	1	2/4/2022 4:12 PM
56	2	2/2/2022 4:28 PM
57	1	2/2/2022 4:26 PM
58	4	2/2/2022 4:23 PM
59	0	2/2/2022 4:15 PM
60	none	2/2/2022 4:11 PM
61	intermittent use	2/2/2022 4:08 PM
62	1	2/2/2022 4:02 PM
63	1	2/2/2022 3:59 PM
64	0	2/2/2022 3:57 PM
65	1	2/2/2022 3:47 PM
66	2	2/2/2022 3:44 PM
67	2	2/2/2022 3:43 PM
68	0	2/2/2022 3:40 PM
69	1	2/2/2022 3:38 PM
70	1	2/2/2022 3:36 PM
71	2	2/2/2022 3:31 PM

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72	1	2/2/2022 3:28 PM
73	3	2/2/2022 3:20 PM
74	1	2/2/2022 3:16 PM
75	0	2/2/2022 3:14 PM
76	1	2/2/2022 3:10 PM
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82	7	2/2/2022 2:23 PM
83	1	2/2/2022 2:03 PM
84	2	2/2/2022 1:52 PM
85	0	2/2/2022 1:49 PM
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102	1	1/25/2022 2:02 PM
103	1	1/25/2022 1:57 PM
104	1	1/25/2022 1:54 PM
105	2	1/25/2022 1:35 PM
106	2	1/25/2022 1:17 PM
107	1	1/25/2022 1:13 PM
108	1	1/25/2022 1:09 PM
109	1	1/25/2022 1:06 PM

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111	1	1/25/2022 1:02 PM
112	2	1/25/2022 12:57 PM
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118	none	1/25/2022 12:27 PM
119	1	1/25/2022 12:24 PM
120	5	1/25/2022 12:12 PM
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124	none	1/25/2022 11:43 AM
125	4	1/25/2022 11:42 AM
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143	1	1/24/2022 2:46 PM
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146	2	1/24/2022 2:37 PM
147	2	1/24/2022 2:20 PM

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163	1	1/24/2022 11:19 AM
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214	1	1/17/2022 9:50 AM
215	3	1/17/2022 9:29 AM
216	1	1/17/2022 9:25 AM
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220	3	1/10/2022 12:11 PM
221	3	1/5/2022 11:42 AM
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223	1	12/29/2021 9:19 AM

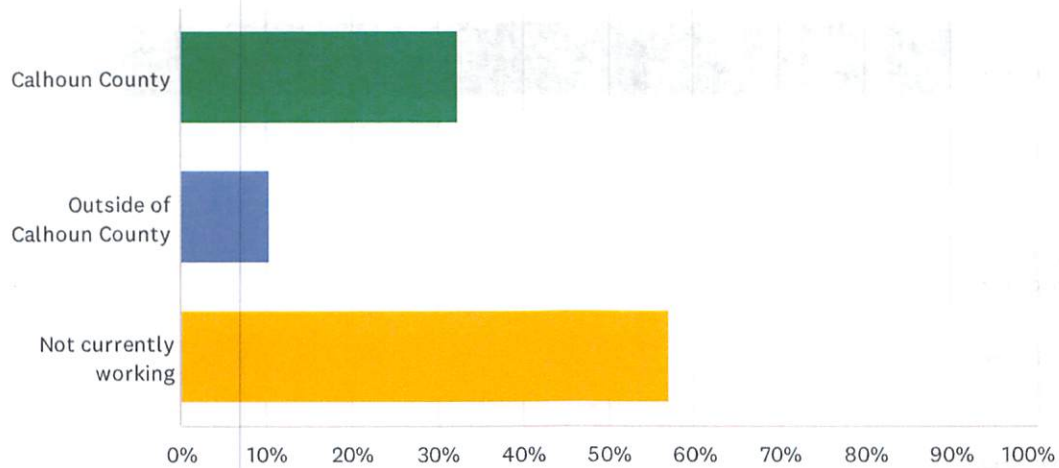
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228	0	12/23/2021 8:10 PM
229	4	12/21/2021 7:49 PM
230	2	12/18/2021 4:22 PM
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233	3	12/18/2021 7:36 AM
234	2	12/16/2021 5:46 PM
235	2	12/14/2021 8:21 PM
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244	1	12/11/2021 12:48 PM
245	2	12/11/2021 12:28 PM
246	none	12/10/2021 1:45 PM
247	1	12/10/2021 12:48 PM
248	2	12/10/2021 10:58 AM
249	5	12/9/2021 9:47 AM
250	4	12/8/2021 10:15 AM
251	3	12/7/2021 8:15 PM
252	1	12/7/2021 7:32 PM
253	1	12/7/2021 2:45 PM
254	0	12/7/2021 2:18 PM
255	1	12/7/2021 10:59 AM
256	2	12/7/2021 9:09 AM
257	2	12/7/2021 9:06 AM
258	3	12/7/2021 7:42 AM
259	3	12/6/2021 7:18 PM
260	1	12/6/2021 5:41 PM
261	I am not a resident. Usually 2 to 5 people live there	12/6/2021 5:19 PM

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Q18 I work in:

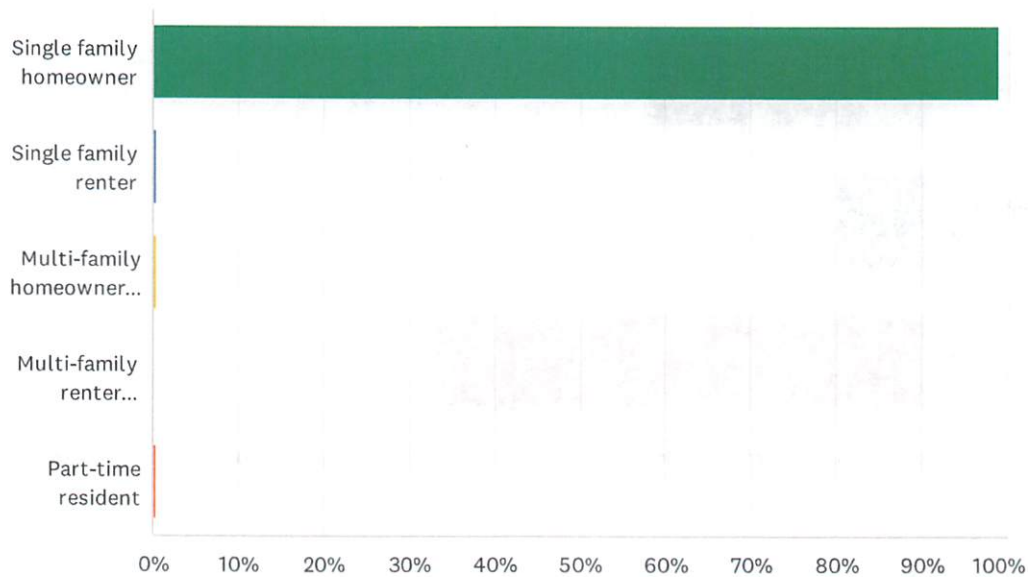
Answered: 296 Skipped: 14



ANSWER CHOICES	RESPONSES	
Calhoun County	32.43%	96
Outside of Calhoun County	10.47%	31
Not currently working	57.09%	169
TOTAL		296

Q19 I am a:

Answered: 296 Skipped: 14

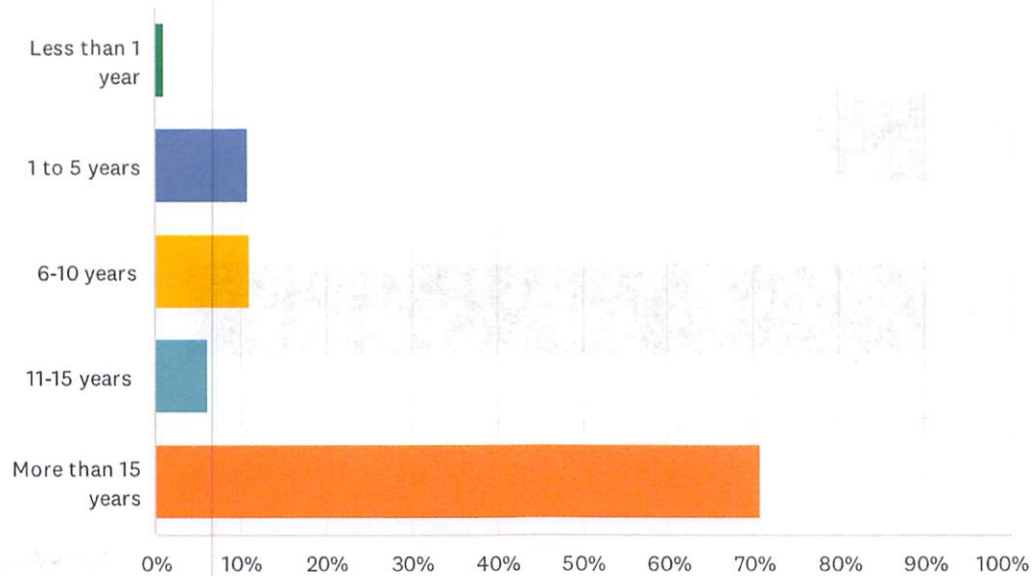


ANSWER CHOICES	RESPONSES	
Single family homeowner	98.99%	293
Single family renter	0.34%	1
Multi-family homeowner (Apartment tenant)	0.34%	1
Multi-family renter (Apartment tenant)	0.00%	0
Part-time resident	0.34%	1
TOTAL		296

#	OTHER (PLEASE SPECIFY)	DATE
1	Land owner	3/7/2022 10:38 AM
2	home owner	2/2/2022 2:23 PM
3	x	1/25/2022 1:06 PM
4	long enough	1/25/2022 11:50 AM
5	I live in Texas	1/24/2022 11:58 AM
6	Also a landlord for a rental in the township.	12/28/2021 11:35 AM
7	LANDLORD OF PROPERTY IN BEDFORD TOWNSHIP	12/7/2021 7:32 PM
8	I own two single family homes that I rent	12/6/2021 5:19 PM

Q20 I have lived in the Township for:

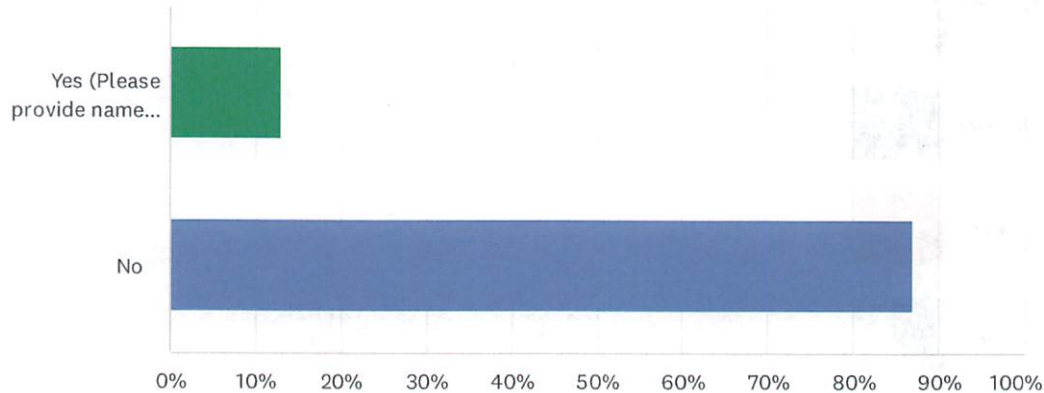
Answered: 295 Skipped: 15



ANSWER CHOICES	RESPONSES	
Less than 1 year	1.02%	3
1 to 5 years	10.85%	32
6-10 years	11.19%	33
11-15 years	6.10%	18
More than 15 years	70.85%	209
TOTAL		295

Q21 I am interested in volunteering on a Township committee and/or with Township events.

Answered: 262 Skipped: 48



ANSWER CHOICES	RESPONSES	
Yes (Please provide name and contact information below)	12.98%	34
No	87.02%	228
TOTAL		262

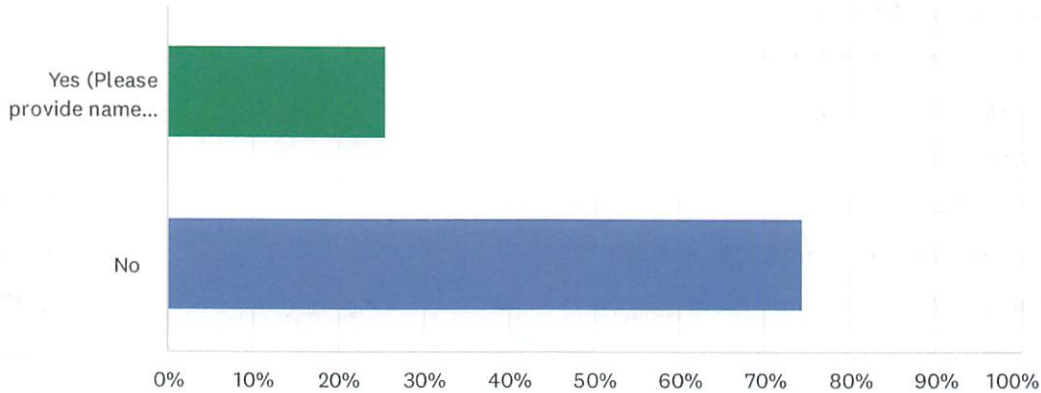
#	NAME AND CONTACT INFO:	DATE
1	Not yet	4/1/2022 7:16 PM
2	Robert Barlow 269-579-5926	3/7/2022 10:39 AM
3	Amy Dandenault 269-924-8749	3/7/2022 10:25 AM
4	Jennifer Bradley 269-275-3698	2/26/2022 3:25 PM
5	Mark Vinski 2699671187	2/18/2022 1:06 PM
6	Andrew Troutman (269)213-5252	2/16/2022 2:30 AM
7	Phyliss Rule 269-719-5458	2/9/2022 10:22 AM
8	Maybe - M. Colitti 269-209-6988	2/9/2022 10:18 AM
9	John Chmiel 269-963-8334	2/9/2022 10:00 AM
10	Ben Huelsbergen swedge@gmail.com	2/8/2022 5:21 PM
11	home bowned	2/2/2022 3:57 PM
12	Raymond Mayes 2694200828	2/2/2022 3:47 PM
13	Amanda Pierce 269-601-6733	1/25/2022 2:45 PM
14	Bruce Noble 269-420-9931	1/25/2022 1:24 PM
15	Carol Dougherty 269-425-0328	1/25/2022 1:13 PM
16	maybe yes if it were for the right cause.	1/25/2022 12:42 PM
17	Susan Ruggles -- interested in serving on a committee 269-282-0444	1/24/2022 5:29 PM

Bedford Township Community Survey

18	Doug Cieslak 269-425-8938; Jill Cieslak 269-419 0332	1/24/2022 3:19 PM
19	only when needed Sandra Sims 269-584-0442	1/24/2022 2:53 PM
20	Aaron Rice 269-964-6700; arice@mei.net	1/24/2022 2:41 PM
21	Bruce Noble 269-420-9931	1/24/2022 2:30 PM
22	Carol Dougherty 269-425 0328	1/24/2022 2:15 PM
23	Buddy Cochran 269-366-0818	1/24/2022 1:21 PM
24	David Giullombardo, 269-986-1027	1/24/2022 11:46 AM
25	Jeff Cunningham 269-986-8321	1/24/2022 11:42 AM
26	Gary Wolfe 269-317-8180	1/24/2022 11:36 AM
27	Ellen Lutz 269-213-9253 text time and place of P&R meetings.	1/24/2022 11:15 AM
28	Jim Barron 269-579-3962; jbdm1988@yahoo.com	1/24/2022 9:49 AM
29	Carole Sprague 616 405 2820	1/17/2022 11:33 AM
30	269-317-2715	1/17/2022 10:45 AM
31	I live in Texas	1/17/2022 9:12 AM
32	Sorry. Young family is little time right now. Maybe in the future.	1/15/2022 12:20 PM
33	Laurel & Doug Hartwell, 22880 Waubascon Road: 818-806-3030 (hartwell5533@gmail.com)	12/18/2021 7:36 AM
34	Cynthia Mayo 269 317 7983	12/11/2021 12:28 PM
35	DAN KARALASH, 20895 N. ULDRIS	12/8/2021 10:15 AM
36	MIKE SMITH 269 282 0373	12/7/2021 7:32 PM
37	Elizabeth Ann Shaw 269-832-5126	12/7/2021 2:18 PM
38	Jill Testerman 405-640-0798	12/7/2021 10:59 AM
39	Tina Guajardo 517-610-2821/ would be interested in volunteering for a community event	12/7/2021 9:06 AM

Q22 I would like to receive notifications via text message for Township meetings and events.

Answered: 259 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes (Please provide name and cell phone number below)	25.48%	66
No	74.52%	193
TOTAL		259

#	NAME AND CELL PHONE NUMBER:	DATE
1	Susan Kirtley 269.209.8310	3/14/2022 12:55 PM
2	Robert Barlow 269-579-5926	3/7/2022 10:39 AM
3	Amy Dandenault 269-924-8749	3/7/2022 10:25 AM
4	Jennifer 2692753698	2/26/2022 3:25 PM
5	Barbara Burise 2692099811	2/18/2022 12:47 PM
6	Greg McClellan 2692749750	2/18/2022 11:15 AM
7	2699868729	2/18/2022 9:51 AM
8	2699868729	2/18/2022 9:50 AM
9	2699868729	2/18/2022 9:36 AM
10	Andrew Troutman (269)213-5252	2/16/2022 2:30 AM
11	Phyliss Rule 269-719-5458	2/9/2022 10:22 AM
12	M. Colitti 269-209-6988	2/9/2022 10:18 AM
13	269-209-0744	2/9/2022 9:48 AM
14	Keith McCrimmon 269-883-0126	2/9/2022 9:43 AM
15	269-234-4351	2/9/2022 9:38 AM
16	Ben Huelsbergen 269-420-5289	2/8/2022 5:21 PM
17	Kimberly Weber 2699866403	2/2/2022 4:26 PM

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18	2698326303	2/2/2022 4:11 PM
19	no cell phone	2/2/2022 3:57 PM
20	2699674404	2/2/2022 3:40 PM
21	2699802740	2/2/2022 3:28 PM
22	Jake Ure 2694192658	2/2/2022 3:16 PM
23	2699644376	2/2/2022 3:14 PM
24	2692094180	2/2/2022 2:23 PM
25	Amanda Pierce 269-601-6733	1/25/2022 2:45 PM
26	Glenda McKinley 269-274-0967	1/25/2022 2:41 PM
27	Gary Varner 269-223-2725	1/25/2022 2:25 PM
28	269-532-4813	1/25/2022 2:23 PM
29	269-317-2218	1/25/2022 2:19 PM
30	Kathryn Fox 269-986-4348	1/25/2022 1:35 PM
31	Bruce Noble 269-420-9931	1/25/2022 1:24 PM
32	Carol Dougherty 269-425-0328	1/25/2022 1:13 PM
33	949-510-9274	1/25/2022 12:04 PM
34	269-209-0578	1/25/2022 11:37 AM
35	Susan Ruggles 269-282-0444	1/24/2022 5:29 PM
36	Doug Cieslak 269-425-8938; Jill Cieslak 269-419 0332	1/24/2022 3:19 PM
37	Karen Bittner 269 986 5202	1/24/2022 3:11 PM
38	Sandra Sims 269-584-0442	1/24/2022 2:53 PM
39	Aaron Rice 269-964-6700; arice@mei.net	1/24/2022 2:41 PM
40	Kathryn Fox 269-986-4348	1/24/2022 2:37 PM
41	Bruce Noble 269-420-9931	1/24/2022 2:30 PM
42	Carol Dougherty 269-425 0328	1/24/2022 2:15 PM
43	Herb Tenngy 269-209-4616	1/24/2022 1:26 PM
44	Buddy Cochran 269-366-0818	1/24/2022 1:21 PM
45	269-274-4316	1/24/2022 1:08 PM
46	I provided that information when I paid my taxes.	1/24/2022 11:53 AM
47	269-986-1027; 269-317-5503	1/24/2022 11:46 AM
48	Gary Wolfe 269-317-8180	1/24/2022 11:36 AM
49	269-329-8451	1/24/2022 11:30 AM
50	269-274-0747 A.T. Lutz	1/24/2022 11:02 AM
51	269-779-2330	1/24/2022 10:47 AM
52	269-209-3588	1/24/2022 9:27 AM
53	Carol Lewis 269-832-1326	1/17/2022 1:30 PM
54	269-589-5389	1/17/2022 1:24 PM
55	Chris McGuffrey 269-274-1103	1/17/2022 1:05 PM

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56	269-986-6361	1/17/2022 12:55 PM
57	Jody Hensley 248-709-9953	1/17/2022 12:46 PM
58	Carole Sprague 616 405 2820	1/17/2022 11:33 AM
59	269-207-3607	1/17/2022 11:25 AM
60	269-317-2715 Ondrea Rhode	1/17/2022 10:45 AM
61	George Benedict 269-832-0236	1/17/2022 10:42 AM
62	Bill Schroer 269-986-2327	1/17/2022 10:33 AM
63	269 268 0683	1/17/2022 10:00 AM
64	Is email an option	1/17/2022 9:29 AM
65	Danielle Crafts 269-419-0601	1/5/2022 11:42 AM
66	269-317-5922	12/27/2021 3:39 PM
67	Tom 269-579-3396	12/23/2021 8:10 PM
68	Stephanie Moats 269-998-9162	12/18/2021 4:22 PM
69	Lily Vardell, 269-203-6662	12/18/2021 12:20 PM
70	Lisa Cropsey 269-274-8366	12/14/2021 8:21 PM
71	Elizabeth Ann Shaw 269-832-5126	12/7/2021 2:18 PM
72	Jill Testerman 405-640-0798	12/7/2021 10:59 AM
73	Tina Guajardo 5176102821	12/7/2021 9:06 AM
74	Beth 269-760-5147	12/7/2021 7:42 AM

Q23 Comments: (Please elaborate on your survey answers or include anything else that you would like Township officials to consider in planning for the future of Bedford Township.)

Answered: 105 Skipped: 205

#	RESPONSES	DATE
1	People need to get pit more	4/1/2022 7:16 PM
2	I would like to see the township take a more active step in "encouraging" homeowners in cleaning up junk & trash in their yards/property. Could the township provide some incentives in a bi-annual clean up day? Possible tree dumpster removal/coordinated event etc.	3/14/2022 12:55 PM
3	Natural gas line expansion at Collier & Countyline. Appliance drop off and trash dumpster	3/7/2022 10:42 AM
4	I know Bedford wants to have a farmers market but it is completely unregulated and a free for all. I have managed markets in the past and I just don't like the look that it gives the township.	2/26/2022 3:25 PM
5	Bedford Twp. desperately needs recycling for residents. Not looking for restaurant chains/fast food. Rather cafe/coffee house, sandwich shops.	2/18/2022 1:08 PM
6	Be harder on rental landlords, Cunket Property Drug's, more police in Leve Park Area	2/18/2022 1:06 PM
7	not happy about grow facility on M-37	2/18/2022 11:24 AM
8	More activities in the parks.	2/18/2022 9:51 AM
9	More activities in the parks.	2/18/2022 9:50 AM
10	More activities in the parks.	2/18/2022 9:36 AM
11	I would very much like to see relaxation of the restrictions in the zoning code especially pertaining to urban livestock, and sustainable living practices considering the significant rises in the cost of living / home-ownership in recent times.	2/16/2022 2:30 AM
12	Pursue "more bang for the buck" opportunities.	2/14/2022 8:22 PM
13	I know that there are some people who engage in trapping in the town of Bedford-and beyond,of course.We are in the 21st century;how about creating a poll,and then looking at the results?I just know that I'm not the only person who opposes trapping.	2/14/2022 4:13 AM
14	i heard a rumor that a Wal Mart Neighborhood Marketplace was looking at land across from Dollar General. That would be a welcome addition to the township. Also, any fast food restaurants or sit down restaurants would be great for the area. I have a place in the Tampa Area and near me there is the Seminole City Center. It is a shopping arcade with stores on a main street that gives the feel of a small town. However, larger department stores are located behind this area. It is a great for shopping, eating and entertainment. Just an idea.	2/9/2022 4:16 PM
15	Maintain and preserve what we have - a nice primarily residential with moderate/reasonable property taxes.	2/9/2022 10:18 AM
16	We need to improve the Quality of Life for everyone.	2/9/2022 10:00 AM
17	I believe Michigan Ave. could be better commercial corridor similar to Gull Rd. both lead to Gull Lake. We feel those serving Bedford Twp. are doing a great job. Thanks.	2/9/2022 9:48 AM
18	Keep our town from turning into cement. Don't take our trees away.	2/9/2022 9:43 AM
19	I would like zoning restrictions for large pole Buildings in single family residential areas. In my area, some blight has been taken care of but these are still areas that need attention.	2/9/2022 9:38 AM
20	PLEASE ADDRESS ISSUE AT 140 BEDFORD RD.	2/9/2022 9:34 AM
21	Recycle Bins for every resident	2/9/2022 9:23 AM

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22	No industrial development on the area of land that has storage limits where the road divides Michigan Ave. and Augusta Dr. (road goes to Augusta) other road goes to Kirckland.	2/9/2022 9:14 AM
23	Periodic community participation in things such as cleanups, beautification services to disabled/elderly, painting, pruning, etc. More sidewalks, library extension	2/2/2022 4:08 PM
24	we need recycling of some sort, even a pay facility or charge drop off.	2/2/2022 4:02 PM
25	Need to encourage a wide variety of businesses to our area like a .5 cents and .10 cents dime store, a sit down restaurant, specialty shops like book, hobby, crafts, toy store, novelties, etc.	2/2/2022 3:57 PM
26	Township residents should be notified of rule and policy changes prior to them taking effect, such as VA disability changes that caused an 85 year old widow to have to pay nearly \$1,500 and being told that whether she knows about the policy change or not, it was what it was and she would have to pay it because her VA statement didn't have a statement on it that said the veteran was 100% disabled when he died.	2/2/2022 3:28 PM
27	We are fairly new to the area.	2/2/2022 3:09 PM
28	Work with residents who have a traditional barn and want to repurpose its use - zoning etc. There are heritage structures that cannot be replaced and are expensive to maintain. If the resident figures out an updated or practical use, our township should support it. Preserve large green spaced in the Twp. - discourage urban type development in those spaces. No more marijuana farms! Testing of private wells for pollution and toxins.	2/2/2022 2:40 PM
29	I think the main things that can be focused on with limited resources are blight control and cleaning and maintaining sidewalks. If possible run sidewalk throughout Bedford neighborhoods and especially from M-89 down to Bedford Rd.	2/2/2022 2:31 PM
30	No ugly wind turbines, no more rentals or apartment bldgs., which tend to decline the peach and tranquility of homeowners. There are plenty of housing opportunities in Urbandale and B.C. area. We desire nature preservation, peace, quiet, low crime, safe roads, etc. No more stores or gas stations, etc. it's easy to run into B.C. for this stuff. After all nature is the only reason we moved out here!	2/2/2022 2:23 PM
31	enforce more neighborhood cleanup, increase fire and police coverage.	2/2/2022 1:49 PM
32	The shopper notices are ok. Is the book exchange promoted on the website?	2/2/2022 12:36 PM
33	library usage.	2/2/2022 12:33 PM
34	I would like to see action taken on those who plow their snow into or across the road without cleaning it up (several in the area of Uldriks in the curves) and enforcing the speed limits in the same areas of uldriks and collier.	1/27/2022 11:28 AM
35	Clean up blight. Create tax incentives to put vacant buildings and lots in use or penalize owners that let facilities deteriorate so funds can be collected for demolition by public,	1/25/2022 2:55 PM
36	Overall, I think the township is doing a fantastic job.	1/25/2022 2:45 PM
37	I would like the township to consider not imposing higher taxes on property owners who no longer like to live in Bedford Township and cannot vote on millage increases. Higher taxes without representation should be illegal!	1/25/2022 2:39 PM
38	Get rid of the dump old gas station across from the pizza parlor! Collier was repaved and was nice the the county puts stone on it than scrapes it all off in the winter. What a waste of MONEY.	1/25/2022 2:37 PM
39	Marijuana may be legal but their are several pot homes and if you were to walk your dogs near them, the smell knocks you out. Also when going to the park, many people have large dogs running around not leashed. My dog and I have been attached and several times when we were arrive at the park and see large dogs, we just leave and cannot enjoy it.	1/25/2022 2:33 PM
40	I am very close to moving our of Bedford Twp. My property taxes are expensive and I have no services. West Michigan is trash stores and homes. No restaurants accept The Bistro. I have to do most of my shopping in Richlane or on Gull Rd. I have a trash house 2 doors away that never seems to be addressed. (Meachem Rd.)	1/25/2022 2:19 PM
41	At every level of government we need to seek self sufficiency.	1/25/2022 2:10 PM
42	Nice for a sewer system	1/25/2022 2:05 PM

Bedford Township Community Survey

43	Make people clean up their yards of debris.	1/25/2022 1:57 PM
44	Continue upgrading roads that need work. Some pavement repairs need to be looked at. Most of the roads are now in better shape thanks top Tom Sprau, for Supervisor.	1/25/2022 1:49 PM
45	Bedford Twp. (as well as Battle Creek) has a big litter problem. It would be good to have an anti-litter campaign as well as bright yellow vests, trash bags and volunteers to facilitate clean up. Illegal dumping is a problem, too mattresses, tires furniture appliances can often be seen on roadsides. We live on St. Mary's lake several of our guests have commented on the blight.	1/25/2022 1:35 PM
46	A paved walkway along Collier Rd. from Nalhala Heights Subdivision to W. Michigan Ave. that would connect with Battle Creek line trail. Bedford Twp. owns seven large parcels of land, these should be open and posted on the township website where people can hike and enjoy nature. Post on your website, a place or person I can call about dumped trash along township roadways. A common occurrence on W. Kirby Rd. between M-37 and Cobiarr Ave.	1/25/2022 1:24 PM
47	In future communications try using something other than Facebook; website.	1/25/2022 1:17 PM
48	Please pass an ordinance prohibiting election signs 3-5 days after elections. for example: Horrible speech for voting in somebody This sort of speech ruins neighborhoods.	1/25/2022 1:02 PM
49	I would like to see dogs or any mistreated animals removed from their owner, fined a stiff amount and never have pets again. Dogs are chained outside in cages. No shelters! Can we report this abuse somewhere??? Put a site on community resources.	1/25/2022 12:57 PM
50	So frustrated with unkept properties in our neighborhoods.	1/25/2022 12:42 PM
51	#14 - I see 5-7 trash trucks per week. part of me thinks they damage the roads. Before my street was paved which I sincerely appreciated, the waste management truck were tearing the heck out of the asphalt.	1/25/2022 12:38 PM
52	#12 = Junk cars, small engine, garbage, speeding, nosie, traffic and no care for house on yard. Area of Brown Dr.	1/25/2022 12:16 PM
53	Michigan Ave. and closed commercial businesses are "visual pollution". Sidewalks and green area next to road are not maintained.	1/25/2022 12:12 PM
54	Organized leaf pick-up would greatly reduce burnins. More sit down restaurants in the area.	1/25/2022 11:42 AM
55	Really need to increase access to public transportation for seniors and non-seniors in the township. Also need to look into getting urgent care or small medical facility in the township. Has anyone looked into acquiring the vacant Urbandale Elementary School building that is deteriorating, and turning it into a community center for the township? It could be used for voting, community events, food bank, commodity distribution, etc.	1/24/2022 5:29 PM
56	Surveys such as this could be useful I suspect. It gives residents a small voice and suggests an interest in what people think by township leaders.	1/24/2022 3:49 PM
57	Very frustrated and disgusted with all the litter and dumping of household waste along the roadsides and in the swamp land.	1/24/2022 3:44 PM
58	Glad to see you are interested in our opinions.	1/24/2022 2:59 PM
59	I would like to see the unused vehicle and blight gotten rid of i.e. Oak St. Information access as to how safe our water is. People are afraid to report blight.	1/24/2022 2:53 PM
60	Bedford Twp. as well as Battle Creek has a litter problem. It would be good to have an anti-litter campaign as well as bright yellow vests, trash bags and volunteers to facilitate the clean up. Illegal dumping is a problem, too many mattresses, tires, furniture, appliances can often be seen on roadsides. We live on St. Mary's lake. Several of our out of town guests have commented on the litter.	1/24/2022 2:37 PM
61	A paved walkway along Collier Rd. from Nalhala Heights subdivision to W. Michigan Ave. that would connect with Battle Creek lineal trail. Bedford Twp owns seven large parcels of land, these should be open and posted on the Township website where people can hike and enjoy nature. Post on your website a place or person I can call about dumped trash along township roadways. A common occurrence on W. Kirby between M-37 and Cobiarr Avenue.	1/24/2022 2:30 PM
62	In future communications to residents use something other than Facebook; website	1/24/2022 2:20 PM

Bedford Township Community Survey

63	Better brush clearing at intersections and at road signs/stop signs/speed signs. Lower speed limit on E. Kirby Rd. In Village of Bedford - many homes in terrible shape!	1/24/2022 1:26 PM
64	More commercial development in the Urbandale Plaza.	1/24/2022 1:21 PM
65	I have never lived in Bedford Twp. Purchased corner lot on North Ave.	1/24/2022 11:58 AM
66	Need to do something about junk cars in people's yards, and junk in people's yards on Kirby Rd.	1/24/2022 11:46 AM
67	Concerning question 14, we agreed to \$150 per year for 7 years. The job done on the roads was crap/unacceptable. Skip paving and 2-3 " overlay does not provide a long term solution. I live on Collier and two miles of road is already deteriorating. We need a more viable long term solution. Gary and Michelle Wolfe 22755 Collier Avenue.	1/24/2022 11:36 AM
68	Wendy Ball in Valhala writes a chain email for neighbors. It would be good to have something like that for the township.	1/24/2022 11:28 AM
69	Fire dept. is very good with response times for fires, accidents and trees across the road. Thank you an thank you for your volunteers.	1/24/2022 11:23 AM
70	none	1/24/2022 11:19 AM
71	Strongly agree on preservation of natural areas with a priority on developing accessible walking paths to hike, walk, and see the beauty of the Township. Specifically path from Gull Lake home school partnership parking lot along top of hill to view Waubascon Creek and accessibility of Skaus Gorman park from the M37 side by old mill location. Also: Accessible parking and path along Waubascon Creek through woods in Brookside Park - boardwalk nature trail. Also: parallel parking and marked hiking trails in Martham Park. No motor vehicles allowed.	1/24/2022 11:15 AM
72	Pure Michigan has a mandate for clean water and responsible use and care of our watersheds. Foster Lake is an example of failure. Its caused by improper flow in Waubascon Lake. The culvert is half full of gravel. Not designed to be used this way.	1/24/2022 11:02 AM
73	You are good people	1/24/2022 10:47 AM
74	We need new center lines and fog lines on most of the roads.	1/24/2022 10:28 AM
75	I would like to have a running trail on Morgan Rd. or at least rumble lines on the white lane on Morgan Rd. to make sure cars stay in their lane.	1/24/2022 9:56 AM
76	The road tax was a disaster. Within a few years of new asphalt on Collier, the county had to apply tar/stones. Now the road is rough, loud and clearly a waste of tax dollars.	1/24/2022 9:49 AM
77	All I want to have or see is to out to eat at a "Mom & pop" American restaurant instead of constantly going to Chinese/Mexican all the time. Our mall is empty and dark, only good thing is to work-out and walk, finish fixing our road, etc.	1/24/2022 9:40 AM
78	*Blight conditions improved in recent years since Bill Scutt has handled!	1/17/2022 1:30 PM
79	I would love there to be less gunshots, fireworks and noise. There is no need for month long firewors.	1/17/2022 12:48 PM
80	No more marijuana "stores".	1/17/2022 12:46 PM
81	I would like to see more street lights and better lawn maintenance. The tall grass along the roads makes the township look untidy. I would like to see more businesses, but not cannabis suppliers or check advance/check cashing type. Thank you.	1/17/2022 12:29 PM
82	Regarding #12 - not only do I feel it's not being controlled, I don't agree with the policy of blight. In order to report someone I need to sign my name to the Petition?? Nothing like causing a problem between neighbors. some townships take the issue - drive by and inspect the complaint. The letter comes from the township not the neighbor. Please consider this policy. It's more civil.	1/17/2022 11:52 AM
83	low cost internet service for all would be nice.	1/17/2022 11:39 AM
84	Please be mindful of snow and existing tree limbs block vision at corners.	1/17/2022 10:49 AM
85	Some streets need a 25 mph speed limit. Signs so people don't forget speed limits. Speeding	1/17/2022 10:27 AM

Bedford Township Community Survey

	seems to be a problem for many streets Also need a recycling center. Chickens allowed, but no roosters. (they are loud).	
86	There is a stretch of River Rd. between the waste water treatment plant and Custer Dr. that I would like to see not used as the County dump	1/17/2022 10:14 AM
87	I called to report low hanging wires over Susan Dr. Nothing was done, should the township investigate and call proper utility to fix this issue before a box truck or something gets tangled up with them causing unnecessary problems.	1/17/2022 10:08 AM
88	Our roads are Calhoun County roads and our county commission should be taking care of them which they do not do unless the tax payers pay additional fees then they take short cuts and don't do all the roads that tax payers paid for. The blight and other ordinance violations have not been enforced for years. Something needs to be done. There is to many rundown structures in the township. Myself and many of my neighbors all the Dumps. By the way they live.	1/17/2022 9:50 AM
89	It would be nice to see our township develop a way to use the trash that is collected and use toward renewable energy for its residents.	1/17/2022 9:29 AM
90	Keep the Butler Creek Police Department	1/17/2022 9:25 AM
91	Lets make this community a great place to live not just a place to commute through.	1/15/2022 12:20 PM
92	I once asked for the building code and was denied. The township officer told to draw up plans and ask for approval. Please don't make me spend time and money on building plans with no idea whether they meet the code. That's unreasonable--like telling me to go ahead and drive down the road as I wish--you'll let me know if I break the law. I realize it's probably a lot of pages. I would have been happy to take it by email or look at it in your office or pay a reasonable fee for a copy. Better yet, put it online, please and thank you.	1/12/2022 8:32 PM
93	We have never lived somewhere with such poor access to public transportation! You can't even get an Uber here, it's insane! How can a community flourish when the infrastructure does not allow accessibility to all? We are a one car family and when the car is taken to work it means the stay at home parent is house bound with a baby as there is literally no where to walk to and no public transportation to go anywhere. The township website is very minimal, mostly seems to include info on town meetings and mowing lawns. Whilst these are things that should be included, there is no sense of community. This is the first time since moving here that I even realized there was a website and was surprised to find absolutely nothing on the calendar apart from a few meetings a month. It feels like there is no sense of community here. And let's be honest, while we all appreciate the work that goes on behind the scenes that we all no little about, the main thing that builds a community that cares is interaction, engagement and a bit of fun!	1/10/2022 12:11 PM
94	None	1/5/2022 11:42 AM
95	clearly spell out ordnances	12/27/2021 3:39 PM
96	I have no problems with a solar farm, but I will move out of the township if there are any Wind Turbines. I also feel there needs to be some new construction in the township either in business or houses. This township is looking very old, rundown and dated.	12/21/2021 7:49 PM
97	I would love to see restaurants in the Level Park area. It'd also be great to have a park or dog park with a walking path or trail.	12/14/2021 6:54 PM
98	N/A	12/13/2021 9:10 PM
99	na	12/12/2021 2:57 PM
100	I would volunteer for a committee but not events	12/11/2021 12:28 PM
101	Thank you	12/10/2021 10:58 AM
102	max size of shed allowed with out permit on the web site.	12/9/2021 9:47 AM
103	Pinetree Lane neighbors have had to deal with a house that has cars in a yard. No one lives in the house and it trashes the neighborhood. I can't even cut a tree down because one such vehicle is in the way.	12/7/2021 10:59 AM
104	I should not have to report my neighbors that store junk in their yards that is obvious from the	12/6/2021 5:41 PM

Bedford Township Community Survey

street. Township officials should be controlling this on their own so as to avoid neighbor retaliation for reporting blight situations. Some are SO obvious it's annoying. We also need to do what we can to attract services and businesses to existing places to fill them up, such as Urbandale plaza.

105 Who is conducting this survey? The Township or a firm your contracted with? Who is analyzing the results? Is the survey anonymous? Clearly not if you ask for names and phone numbers. Should have used a link to the twp website that can be used to provide that info. May bias the findings of the survey if people want to be anonymous... 12/6/2021 12:21 PM



Charter Township of Bedford

115 S. Uldriks Drive

Battle Creek, MI 49037-1165

Phone: 269-968-6917 Fax: 269-965-0908

www.bedfordchartertwpmi.gov

Date: Monday, May 23, 2022

Address: 20144 Bedford Rd

Owner: Bawa Properties, LLC.

Parcel Number: 04-022-020-01

Acreage: 2.040 Acres / 88,862 sf.

Lot Coverage: 85 % is allowable with Commercial Conditional Use. Currently at 64%.

Zoning District: C - Commercial

Required Setbacks:

Front – Not less than thirty-five feet (35').

Side – Side Yard: Least width of either yard shall not be less than twenty feet (20'), except in the case of a corner lot or parcel where the side yard on the road or street-side shall not be less than thirty-five feet (35').

Rear – Not less than twenty feet (20').

Greenbelt Buffer - 1. A "Greenbelt Buffer" shall be provided in accordance with the regulations specified in SECTION 14.07. 2. A use or structure on any lot in this district fronting a public road, street, or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty feet (20') or more in-depth; such landscaped strip to be defined and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

Conditional Use & Parking: 15.07(F) Commercial storage warehouses (mini-storage or self-storage units). 1. Minimum lot area shall be two (2) acres or 87,120 square feet.

2. No more than eighty-five percent (85%) of the lot may be covered by buildings, on-site driveways, parking and loading areas, and vehicular circulation aisles.

3. Parking and circulation:

(a) One (a) parking space shall be provided for each ten (10) storage cubicle and shall be equally distributed throughout the site.

(b) All driveways, parking and loading areas, and vehicular circulation aisles shall be paved.1 93

4. An eight-foot (8') solid fence shall surround the property. The solid fence shall be aesthetically pleasing, and be made of acceptable material, such as, but not limited to, redwood, cinder block, or chain link with slats. The fence must be setback at least twenty feet (20') from the road right-of-way.

5. The use shall be screened from adjacent residential uses with a proper buffer or greenbelt.

6. The facility shall be fully lighted to ensure optimal security. All lights shall be isolated to direct lighting against the facility and away from the adjacent properties.

7. An office may be permitted on-site, but the office area shall be included in calculating the lot coverage.

8. No toxic, hazardous, or flammable materials may be stored in such a unit.

9. The Planning Commission may stipulate additional standards to promote health, safety, and welfare to the public.

Proposed Project: Bawa Properties has submitted plans and an application to build a 30' x 220' Commercial Storage Warehouse (Mini-storage or self-storage unit) on parcel 04-022-020-01 which is better known as Pac-A-Way Storage located at 20144 Bedford Rd.

Determination: Zoning for this project is approved, pending corrections and submission of an application to amend the condition use of the property. The site plan doesn't discuss parking. According to line 3 on the first page, the proposed new building would require 4 designated parking spaces for the new building.

Line 4 discusses the fence, which is pre-existing, is not in compliance however, if you would like to bring it into compliance, the regulations are stated above.

The Conditional Use for this property needs to be amended by the Planning Commission. You must apply for an amended conditional use, pay the \$500 application fee, and go thru the conditional use process to add another building to the existing conditional use. **If this is not done, the zoning will be denied.**

Kara Dougherty

Building & Zoning Administrator

To Whom it May Concern, 5/11/22

I first appeal any building of storage units buildings at Pay a Day Storage. For the reason of criminal activity that has been reported to Battle Creek Police Department. People making drugs in property behind my address at 3045 P Drive No. I have called 17 times to BC PD and they have done nothing. Showing them that the Criminals left bottles of whatever drugs they make. Going in through their fence and back and forth. I believe that the criminal activity in and around this facility should warrant this to stop! Especially when they had Timothy Rodriguez a registered sex

offeror working there. "Asking a neighbor
that has grandkids if we can buy your
property and do you know the guy who
lives down there" we want to buy both
your properties. "With two kids and multiple
kids in neighborhood. One should not be
allowed. Since it happened all the way
till now I ask for a wait till anyone
buildings go up. Plus I believe the
storage units are on my neighbors
property the Snake - like property. Will be sure

BEDFORD CHARTER TOWNSHIP

115 S. ULDRIS DRIVE
BATTLE CREEK, MI 49037
2699659096

Invoice For Permit: PC22008

Print Date: 04/21/2022

Due Date: 05/14/2022

Payment Terms:


BAWA PROPERTIES LLC
4494 EAST E AVE
KALAMAZOO MI 49004

Pay by Account In Full



Pay by Account In Full

\$ 0.00

Invoice No		Invoice Date	Permit Number	Address	Amount Due
	00010466	04/14/22	PC22008	20144 BEDFORD RD	\$ 0.00
Fee Details:	Quantity	Description		Amount Cost	Balance
	1.000	CONDITIONAL USE APLPLICATION FEE		\$500.00	\$ 0.00
Total Amount Due					\$ 0.00

BUILDING PERMIT APPLICATION

Please make your check payable to
and send it to the appropriate jurisdiction

Area Metropolitan Services Agency Please mark box for appropriate jurisdiction

<input type="checkbox"/> Bedford Township 115 S. Ustick Drive Bedford, MI 49017 Ph: 269.968.9096 Fax: 269.968.0908	<input type="checkbox"/> Corvallis Township 2950 15 Mile Road Marshall, MI 49068 Ph: 269.789.0634 Fax: 269.789.0637	<input type="checkbox"/> Hammett Township 621 4th Street Bedford, MI 49014 Ph: 269.968.0333 Fax: 269.968.0128	<input type="checkbox"/> Leroy Township 8154 4 Mile Road East Leroy, MI 49051 Ph: 269.979.9421 Fax: 269.979.2775	<input type="checkbox"/> Newton Township 7880 E. Dille Road Cassida, MI 49033 Ph: 269.979.3212 Fax: 269.979.4470	<input type="checkbox"/> Pearlfield Township 21200 Capital Ave NE Bedford, MI 49017 Ph: 269.968.4422 Fax: 269.968.2021	<input type="checkbox"/> City of Battle Creek 410 N. Grand Ave. SE 117 Battle Creek, MI 49001 Ph: 269.968.3533 Fax: 269.968.3533	<input type="checkbox"/> City of Springfield 801 Alexander Springfield, MI 49015 Ph: 269.441.8273 Fax: 269.563.0154
--	---	---	--	--	--	--	---

Administrative Section:

☐ Cash

☐ Check # _____ Receipt # _____ Inspector Approval _____ Issued Permit # _____

APPLICANT TO COMPLETE ALL ITEMS IN SECTION I, II, III, IV, V, VI, AND IX.

SEPARATE APPLICATIONS MUST BE COMPLETED FOR: PLUMBING, MECHANICAL, AND ELECTRICAL WORK.

I. PROJECT INFORMATION

PROJECT NAME <i>Pal Away Storage</i>		ADDRESS <i>20144 Bedford Rd</i>	
CITY/VILLAGE/TOWNSHIP <i>Battle Creek Mi</i>		ZIP CODE <i>49017</i>	
BETWEEN CROSS STREETS	AND	JOB SITE PHONE NUMBER	

II. IDENTIFICATION

A. PROPERTY OWNER OR LESSEE

NAME <i>Vic Bawa</i>	ADDRESS <i>4494 East E Ave</i>	CITY/STATE <i>Kalamazoo Mi</i>	ZIP <i>49004</i>
PHONE NUMBER <i>1269 830 8855</i>	FAX NUMBER	E-MAIL ADDRESS	
CELL NUMBER			

B. ARCHITECT OR ENGINEER

NAME <i>A.K. See Plans</i>	ADDRESS	CITY/STATE	ZIP
PHONE NUMBER	FAX NUMBER	E-MAIL ADDRESS	
CELL NUMBER	LICENSE NUMBER	EXPIRATION DATE	

C. CONTRACTOR

NAME <i>Raymond Kaufman</i>	ADDRESS <i>475 W Dowling Rd</i>	CITY/STATE <i>Dowling</i>	ZIP <i>49050</i>
PHONE NUMBER <i>1269 721 3139</i>	FAX NUMBER	E-MAIL ADDRESS	
CELL NUMBER <i>1517 852 2252</i>	BUILDERS LICENSE NUMBER <i>210 188 4032</i>	EXPIRATION DATE <i>5.31.23</i>	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION <i>Self employed</i>			
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION <i>Self employed</i>			
MISC EMPLOYER NUMBER OR REASON FOR EXEMPTION			

III. TYPE OF IMPROVEMENT AND PLAN REVIEW

A. TYPE OF IMPROVEMENT		TOTAL COST OF IMPROVEMENT (Materials & Labor): \$ <i>165,000</i>	
<input checked="" type="checkbox"/> NEW BUILDING ADDITION	<input type="checkbox"/> ALTERATION REPAIR	<input type="checkbox"/> DEMOLITION RELOCATION	<input type="checkbox"/> FOUNDATION ONLY
		<input type="checkbox"/> PREMANUFACTURE	<input type="checkbox"/> MOBILE HOME SET-UP
		<input type="checkbox"/> SPECIAL INSPECTION	
B. REVIEW(S) TO BE PERFORMED			
<input type="checkbox"/> BUILDING	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> PLUMBING
<input type="checkbox"/> FOUNDATION			

Authority: P.A. 230 of 1972, as amended. Completion: Mandatory to obtain permit Penalty: Permit will not be issued. The Department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, or political beliefs.

IV. PROPOSED USE OF BUILDING																											
A. RESIDENTIAL <input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> HOTEL, MOTEL # OF UNITS _____ <input type="checkbox"/> MULTI-FAMILY # OF UNITS _____																											
B. NON-RESIDENTIAL <input type="checkbox"/> AMUSEMENT <input type="checkbox"/> SERVICE STATION <input type="checkbox"/> CHURCH, RELIGION <input type="checkbox"/> OFFICE, BANK, PROFESSIONAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> HOSPITAL, INSTITUTIONAL <input type="checkbox"/> PARKING GARAGE <input type="checkbox"/> PUBLIC UTILITY <input type="checkbox"/> OTHER																											
PROJECT DESCRIPTION - REQUIRED Describe in detail proposed use of building. For example, residential new construction, hotel, apartment, food processing plant, medical office building, office building at industrial plant. If use of existing building is being changed then enter proposed use. <div style="border: 1px solid black; padding: 5px; min-height: 40px;"> 30' x 220' building for odd on M.O. Storage </div>																											
V. SELECTED CHARACTERISTICS OF BUILDING A. PRINCIPAL TYPE OF FRAME <input checked="" type="checkbox"/> MASONRY, WALL BEARING <input type="checkbox"/> WOOD FRAME <input type="checkbox"/> STRUCTURAL STEEL <input type="checkbox"/> REINFORCED CONCRETE <input type="checkbox"/> OTHER																											
B. PRINCIPAL TYPE OF HEATING FUEL <input type="checkbox"/> GAS <input type="checkbox"/> OIL <input type="checkbox"/> ELECTRICITY <input type="checkbox"/> COAL <input type="checkbox"/> OTHER																											
C. TYPE OF SEWAGE DISPOSAL <input type="checkbox"/> PUBLIC SYSTEM <input type="checkbox"/> SEPTIC SYSTEM <input type="checkbox"/> COMMUNITY SYSTEM																											
D. TYPE OF WATER SUPPLY <input type="checkbox"/> PUBLIC OR SYSTEM <input type="checkbox"/> PRIVATE WELL OR CISTERN <input type="checkbox"/> COMMUNITY SYSTEM																											
E. TYPE OF MECHANICAL WILL THERE BE AIR CONDITIONING? <input type="checkbox"/> YES <input type="checkbox"/> NO WILL THERE BE FIRE SUPPRESSION? <input type="checkbox"/> YES <input type="checkbox"/> NO																											
F. DIMENSIONS / DATA <div style="border: 1px solid black; padding: 5px;"> 30' x 220' x 9' 4" </div>																											
NUMBER OF STORIES <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	USE GROUP <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	CONSTRUCTION TYPE <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">FLOOR AREA:</th> <th style="width: 25%;">EXISTING</th> <th style="width: 25%;">ALTERATIONS</th> <th style="width: 25%;">NEW</th> </tr> </thead> <tbody> <tr> <td>BASEMENT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1ST & 2ND FLOOR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3RD-10TH FLOOR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>11TH FLOOR & ABOVE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL AREA</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	FLOOR AREA:	EXISTING	ALTERATIONS	NEW	BASEMENT				1ST & 2ND FLOOR				3RD-10TH FLOOR				11TH FLOOR & ABOVE				TOTAL AREA			
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TOTAL AREA																											

THE PERMIT HOLDER IS REQUIRED TO CALL FOR ALL INSPECTIONS PRIOR TO COVERING CONSTRUCTION WORK. FOUNDATION INSPECTIONS ARE REQUIRED PRIOR TO THE PLACING OF CONCRETE. ROUGH INSPECTION IS REQUIRED BEFORE INSULATION AND INTERIOR CLADDING IS INSTALLED. MASONRY INSPECTION IS REQUIRED BEFORE MASONRY VENER, BUT AFTER BASE COURSE OF FLASHING AND SHEATHING. FLOOD PLAIN EVALUATION INSPECTION IS REQUIRED IN FLOOD PRONE AREAS UPON PLACEMENT OF LOWEST FLOOR, INCLUDING BASEMENT, PRIOR TO FURTHER VERTICAL CONSTRUCTION. A NEW BUILDING, ADDITION, OR ALTERATION SHALL NOT BE OCCUPIED UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE PERMIT HOLDER MUST CALL AND REQUEST THE CERTIFICATE AT THE COMPLETION OF THE PROJECT.

EXPIRATION OF PERMIT: A PERMIT REMAINS VALID AS LONG AS WORK IS PROGRESSING AND INSPECTIONS ARE REQUESTED AND CONDUCTED. A PERMIT SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMPLETED WITHIN 180 DAYS AFTER ISSUANCE OF THE PERMIT OR IF THE AUTHORIZED WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME OF COMMENCING THE WORK. A PERMIT WILL BE CLOSED WHEN NO INSPECTIONS ARE REQUESTED OR CONDUCTED WITHIN 180 DAYS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CLOSED PERMITS CANNOT BE REOPENED. THE CHARGE TO RE-OPEN A CLOSED PERMIT IS \$75.

VI. APPLICANT INFORMATION (Contractor or Homeowner)

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND CHARGES APPLICABLE TO THIS APPLICATION AND MUST PROVIDE THE FOLLOWING INFORMATION.

NAME Raymond J Kautzman PHONE NUMBER 1269 721-3139 CELL NUMBER 1517 852-3252
ADDRESS 475 W Dowling Rd CITY Dowling STATE M. ZIP CODE 49050
SOCIAL SECURITY NUMBER, DRIVER'S LICENSE # or STATE ID # Builder License # 2101164037 DOB 2-17-1980

SECTION 23A OF THE STATE CONSTRUCTION CODE ACT OF 1972, 1972 PA 250, MCL 125.1523A, PROHIBITS A PERSON FROM CONSPIRING TO CIRCUMVENT THE LICENSING REQUIREMENTS OF THIS STATE RELATING TO PERSONS WHO ARE TO PERFORM WORK ON A RESIDENTIAL BUILDING OR A RESIDENTIAL STRUCTURE. VIOLATORS OF SECTION 23A ARE SUBJECT TO CIVIL FINES.

CONTRACTOR CERTIFICATION: I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION. I AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. I HEREBY CONSENT TO ENTRY AND INSPECTION OF THE PREMISES BY THE BUILDING DEPARTMENT'S INSPECTOR(S) UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PROJECT.

CONTRACTOR SIGNATURE: Raymond J Kautzman PRINT NAME: Raymond J Kautzman

HOME OWNER AFFIDAVIT: I HEREBY CERTIFY THAT THE CONSTRUCTION WORK DESCRIBED ON THIS APPLICATION WILL BE CONDUCTED BY THE UNDERSIGNED IN MY SINGLE-FAMILY DWELLING IN WHICH I LIVE OR AM ABOUT TO OCCUPY. I UNDERSTAND PUBLIC ACT 230 OF 1972, AS AMENDED, THE MICHIGAN RESIDENTIAL CODE, AND I ASSUME ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY INSPECTIONS.

HOMEOWNER SIGNATURE: _____ PRINT NAME: _____

VII. LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION**ENVIRONMENTAL CONTROL APPROVALS**

	Approval Required?	APPROVED	DATE	COMMENTS	SIGNATURE
A - ZONING	<input type="checkbox"/> YES <input type="checkbox"/> NO				
B - FIRE DISTRICT	<input type="checkbox"/> YES <input type="checkbox"/> NO				
C - POLLUTION CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO				
D - NOISE CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO				
E - SOIL EROSION	<input type="checkbox"/> YES <input type="checkbox"/> NO				
F - FLOOD ZONE	<input type="checkbox"/> YES <input type="checkbox"/> NO				
G - WATER SUPPLY	<input type="checkbox"/> YES <input type="checkbox"/> NO				
H - SEPTIC SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO				
I - VARIANCE GRANTED	<input type="checkbox"/> YES <input type="checkbox"/> NO				
J - OTHER	<input type="checkbox"/> YES <input type="checkbox"/> NO				
K - DRIVEWAY PERMIT	<input type="checkbox"/> YES <input type="checkbox"/> NO				

VIII. VALIDATION - FOR DEPARTMENT USE ONLY

USE GROUP	_____	ADMINISTRATIVE FEE	_____
MIXED USE	_____	ZONING BASED FEE	_____
INCIDENTAL USE	_____	ZONING INSPECTION FEE	_____
TYPE OF CONSTRUCTION	_____	INSPECTION FEE	_____
SQUARE FEET	_____	BUILDING PLAN REVIEW (PR) FEE	_____
# OF REQUIRED INSPECTIONS	_____	PLUMBING / ELECTRICAL / MECHANICAL (PR) FEE	_____
# OF INCLUDED INSPECTIONS	_____	WORK WITHOUT PERMIT FEE (\$150)	_____
		TOTAL	_____
ZONING ADMINISTRATOR'S APPROVAL SIGNATURE	DATE	BUILDING OFFICIAL'S APPROVAL SIGNATURE	DATE

IX. SITE OR PLOT PLAN - FOR APPLICANT USE. Please include locations of streets, driveways, and existing structures. Include the location and number of parking spaces, easements, right-of-way lines, setback distances, location of any on-site water or sewer facilities, retaining walls, water bodies within 500 feet of the property, 100 year flood plains, wetlands, and a north arrow. Include distance between structures and property lines.

A large rectangular area filled with a fine grid of lines, intended for drawing a site or plot plan. The grid is approximately 30 units wide by 40 units high.

PLAN REVIEW

April 13, 2022

Plan review for a Pac Away Storage Building located at 20144 Bedford Road. This review is based on drawings entitled Pac Away Storage.

This review is conducted based on the 2015 Edition of the Michigan Building Code

This project is approved as noted below:

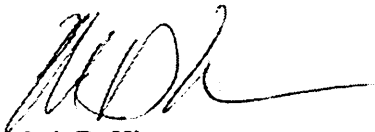
Permits shall be secured before work is started. Section 105 Michigan Building Code

This Project will be field inspected to verify compliance with code standards. If you have any questions regarding this review please contact me for assistance. The plans created by Black & Veatch who is responsible to submit to this office all modification and or addendums to this project. This project will be inspected to comply with the documents and any manufactures installation instructions.

The issuance of a permit or approval of construction documents shall not be construed to be permit for, or approval of, and violation of the provisions of the code or any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid.

The issuance of a permit based upon construction documents and other data shall not prevent the code official from thereafter requiring the correction of errors in said construction documents and other data or from preventing building operations being carried on there under when in violation of this code or of other ordinances of this jurisdiction.

Sincerely,



Mark D. Hires
Building Inspector/Plan Reviewer/Building Official
The Charter Township of Bedford

Plan Review for Pac Away Storage
April 13, 2022

CHARTER TOWNSHIP OF BEDFORD
THURSDAY, OCTOBER 14, 1999
MINUTES

1. Call to Order

Supervisor Armstrong called the meeting to order.

2. Pledge of Allegiance to the Flag

Audience and board members recited the Pledge of Allegiance.

3. Roll Call

Present: Ann Armstrong, Supervisor; Nancy J. Bartok, Treasurer; Thomas J. Sprau, Clerk; Richard Harvey, Trustee; Philip Gehrmann, Trustee

Excused: Alberta Duck, Trustee

Supervisor Armstrong noted that there was a quorum.

4. Approval of the September 9, 1999 Minutes

Moved by Trustee Harvey, supported by Trustee Gehrmann, resolved by the Board of Trustees of the Charter Township of Bedford to approve the September 9, 1999 Minutes.

Supervisor Armstrong asked if there were any deletions or corrections on the Minutes. There were no deletions or corrections on the Minutes. Unanimous voice vote. Motion carried.

5. Special Order of Business

Supervisor Armstrong explained to the audience that there was a resignation on the Board floor, Mrs. Fisher resigned because she moved into the city. She noted that five applications were received for the appointment of Trustee. She noted that the board has to appoint within 45 days. If the board does not appoint during that period, the county clerk will be notified, and then she notifies the Governor for the Special Election. She noted that tonight someone will be appointed to the board.

Res. 10/14/99/30 Moved by Trustee Harvey, supported Clerk Sprau, resolved by the Board of Trustees of the Charter Township of Bedford to appoint Wilma Barlow as Trustee to fill the unexpired term of Ella Fisher. Term expires November 20, 2000.

She asked if there were any questions. There were no questions.

Roll call: Gehrman, yes; Sprau, yes; Bartok, yes; Armstrong, yes; Harvey, yes; Duck, excused – 5 yes, 1 excused, 0 no. Motion carried.

Supervisor Armstrong congratulated Mrs. Barlow and asked her if she would like to take a seat among the board members.

Trustee Gehrman thanked the other applicants for submitting their letters and noted that there is an election next year.

Supervisor Armstrong announced the names of the candidates that were present; Mr. Mason, Mrs. Buckland and Mr. Richardson.

Trustees Harvey noted that all the candidates were qualified.

6. Communications

(1) Michigan Townships Association FAXes

(2) September 13, 1999 – correspondence to Township Clerk from Lion Donald Garratt, Newspaper Sale Chair, referencing the sale of the "Lions Extra" Newspaper

(3) Michigan Township Association Calhoun County Chapter Meeting October 27, 1999, 7:00 p.m. and December 1, 1999, annual Meeting, Election of Officers, Potluck – 6:00 p.m.

(4) AT&T Broadband & Internet Services are changing the price of digital value packages

(5) October 4, 1999 – correspondence to Supervisor Armstrong from Mr. James D. Demarest, Supervisor of the Charter Township of Emmett, referencing the new casino in Emmett Township

(6) October 7, 1999 – correspondence from Ms. Cora Rubitschun, Department of Environmental Quality, to Mr. Trarbell, P.E., City of Battle Creek Public Works Department, referencing the approval of funds for the West Urbandale Watermain Extension project

7. Citizen's Time

Mr. Bill Hibbard, 63 Saratoga, explained that he has brought this subject up for the past three- or four-months, Mr. Randolph, Calhoun Road Manager, is somewhat of a procrastinator. He promised three- or four-months ago that he was going to have the

North Avenue corridor marked for a left turn lane, which has not been done. People are constantly passing one another in that left turn lane; somebody is going to get hurt. Mr. Maynard Adams donated \$200.00 to the Bedford Fire Department, for an infrared heat sensor.

Supervisor Armstrong and Trustee Gehrman thanked Mr. Adams for his \$200.00 donation.

Supervisor Armstrong asked if there were any other comments. There were no more comments.

8. Reports

(a) Finance

Res. 10/14/99/31 Moved by Treasurer Barok, supported by Trustee Harvey, resolved by the Board of Trustee of the Charter Township of Bedford to approve payment of bills listed by the Clerk in the amount of \$21,328.07.

Supervisor Armstrong asked if there were any questions or comments pertaining to the bills. There were no questions and comments.

Roll Call: Gehrman, yes; Sprau, yes; Barok, yes; Armstrong, yes; Harvey, yes; Duck, excused - 5 yes, 1 excused, 0 no. Motion carried.

(b) Public Health and Safety

Res. 10/14/99/32 Moved by Trustee Gehrman, supported by Trustee Harvey, resolved by the Board of Trustees of the Charter Township of Bedford to amend Ordinance No. 4/11/96/16 (DUIL - prepared by Attorney Norlander, 22 pages).

Supervisor Armstrong noted that the State statute changed October 1, 1999.

Roll call: Harvey, yes; Gehrman, yes; Sprau, yes; Barok, yes; Armstrong, yes; Duck, excused - 5 yes, 1 excused, 0 no. Motion carried.

Supervisor Armstrong noted that the township is being redistricted for policing in Bedford Township.

LT. Sherzer spoke on the DUIL amendment and the redistricting.

(c) Building and Grounds

Res. 10/14/99/33 Moved by Trustee Harvey, supported by Trustee Sprau, resolved by the Board of Trustees of the Charter Township of Bedford to approve a Conditional Use Permit to Mike Kane to allow him to construct two (2) mini storage buildings and to operate a mini storage facility on the following described property:

Bedford Township, Section 22, T1S-R8W
Com at SW Corner of N 20 Ac of SE 1/4 of
SW 1/4 of Section 22, Lying on E side of
Bedford Road (m-37), th E 400 Ft, N 200
Ft, W to M-37, th sly along M-37 to Beg.
Also known as; 584 Bedford Road

In addition the following stipulations:

- (1) There shall be a 50-foot turn around for emergency vehicles, where the driveway comes off Bedford Road
- (2) There shall be a buffer zone consisting of a solid wood fence installed along the north and south property lines
- (3) There shall be no outside parking or storage of items.

Roll call: Armstrong, yes; Harvey, yes;; Gehrmann, yes; Sprau, yes; Bartok, yes; Duck, excused - 5 yes, 1 excused, 0 no. Motion carried.

Supervisor Armstrong noted that the motion was moved and supported. She noted that is North of Bedford Hills Mobile Home Village.

Res. 10/14/99/34 Moved Trustee Harvey, supported by Clerk Sprau, resolved by the Board of Trustees of the Charter Township of Bedford to grant permission to the Battle Creek Host Lions Club to conduct their sale, of the "Lions Extra" newspaper, Friday, December 3, 1999, within the boundaries of Bedford.

Supervisor Armstrong asked if there were any comments or questions on the motion. There were no comments or questions on the motion. Unanimous voice vote. Motion carried.

Res. 10/14/99/35 Moved by Trustee Harvey, supported by Clerk Sprau, resolved by the Board of Trustees of the Charter Township of Bedford to change the Street Lighting Contract with Consumers Energy for four (4) street lights in Saddle Ridge in the amount of \$400.00.

Supervisor Armstrong asked if there were any questions on the motion. There were none.

Roll call: Sprau, yes; Bartok, yes; Armstrong, yes; Harvey, yes; Gehrman, yes; Duck, excused - 5 yes, 1 excused, 0 no. Motion carried.

Res. 10/14/99/36 Moved by Clerk Sprau, supported by Trustee Gehrman, resolved by the board of Trustees of the Charter Township of Bedford to support the application and Work Plan for Calhoun County Voluntary Stormwater Permit/Watershed Plan;

WHEREAS, the County of Calhoun is interested in obtaining a Certificate of Coverage for the Michigan Voluntary General Permit for Municipal Stormwater Discharge (Permit No. MIC-610000), and to prepare a Watershed management Plan, Illicit Discharge Elimination Plan, and Public Education Plan as required by this General permit, and

WHEREAS, the City of Battle Creek, Bedford Charter Township, Emmett Charter Township, Leroy Township, Newton, Township, and Pennyfield Charter township all agree to participate in the information gathering and provide support to accomplish this project.

NOW, THEREFORE BE IT RESOLVED, that Calhoun County Community Development will pursue the above mentioned project, keeping all parties involved abreast of data collected through this project.

Supervisor Armstrong noted that the motion was moved and supported. Unanimous voice vote. Motion carried.

(d) Legislative and Intergovernmental Relations

Supervisor Armstrong reported on the Watershed Management Plan. She noted that this is part of the Federal Clean Water Act.

10. Petitions and New Business

None

11. Trustees Personal Privilege

None

12. Citizen's Time

Supervisor Armstrong asked if anyone wanted to address the board. Mr. Hibbard asked what the boxes were in Brookside Park.

Supervisor Armstrong noted that the play-gym is in the box at Brookside Park. She noted that there is one behind Fire Station 3 and one in Bedford Park. She explained that last year Bedford could not afford to buy one for Brookside Park, but she noted that Bedford did this year.

13. Announcements by the Chair, Chairperson or Elected Officials

Supervisor Armstrong congratulated Mrs. Barlow again, and thanked all the applicants. She also noted that if any of the Board members wanted items to be added to the 2000 budget, let her know.

Clerk Sprau announced that the 2000 budget will be passed at the November Board meeting.

14. Adjournment

Moved by Trustee Gehrman and supported by Clerk Sprau to adjourn. Unanimous voice vote. Motion carried.

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIS DRIVE
BATTLE CREEK, MICHIGAN 49017
(616) 968-6917

ANN ARMSTRONG, Supervisor

NANCY J. BARTOK, Treasurer

Trustees:
THOMAS J. SPRAU
JOHN D. SKAGGS
PHIL GEHRMAN
ALBERTA DUCK

PLANNING COMMISSION

JULY 18, 1994

MINUTES

MEMBERS PRESENT: LAPHAM, HARVEY, CRANDALL, JONES, MC CLENDON

MEMBERS ABSENT: ZINKE (EXCUSED)

OTHERS PRESENT: MIKE KANE - APPLICANT
BECKY FIELDS - RECORDING SECRETARY
4 IN AUDIENCE (SEE ATTACHED SIGN IN SHEET)

The meeting was called to order at 7:30 P.M., by Chairperson Crandall, with five members present, one absent. A quorum was present. (The Township Board Member, Linda Carson, has resigned and will have to be replaced by the Board.)

The minutes of the June 20, 1994 meeting were approved on a motion by Harvey, supported by Lapham. Motion carried unanimously.

A Public Hearing was declared open at 7:32 P.M., by Chairperson Crandall, on a proposed amendment to the Charter Township of Bedford Master Plan.

Crandall explained that the proposed amendment is for the following described property:

SECTION 22: A strip running north along the east side of Bedford Road from P Drive North to the northern boundary of Property #13-04-022-020-01 (584 Bedford Road); also

SECTION 27: A strip running north, on the east side of Bedford Road, from the northern boundary of Property #13-04-027-006-02 (11 Morgan Road) to P Drive North.

and would be for the Section of the Master Plan for future land use. He read the notice, stated the dates the notice was published, etc.

Crandall then opened the meeting for comments, discussion, etc.

The question was brought up of why did the description not include the corner of Morgan Road and Bedford Road.

PLANNING COMMISSION
JULY 18, 1994
MINUTES
PAGE 2

It was explained by Jones that this area is swampy and low; also she could not see the Michigan Department of Transportation or the County Road Commission, ever letting anything commercial go in there because of the traffic problems that already exist.

Mr. Stuart Giles, 20100 Bedford Road, wanted to know how this change would affect him.

Crandall stated that the zoning was not being changed, only the Master Plan for future land use.

Mr. & Mrs. Jim Stafford stated that they were in favor of this change in the Master Plan because they could not see anyone ever building a home in this area.

The Public Hearing was closed at 8:00 P.M.

Mc Clendon made a motion to change Article VII, Section C, subsection 27, to include the following:

A strip running north, on the east side of Bedford Road, from the northern boundary of Property #13-04-027-006-02(11 Morgan Road) to P Drive North.

and add subsection 22, described as follows:

A strip running north along the east side of Bedford Road from P Drive North to the northern boundary of Property #13-04-022-020-01 (584 Bedford Road)

which would allow commercial ventures in this area, supported by Lapham. Motion carried unanimously.

A second Public Hearing was declared open at 8:03 P.M., to consider an application from Mike Kane, to rezone from AA - Agricultural to CS - Community Service Commercial, the following described property:

Bedford Township, Section 22, T1S-R8W
Com at Sw Cor of N 20 acres of SE 1/4 of SW 1/4 of Section 22,
lying on the E side of Bedford Road (M-37), th E 400 ft,
N 200 ft, W to M-37, Sly alg M-37 to beg. 2 acres M/L

ALSO KNOWS AS: 584 & 20144 BEDFORD ROAD

to allow him to put his Electrical Contracting business there.

Crandall read the notice, stated when it was published, etc.

Kane was asked to explain what he intends to do on this property.

PLANNING COMMISSION
JULY 18, 1994
MINUTES
PAGE 3

He stated he wanted to put a 40' x 60' pole building up and probably demolish the old garage, which is there now. In the future, he would possibly put some small retail stores towards the front of the property. He advised he had no date for this future venture at this time.

Harvey advised that any construction would have to meet not only building codes, but also what the Zoning Ordinance calls for in commercial areas.

The Public Hearing was closed at 8:10 P.M.

A motion was made by Lapham, to rezone from AA - Agricultural to CS - Community Service Commercial, the following described property:

Bedford Township, Section 22, T1S-R8W
Com at SW Cor of N 20 acres of SE 1/4 of SW 1/4 of Section 22,
lying on the E side of Bedford Road (M-37), th E 400 ft,
N 200 ft, W to M-37, Sly alg M-37 to beg. 2 Acres M/L

supported by Harvey. Motion carried unanimously.

Mr. Kane was advised that this rezoning application now goes to the Calhoun County Metropolitan Planning Commission in August and then the Township Board in September, when the final decision will be made.

The Planning Commission moved their attention to a discussion on how to accommodate manufactured homes, especially single wide mobile homes, in our Township.

Lapham had gathered copies of ordinances from Pennfield, Emmett and the City of Battle Creek.

The Commissioners decided to look over these ordinances and try to put something together, for our Zoning Ordinance, at the next meeting, which is scheduled for August 15th.

The Planning Commission asked Fields to secure any information she could on this matter from the County Planning Commission, Southcentral Planning Council (Region III), etc.

The meeting was adjourned at 8:35 P.M.

Becky Fields

BECKY FIELDS
RECORDING SECRETARY

CHARTER TOWNSHIP OF BEDFORD
PLANNING: OMISSION
DATE: July 18 1994
GUEST ATTENDANCE SHEET

NAME

ADDRESS

Mike Lane	103 Walker Dr.
Vijay Browand	1996 Bedford Rd
Stacy E. Allen	20100 N. Bedford Rd
Jim Stafford	110 Creekview Dr
Kaye Stafford	" "

RECOMMENDED ZONING AMENDMENT
Page 1 of 2

These forms are to be used by Township Zoning Boards or Planning Commissions for proposed Township Zoning Changes to be forwarded to the Calhoun County Metropolitan Planning Commission and to the Township board. Please submit each amendment form in QUADRUPLICATE to the;

Calhoun County Metropolitan Planning Commission

STATE OF MICHIGAN)
COUNTY OF CALHOUN) SS.

SUSAN L. RUPERT

_____ of the City of Battle Creek, in said County, being duly sworn, deposes and says that the annexed printed notice was cut from the *Battle Creek Enquirer*, a daily newspaper printed and published in the City, and circulated in said County; that said notice has been published in said newspaper once in each week for TWO successive week, and the

First publication thereof was on June 29th, 1994

and that the last publication was on July 8th, 1994

And that she is PRINCIPAL CLERK

of said newspaper, and knows well the facts stated herein.

Susan L. Rupert

Subscribed and sworn to before me, this 14th

day of July, 19 94

Gerald D. Hecht

Notary Public, Calhoun County, MI
My Commission Expires Apr 28, 1997

My commission expires _____

PRINTER'S BILL

3 Folios 1 Times at 13.75 \$ 41.25

3 Folios 1 Times at 5.35 \$ 16.05

Total \$57.30

AFF. FEE 5.75

Paid -

BP1605 63.05

NOTICE
RESIDENTS OF THE CHARTER
TOWNSHIP OF BEDFORD
The Charter Township of Bedford Planning Commission will hold a public hearing on Monday, July 18, 1994, at 7:30 p.m., at the Bedford Township Hall, 115 S. Uldricks Drive, Battle Creek, Michigan to consider an application from Kenneth Kane to rezone the following described parcel:
Bedford Township, Section 22, T1S-R82 Com at SW Cor of N 20 Acres of SE 1/4 of SW 1/4 of Sec 22, Lying on the E side of Bedford Rd. (M-37). The East 400 ft, N 200 ft., W to M-37, S by Alg M-37 to Beg. 2 AC/M/L
Also known as: 20144 Bedford Road.
To allow him to move his electrical contracting business onto this property at this time and to develop the property with buildings to house retail sales units, at a later date.
Said application and all pertinent data may be explained, by any interested party, at the Bedford Township Hall, during regular business hours.
Larry Crandall
Chairperson

(Please attach one copy of minutes of public hearing at which the above amendment was considered.)

WHITE - COPY FOR COUNTY METROPOLITAN PLANNING COMMISSION
YELLOW - COPY FOR TOWNSHIP CLERK
PINK - COPY FOR TOWNSHIP ZONING BOARD OR PLANNING COMMISSION
GREEN - COPY RETURN TO COUNTY METROPOLITAN PLANNING COMMISSION

RECOMMENDED ZONING AMENDMENT
Page 2 of 2

LOCAL UNITS PLANNING COMMISSION OR ZONING BOARDS ACTION:

The Commission/Board herewith certifies receipt, and that at a meeting held on the 18 day of JULY, 19 94, the Proposed Amendment contained herein was recommended for:

- ☒ Approval.
☐ Disapproval. (See attached sheet.)

(Note complete discussion and action in the minutes of the Planning Commission/Zoning Board and attach one copy of the Commission/Board minutes at which the above recommendation was made.)

Chairperson _____

Secretary Barbara J. Jones
BARBARA JONES

CALHOUN COUNTY METROPOLITAN PLANNING COMMISSION (CCMPC) ACTION:

The Commission herewith certifies receipt, and that at a meeting held on the 10th day of Aug., 19 94, the Proposed Amendment contained herein was recommended for:

- ☒ Approval.
☐ Approval, subject to compliance with Recommendations. (See attached sheet.)
☐ Disapproval. (See attached sheet.)

(Note complete discussion and action in the minutes of the County Metropolitan Planning Commission.)

Chairperson Robert L. Hewarts

Secretary William L. Jones

TOWNSHIP BOARD ACTION:

The Bedford Township Board herewith certifies that a legally constituted meeting held on the 17th day of OCT, 19 94, the referred amendment contained herein was:

- ☐ Passed.
☐ Passed, as acted upon by the County Metropolitan Planning Commission.
☐ Passed, with Board Modification of the County Metropolitan Planning Commission Action. (See reverse side of sheet, or the attached, for complete Board action.)
☐ Tabled indefinitely.
☐ Denied.
☐ Referred back to the Township Zoning Board or Planning Commission.

Township Clerk James J. Spear

County CCMPC Code Number 08-94-02
(please use this number on records of cases held in Township Files.)

WHITE - COPY FOR COUNTY METROPOLITAN PLANNING COMMISSION
YELLOW - COPY FOR TOWNSHIP CLERK
PINK - COPY FOR TOWNSHIP ZONING BOARD OR PLANNING COMMISSION
GREEN - COPY RETURN TO COUNTY METROPOLITAN PLANNING COMMISSION

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIS DRIVE
BATTLE CREEK, MICHIGAN 49017
(816) 868-6917

ANN ARMSTRONG, Supervisor
LINDA CARSON, Clerk
NANCY J. BARTOK, Treasurer

Trustees:
THOMAS J. SPRAU
JOHN D. SKAGGS
PHILL GEHRMAN
ALBERTA DUCK

NOTICE

RESIDENTS OF THE CHARTER TOWNSHIP OF BEDFORD

THE CHARTER TOWNSHIP OF BEDFORD PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JULY 18, 1994, AT 7:30 P.M., AT THE BEDFORD TOWNSHIP HALL, 115 S. ULDRIS DRIVE, BATTLE CREEK, MICHIGAN TO CONSIDER AN APPLICATION FROM KENNETH KANE TO REZONE THE FOLLOWING DESCRIBED PARCEL:

BEDFORD TOWNSHIP, SECTION 22, T1S-R8W
COM AT SW COR OF N 20 ACRES OF SE 1/4 OF SW 1/4 OF SEC 22,
LYING ON THE E SIDE OF BEDFORD ROAD (M-37), TH E 400 FT,
N 200 FT, W TO M-37, SLY ALG M-37 TO BEG. 2 ACRES M/L

ALSO KNOWN AS: 20144 BEDFORD ROAD

TO ALLOW HIM TO MOVE HIS ELECTRICAL CONTRACTING BUSINESS ONTO THIS PROPERTY, AT THIS TIME, AND TO DEVELOP THE PROPERTY WITH BUILDINGS TO HOUSE RETAIL SALES UNITS, AT A LATER DATE.

SAID APPLICATION AND ALL PERTINENT DATA MAY BE EXAMINED, BY ANY INTERESTED PARTY, AT THE BEDFORD TOWNSHIP HALL, DURING REGULAR BUSINESS HOURS.

LARRY CRANDALL
CHAIRPERSON

B.C. ENQUIRER
PLEASE PUBLISH: JUNE 29
& JULY 8th.
PLEASE FURNISH PUBLISHER'S
AFFIDAVIT.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

PS Form 3800, June 1985

(Only if requested)

- AGRICULTURAL
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MED DENSITY
- OPEN SPACE

22

FEE REQUIRED \$250⁰⁰

receipt #224202

CHARTER TOWNSHIP OF BEDFORD

DATE: _____

APPLICATION IS HEREBY MADE TO THE CHARTER TOWNSHIP OF BEDFORD Planning
Commission FOR (CHECK ONE): CONDITIONAL USE PERMIT X PLANNING COMMISSION/
BOARD OF APPEALS REZONING X
VARIANCE _____ APPEAL _____ AMENDMENT TO ORDINANCE _____

REASON: To develop property with
Buildings to house Retail Sales Units
For Neighborhood Shopping Center.

AT LOCATION: 584 Bedford Rd.

ASSESSMENT ROLL NUMBER: 13-04-022-020-01

Kenneth L Kane
APPLICANTS SIGNATURE
103 Walker Dr.
Beetle Creek Mich. 49617
ADDRESS, CITY, STATE, ZIP CODE
616-968-9258
AREA CODE + TELEPHONE NUMBER

RECOMMENDATION OF
TO BE DENIED _____ REASON PLANNING COMMISSION/BOARD OF APPEALS

TO BE GRANTED _____ CONDITIONS _____

BEDFORD TOWNSHIP _____

CHAIRMAN

DATE: _____

SECRETARY

ACTION OF THE CHARTER TOWNSHIP OF BEDFORD BOARD
DENIED _____ REASON _____

GRANTED _____ CONDITIONS _____

CHARTER TOWNSHIP OF BEDFORD BOARD

SUPERVISOR

DATE: _____

CLERK

I CERTIFY THAT I HAVE MAILED, BY U.S. MAIL, COPIES OF NOTICE OF PUBLIC HEARING FOR KENNETH KANE REZONING TO THE FOLLOWING:

CERTIFIED MAIL:

MR. KENNETH KANE, 103 WALKER DRIVE, BATTLE CREEK, MI 49017

REGULAR MAIL:

MR. & MRS. BRUCE A. BENNISON, 20024 BEDFORD ROAD, BATTLE CREEK, MICHIGAN 49017

MR. KENNETH FINNERTY, 3045 P DRIVE NORTH, BATTLE CREEK, MI 49017

MR. STUART E. GILES, 20100 BEDFORD ROAD, BATTLE CREEK, MI 49017

MR. & MRS. ED HILDEBRAND, 20184 BEDFORD ROAD, BATTLE CREEK, MI 49017

MR. & MRS. PAUL L. GILSON, 20193 BEDFORD ROAD, BATTLE CREEK, MI 49017

MR. & MRS. WALTER R. MEINKE, JR., 20181 BEDFORD ROAD, BATTLE CREEK, MI 49017

MR. PHILLIP H. VOELKER &

MR. RONALD J. VOELKER, 21149 BEDFORD ROAD, BATTLE CREEK, MI 49017

BATTLE CREEK AUTO GLASS, 21472 BEDFORD ROAD, BATTLE CREEK, MI 49017

BATTLE CREEK GAS COMPANY, 151 S. MONROE STREET, BATTLE CREEK, MI 49017

CONSUMERS POWER COMPANY, 311 E. MICHIGAN AVENUE, BATTLE CREEK, MI 49017

T C I CABLEVISION, 350 N 22nd STREET, BATTLE CREEK, MI 49015

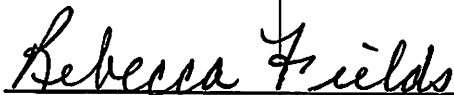
MICHIGAN DEPARTMENT OF TRANSPORTATION, ATTN: INEZ WARREN, 1300 QUIMBY ROAD,
HASTINGS, MI 49058

AMERITECH, 4075 BAY ROAD, SAGINAW, MI 48603-1252

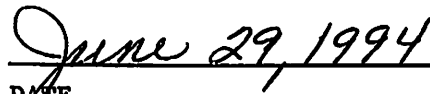
CALHOUN COUNTY HEALTH DEPARTMENT, ATTN: TED HAVENS, 190 E. MICHIGAN AVENUE,
BATTLE CREEK, MI 49017

CALHOUN COUNTY ROAD COMMISSION, 13300 15 MILE ROAD, MARSHALL, MI 49068

CALHOUN COUNTY DRAIN COMMISSION, 315 W. GREEN STREET, MARSHALL, MI 49068



REBECCA FIELDS, SECRETARY



DATE



Aspen Enterprises, Ltd.

2757 44th, S.W., Suite 306
Grand Rapids, Michigan 49509

Phone (616) 531-9100
FAX (616) 531-9141

January 4, 1994

Mr. Kenneth Kane
327 Oliverda Drive
Sherwood, MI 49089

To Whom It May Concern:

This letter serves as permission for the above-named individual to apply for a re-zoning of property located at 20144 N. Bedford Road. The property is being sold to the above person or persons on a land contract and is owned by Bedford Hills Mobile Village, a Michigan Limited Partnership.

Sincerely,

ASPEN ENTERPRISES, LTD.

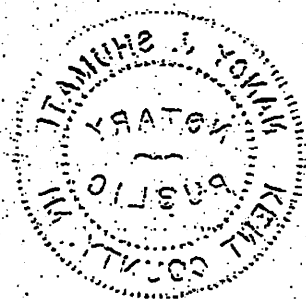
Robert L. Kramer
Regional Property Manager

RLK/njs

Notary Public

NANCY J. SHUMATE
NOTARY PUBLIC - KENT COUNTY, MICH.
MY COMMISSION EXPIRES 12-19-95





(e) Due on Sale. If Buyer, without Seller's written consent, which consent may be withheld in Seller's sole discretion, shall sell, convey, transfer or assign any interest in the Premises, or cause or suffer any mortgage, lien or other encumbrance or any writ of attachment, garnishment, execution or other legal process to be placed upon the Premises or any interest therein or any rents or profits therefrom, which mortgage, lien or other encumbrance, writ of attachment, execution or other legal process remains undismissed after thirty (30) days, or if any part of the Premises or any interest therein shall be transferred by operation of law, then all or any part of the principal balance and accrued interest owing hereunder shall, at the option of Seller, become immediately due and payable without notice or demand.

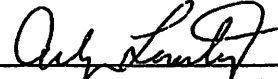
(f) Legal Compliance. Buyer shall comply with all laws, ordinances, regulations, rules and orders affecting its ownership or use of the Premises.

IN WITNESS WHEREOF, this Addendum has been executed as of the date of the Land Contract.

BEDFORD HILLS MOBILE VILLAGE

BY ASPEN PROPERTIES, LTD.,
A General Partner

By




Its

Vice President

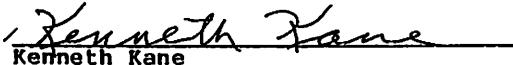
AND BY ASPEN GROUP, A General Partner

By



A Partner

"Seller"


Kenneth Kane

"Buyer"

EXHIBIT A

Commencing at the Southwest corner of the North 20 acres of the Southeast 1/4 of the Southwest 1/4 of Section 22, Town 1 South, Range 8 West, lying on the East side of what is known as Battle Creek - Bedford Road; that is, M-37, thence East 400 feet, thence North 200 feet; thence West to M-37; thence Southerly along M-37 to place of beginning.

Subject to the rights of the Public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Also subject to the reservation of the North 33 feet of subject premises for future highway purposes as contained in Liber 1017, Page 198 and Liber 1169, Page 938.

ADDENDUM TO LAND CONTRACT BY AND BETWEEN
BEDFORD HILLS MOBILE VILLAGE, A MICHIGAN
LIMITED PARTNERSHIP, AS SELLER, AND KENNETH
KANE, AS BUYER, DATED APRIL _____, 1992 (THE
"LAND CONTRACT")

19. Additional Provisions. Notwithstanding any other provision of this Contract to the contrary:

(a) Assignment. Buyer shall not be permitted to assign, sell or convey its interest in this Contract without the Seller's prior written consent, which may be withheld in Seller's sole discretion. No assignment, sale or conveyance consented to by Seller, however, shall release the Buyer from his obligations under the provisions of this Contract unless Seller so releases him in writing.

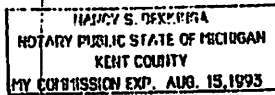
(b) Condition of Premises. Buyer has inspected the Premises to his satisfaction and agrees to accept them "AS IS", in their present condition. Seller has made no representations or warranties about the Premises or their condition not set forth herein, and Seller assumes no responsibility as to compliance with any laws or regulations, federal, state or local, affecting the Premises or the activities to be carried out thereon. Specifically, Buyer represents and warrants to Seller that it has been given adequate opportunity to inspect the Premises (or cause them to be inspected) and evaluate their condition. Buyer waives any right Buyer, its successors and assigns may have to claim against Seller for any liabilities arising in connection with any environmental defect in the Premises under any environmental law, ordinance, rule, order or regulation now or hereafter governing the Premises.

(c) Expenses. Buyer shall pay to Seller on demand any and all expenses, including, without limitation, reasonable attorneys' fees and legal expenses, paid or incurred by Seller in collecting or attempting to collect part or all of the amount owing hereunder or in protecting and enforcing the rights of and obligations to Seller under any provision of this Contract, including, without limitation, taking any action in any bankruptcy, insolvency or reorganization proceedings concerning Buyer or foreclosing by action or forfeiting this Land Contract, and all such expenses not paid on demand shall be added to the balance owing by Seller and shall bear interest from the date paid or incurred by Seller at the same rate per annum as the then-current rate payable on the balance then outstanding hereunder.

(d) Estoppel Certificate. Buyer agrees, at any time and from time to time, upon not less than fifteen (15) business days' prior notice from Seller, to execute, acknowledge and deliver to Seller a statement in writing (a) certifying that this Contract is unmodified and in full force and effect (or if there have been ~~modifications, that this Contract is in full force and effect as~~ modified and stating the modifications); (b) stating the dates to which the payments and other charges hereunder have been paid by Buyer; (c) stating whether or not Buyer has knowledge that Seller is in default in the performance of any covenant, agreement or condition contained in this Contract, and, if Buyer has knowledge of such a default, specifying each such default; and (d) stating the address to which notice to Buyer shall be sent. During the term of this Contract Seller shall, if requested by Buyer, deliver an estoppel certificate, in the substance and form described above, relative to the status of this Contract and/or any ground lease, underlying lease and/or mortgage encumbering the Premises.

STATE OF MICHIGAN)
)ss.
COUNTY OF KENT)

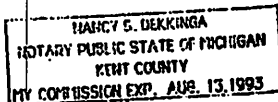
On this 6th day of May, 1992, before me,
a Notary Public, in and for said County, personally appeared
Arlan Lanting, to me known to be the
Vice President of ASPEN PROPERTIES, LTD., a Michigan
corporation, and a partner of ASPEN GROUP, a Michigan
copartnership, both General Partners of BEDFORD HILLS MOBILE
VILLAGE, a Michigan limited partnership, and acknowledged that he
executed the foregoing instrument as his free act and deed on
behalf of said corporation and partnerships.



Nancy S. Dekkinga
Notary Public
Kent County, Michigan
My commission expires: 8-15-93

STATE OF MICHIGAN)
)ss.
COUNTY OF KENT)

On this 6th day of May, 1992, before me,
a Notary Public, in and for said County, personally appeared
Kenneth Kane, to me known to be the person named in the foregoing
instrument and acknowledged that he executed the foregoing
instrument as his free act and deed.



Nancy S. Dekkinga
Notary Public
Kent County, Michigan
My commission expires: 8-15-93

PREPARED BY:

William W. Hall, Esq.
WARNER, NORCROSS & JUDD
900 Old Kent Building
111 Lyon, N.W.
Grand Rapids, Michigan 49503-2489
Telephone: (616) 459-6121

of the and
Premises

An abstract of title and tax history of the Premises certified to _____; or
A policy of title insurance or binder covering the Premises, dated _____;
by _____, policy number _____;
and agrees to accept as merchantable the title now disclosed thereby except: None

Conveyance

14. Upon full final payment of the principal and interest of this Contract within the time and the manner required by this Contract, together with all other sums chargeable against the Buyer, and upon full performance of the covenants and agreements of the Buyer, the Seller shall convey the Premises to the Buyer or the Buyer's legal representative, successors or assigns by warranty deed, subject to easements and restrictions of record and free from all other encumbrances except those, if any, as shall have been expressly assumed by the Buyer and except those, if any, as shall have arisen through the acts of neglects of the Buyer or others holding through the Buyer. At the time of delivery of the deed, the Seller will deliver all insurance policies mentioned in this Contract properly assigned by the Seller to the Buyer, and at Seller's expense either an abstract of title certified from the date of purchase under this Contract to a date within thirty (30) days of the date of the deed or, in the event a policy of title insurance has previously been furnished, then a title search to a date within thirty (30) days of the date of the deed.

Loan of
Papers
Service of
Notices

15. Upon request, the Seller shall deliver the abstract or the policy of title insurance or binder to the Buyer for a period not exceeding thirty (30) days, for which the Buyer shall give a receipt.

16. Any and all notices or demands shall be sufficient when served as follows:

(a) By personal service on the party or to a member of the party's family or employee of suitable age and discretion with a request that the notice or demand be personally delivered to the party; or

(b) By depositing the notice or demand in the United States Post Office with postage fully prepaid by first class mail, addressed to the party at the party's last known address.

Time of
Essence

17. It is expressly understood and agreed that time shall be deemed of the essence of this Contract. Failure of the Seller to exercise any right upon default of the Buyer shall not constitute a waiver of any rights and shall not prevent the Seller from exercising any rights upon subsequent default.

Termination

18. The term of this Contract shall terminate upon the date the last payment is due as set forth in paragraph 2 unless it shall sooner be terminated by its terms.

Additional
Provisions

19. See attached Addendum.

Binding
Effect
Effective
Date

20. The covenants and agreements of this Contract shall bind the heirs, assigns, and successors of the respective parties.

21. The parties have signed this Contract in duplicate and it shall be effective as of the day and year first above written.

Witnesses:

BEDFORD HILLS MOBILE VILLAGE

BY ASPEN PROPERTIES, LTD.,
A General Partner

By Arlyn Lanting
Its Vice President

AND BY ASPEN GROUP,
A General Partner

By Arlyn Lanting
Its Vice President

Kenneth Kane SELLER
s.s. Kenneth Kane

STATE OF MICHIGAN

COUNTY OF KENT

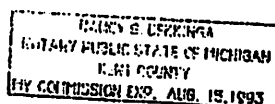
On this 6th day of May, 19 92, before me,
a notary public in and for said County, personally appeared Arlyn Lanting

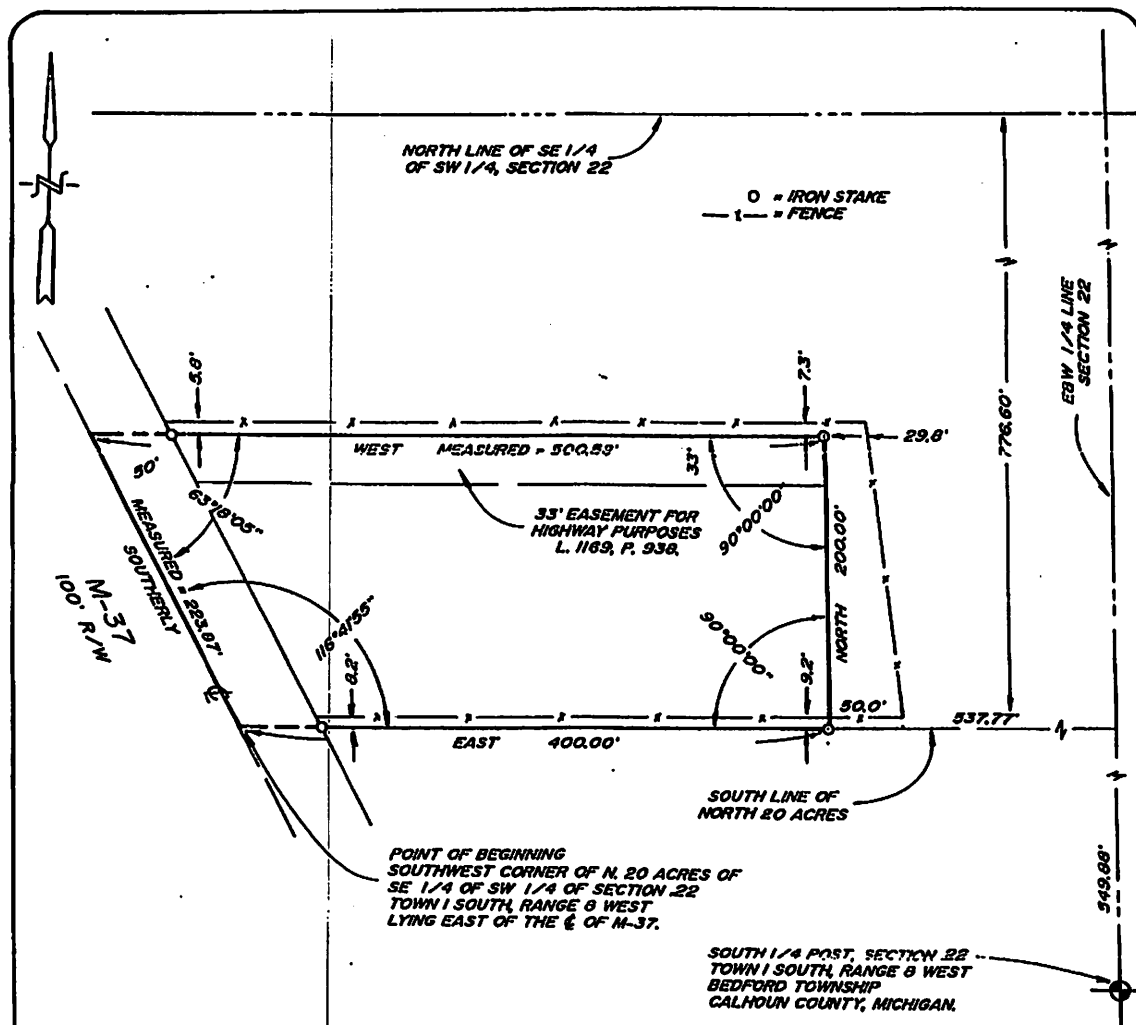
the Seller, to me known to be the same person described in and who executed the Contract and acknowledged that Arlyn Lanting executed it as his free act and deed.

Prepared by:

Nancy S. Dakkinga
Notary Public, Kent County, Michigan

My commission expires: 8-15-93





DESCRIPTION:

Commencing at the Southwest corner of the North 20 acres of the Southeast 1/4 of the Southwest 1/4 of Section 22, Town 1 South, Range 8 West, lying on the East side of what is known as Battle Creek - Bedford Road, that is M-37; thence East, 400 feet; thence North, 200 feet; thence West to M-37; thence Southerly along M-37 to place of beginning.

SUBJECT to the rights of the State of Michigan along the Easterly side of M-37 for highway purposes; and provided further that North 33 feet of parcel will be reserved for highway purposes, whenever the area is developed for platting or building purposes.

Bedford Township, Calhoun County, Michigan.

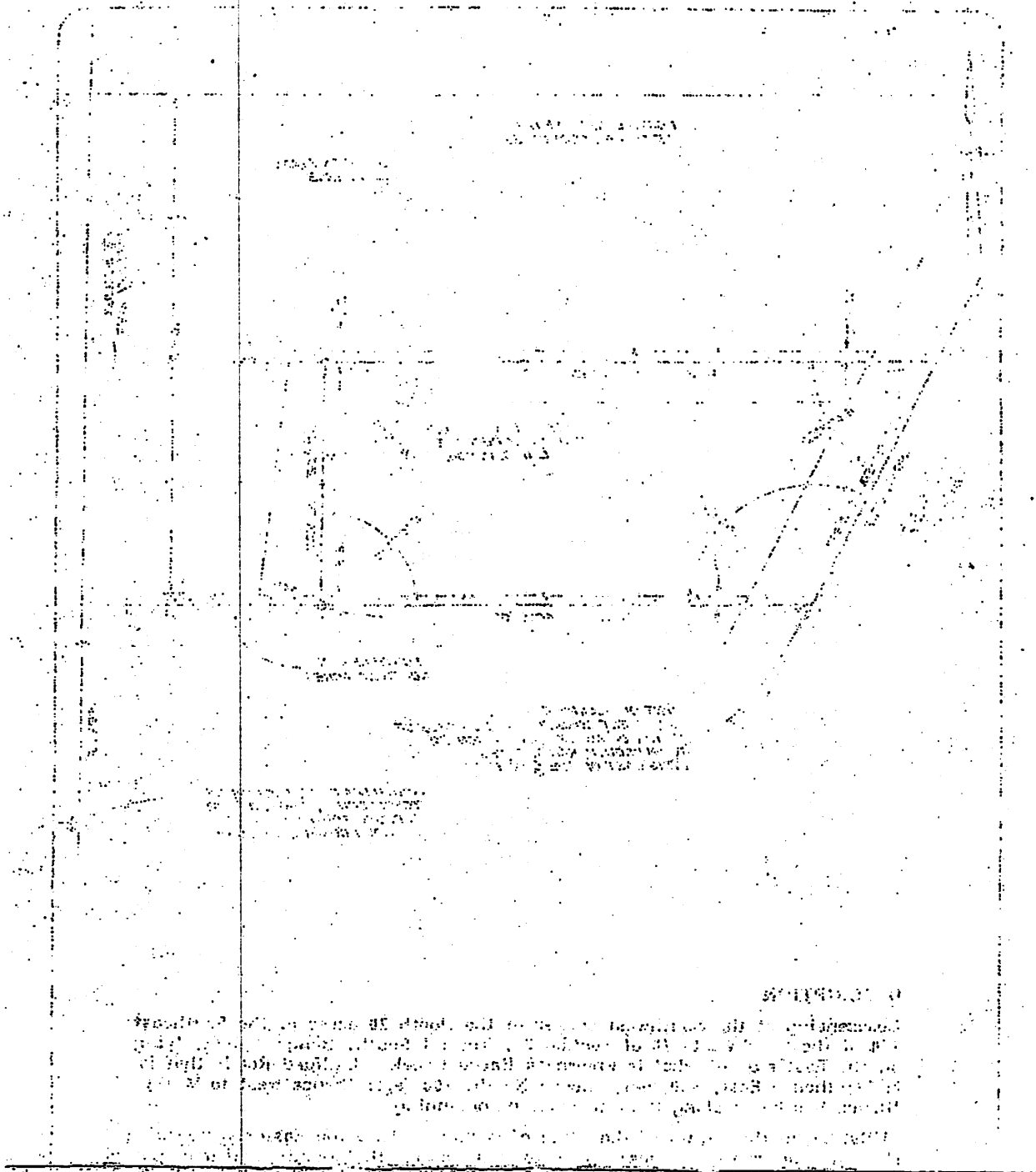
CLIENT: Aspen Enterprises, Ltd.
2757 44th, S.W., Suite 306
Grand Rapids, Michigan 49509

JOB NO. 92-4269
SCALE 1"=100'
DRAWN BY JSD
DATE June 26, 1992

SURVEY REPORT

Robert R. Carr, L.L.S. No. 20704

CARR & ASSOCIATES
LAND SURVEYING
777 West Gogusac
Battle Creek, Michigan 49015
(616) 963-7778



The following information is for the purpose of identification only and is not to be used for any other purpose.	The following information is for the purpose of identification only and is not to be used for any other purpose.
The following information is for the purpose of identification only and is not to be used for any other purpose.	The following information is for the purpose of identification only and is not to be used for any other purpose.

This Contract, is entered into on this 6th day of May, 19 92,
between BEDFORD HILLS MOBILE VILLAGE, a Michigan limited
Parties and partnership, of 2757 - 44th Street, S.W., Suite 306, Grand
Addresses Rapids, Michigan 49509 (the "Seller")
and Kenneth Kane, of 103 Walker Drive, Battle Creek,
Michigan 49017

**Description
of Premises**

(the "Buyer") upon the following terms and conditions:

1. The Seller agrees to sell to the Buyer land in _____ City/Township,
Calhoun County, Michigan with a street address of _____
and legally described as: _____

See attached Exhibit A.

**Price and
Terms**

together with all improvements, appurtenances, tenements and hereditaments (the "Premises");
but subject to easements and restrictions of record and zoning laws and ordinances affecting the
Premises.

2. The Buyer agrees to purchase the Premises from the Seller, and to pay a purchase price of
Twenty-seven Thousand Five Hundred Dollars
(\$ 27,500), of which the sum of Five Thousand
Dollars (\$ 5,000) has been paid. The
Buyer agrees to pay to the Seller the balance of Twenty-two Thousand Five
Hundred Dollars (\$ 22,500) together with
interest on any principal from time to time unpaid, in the following manner: Equal monthly
installments of principal and interest shall be paid by Buyer to Seller in
the amount of Four Hundred Dollars (\$400) each, or more, at Buyer's option,
beginning thirty (30) days from the date hereof and continuing on the same
day of each and every month thereafter; provided, however, that the entire
balance of principal and interest shall be paid by Buyer to Seller on or
before five (5) years from the date hereof.
The interest mentioned above shall be at the rate of ten percent (10 %) per
annum, from the date hereof, 19 92, computed
monthly and first deducted from each payment

with the remainder applied to principal. Any payment of principal and interest not paid when due
shall be assessed a one time late charge of five percent (5%), and in addition shall bear interest
upon the interest portion of the payment until paid at the above stated Contract interest rate but not
to exceed ten percent (10%). Both the late charge and the interest upon interest shall be separate
amounts owed under this Contract and shall be due and payable immediately upon the occurrence
of the default. All payments shall be made at Seller's address above
_____, or wherever otherwise directed by the Seller.

Possession

3. The Buyer shall receive possession of the Premises on the date hereof,
19 92, and shall be entitled to retain possession only so long as there is no default by Buyer in
carrying out the terms and conditions of this Contract. Possession is also subject to the following
rights of any tenants in possession: None

Waste

4. The Buyer shall at all times maintain the Premises in the same condition it was in on the date
of giving possession, reasonable wear and tear excepted, and the Buyer shall not commit or suffer
any other person to commit waste or, without the consent of the Seller in writing, remove, change
or demolish the improvements on the Premises in a way which may diminish Seller's security.

Taxes

5. The Buyer shall pay all taxes and special assessments upon the Premises which shall
become due and payable after the date of this Contract before they become subject to penalties,
and shall produce evidence of the payment to the Seller on demand.

Other tax provisions: Taxes shall be paid and prorated as provided
in the Real Estate Sale Contract between the parties.

Insurance

6. The Buyer shall obtain and keep in force fire and extended coverage insurance in the name
of the Seller covering the buildings and improvements now or hereafter placed on the Premises with
a loss payable clause or other endorsement making the proceeds payable to the Seller and Buyer
as their respective interest may appear, with insurers satisfactory to the Seller in an amount not
less than the insurable value of the Premises, and shall deliver copies of the insurance policies to
the Seller with premium paid.

**Disposition
of Insurance
Proceeds**

7. In case of loss of damage as a result of which insurance proceeds are available in an amount sufficient to repair or rebuild the Premises, Buyer has the right to elect to use the insurance proceeds to repair or rebuild. In order to elect to exercise the right, Buyer must give Seller written notice of the election within 60 days of the loss or damage. If the election is made, the insurance proceeds shall be used for that purpose. In the event the insurance proceeds are not sufficient to repair or rebuild the Premises, Buyer may elect to use the proceeds to repair or rebuild by giving written notice of the election within 60 days of the loss or damage, and along with the notice, deposit with Seller an amount sufficient to provide for full payment of the repair and rebuilding. If the election, and deposit if required, are not timely made, the insurance proceeds shall be applied on this Contract. If the insurance proceeds exceed the amount required for repairing and rebuilding, the excess shall be applied first toward the satisfaction of any existing defaults under the terms of this Contract, and then as a prepayment upon the principal balance owing, without penalty, notwithstanding any other provision to the contrary. The prepayment shall not defer the time for payment of any remaining payments required under paragraph 2. Any surplus of proceeds in excess of the balance owing on this Contract, shall be paid to Buyer.

**Insurance
and/or
Tax Default**

8. In case of failure of the Buyer to obtain, maintain, or deliver policies of insurance or to pay taxes or special assessments payable by the Buyer, the Seller may:

- (a) Pay the insurance premiums, taxes or special assessments and add them to the unpaid balance on the contract, or
- (b) Pay the insurance premiums, taxes or special assessments and treat Buyer's failure to pay them as a default, or
- (c) Not pay the insurance premiums, taxes or special assessments and treat Buyer's failure to pay them as a default.

**Seller's
Right to
Mortgage**

9. Seller's right to place a mortgage on the Premises, or renew or amend any existing mortgage, is subject to the following limitations:

- (a) The aggregate amount due on all outstanding mortgages shall not, at any time, be greater than the unpaid principal of this Contract;
- (b) The aggregate payments of principal and interest required in any one year under the new or renewal mortgage or mortgages shall not exceed those required under this Contract;
- (c) The mortgage or mortgages shall not be amended to extend the term beyond the length of this Contract;
- (d) The Seller shall give to the Buyer written notice of the execution of any mortgage or renewal, containing the name and address of the mortgagee, the amount and rate of interest on the mortgage, the due date of payments and maturity of the principal;
- (e) The Seller covenants to meet the payments of principal and interest as they mature on any mortgage now or hereafter placed upon the Premises and produce evidence of payment to the Buyer on demand; and
- (f) In case the Seller shall default upon any mortgage, the Buyer shall have the right to do the acts or make the payments necessary to cure the default and shall be reimbursed by receiving credit to apply on the payments due or to become due on this Contract.

When the Contract payments have reduced the amount due to the amount of the mortgage indebtedness, the Buyer shall be entitled to demand and receive the deed hereinafter mentioned, subject to the mortgage indebtedness which the Buyer shall assume and agree to pay; provided that the mortgage by its terms does not prohibit assumption.

**Seller to
Perform
Prior Land
Contract**

10. If, at the time this Contract is executed, the Seller is purchasing the Premises on a land contract, the Seller covenants and agrees to meet all obligations of that contract as they mature and produce evidence thereof to the Buyers on demand. If the Seller shall default on any prior land contract obligations, the Buyer may cure the default and any payments by the Buyer shall be credited on the sums first due on this Contract.

Whenever the sum due and owing on this Contract is reduced to the amount owing upon the prior land contract by which the Seller is purchasing the Premises, and if the Buyer is not in default, the Buyer shall be entitled to demand and receive an assignment of Seller's right, title, and interest in and to the prior land contract, provided that the Buyer shall assume and pay the prior land contract, and provided further that the prior land contract does not prohibit assignment.

**Enforcement
on Default**

11. If the Buyer shall fail to perform any of the covenants or conditions contained in this Contract on or before the date on which the performance is required, the Seller may:

- (a) give the Buyer a written notice specifying the default and informing the Buyer that if the default continues for a period of fifteen days after service of the notice that the Seller will without further notice declare the entire balance due and payable, and proceed according to the common law or the statutes of the State of Michigan; or
- (b) not declare the entire balance due and payable, and proceed according to the common law or the statutes of the State of Michigan including but not limited to the right of Seller to declare a forfeiture in consequence of the nonpayment of any money required to be paid under the Contract or any other breach of the Contract, but in the event the Seller elects to proceed under the sub-paragraph the Seller shall give the Buyer a written notice of forfeiture specifying the default which has occurred and shall give the Buyer a period of fifteen days after service of the notice of forfeiture to cure the default.

Assignment

12. Either party may assign, sell, or convey an interest in this Contract, but shall immediately give written notice to the other party of the action, which notice shall give the name and address of the new party.

No assignment, sale, or conveyance, shall release the Buyer from obligations under the provisions of this Contract unless Seller releases the Buyer in writing.

**Buyer's
Acceptance
of Title and
Premises**

13. The Buyer acknowledges having been previously advised to request an attorney at law to examine either:

An abstract of title and tax history of the Premises certified to _____; or

A policy of title insurance or binder covering the Premises, dated _____;

by _____, policy number _____

and agrees to accept as merchantable the title now disclosed thereby except: None

**TRANSPORTATION
COMMISSION**

BARTON W. LA BELLE
RICHARD T. WHITE
ROBERT M. ANDREWS
JACK L. GINGRASS
IRVING J. RUBIN
CHARLES W. YOB
LH 7-1 (9/92)

STATE OF MICHIGAN



JOHN ENGLER, GOVERNOR

DEPARTMENT OF TRANSPORTATION

1501 EAST KILGORE ROAD, KALAMAZOO, MICHIGAN 49001-6300
PHONE: (616) 343-3054 FAX NO.: (616) 343-3183

PATRICK M. NOWAK, DIRECTOR

January 3, 1994

Kenneth Kane
327 Oliverda Dr.
Sherwood, MI 49089

Mr. Kane:

This letter shall serve as confirmation of our telephone conversation 12-28-93, regarding the construction of a commercial driveway on M-37 in Bedford Township.

Upon review of your site plan A, permit will be issued you for this drive in accordance with the administrative rules of Public Act 200 of the Public Acts of 1969.

Sincerely,

A handwritten signature in black ink, appearing to read "G.D. Rapp".

G.D. Rapp
Dist. Const. Permit Technician

GDR/ct

1-3-94

PAGE NO

PREPARED BY	
DATE	

1 The Health Department
2 Has No Record or Permit copy
3 of Any Existing Septic System
4 They Are willing to Issue A
5 Permit For Any Future Development
6

7 Any Questions Call Health Dept.
8 Ask For - Sandy
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11 Kenneth Kame
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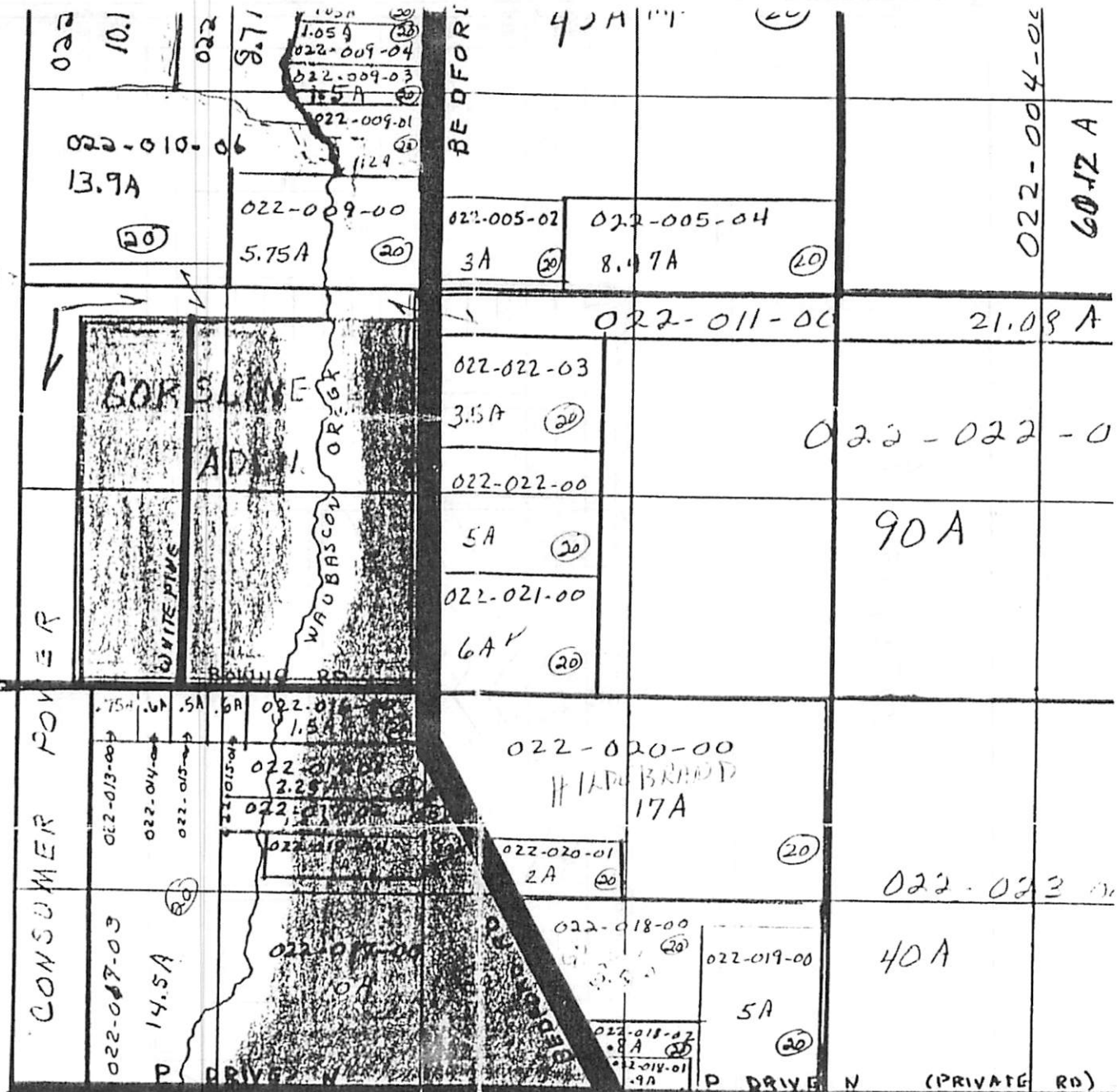
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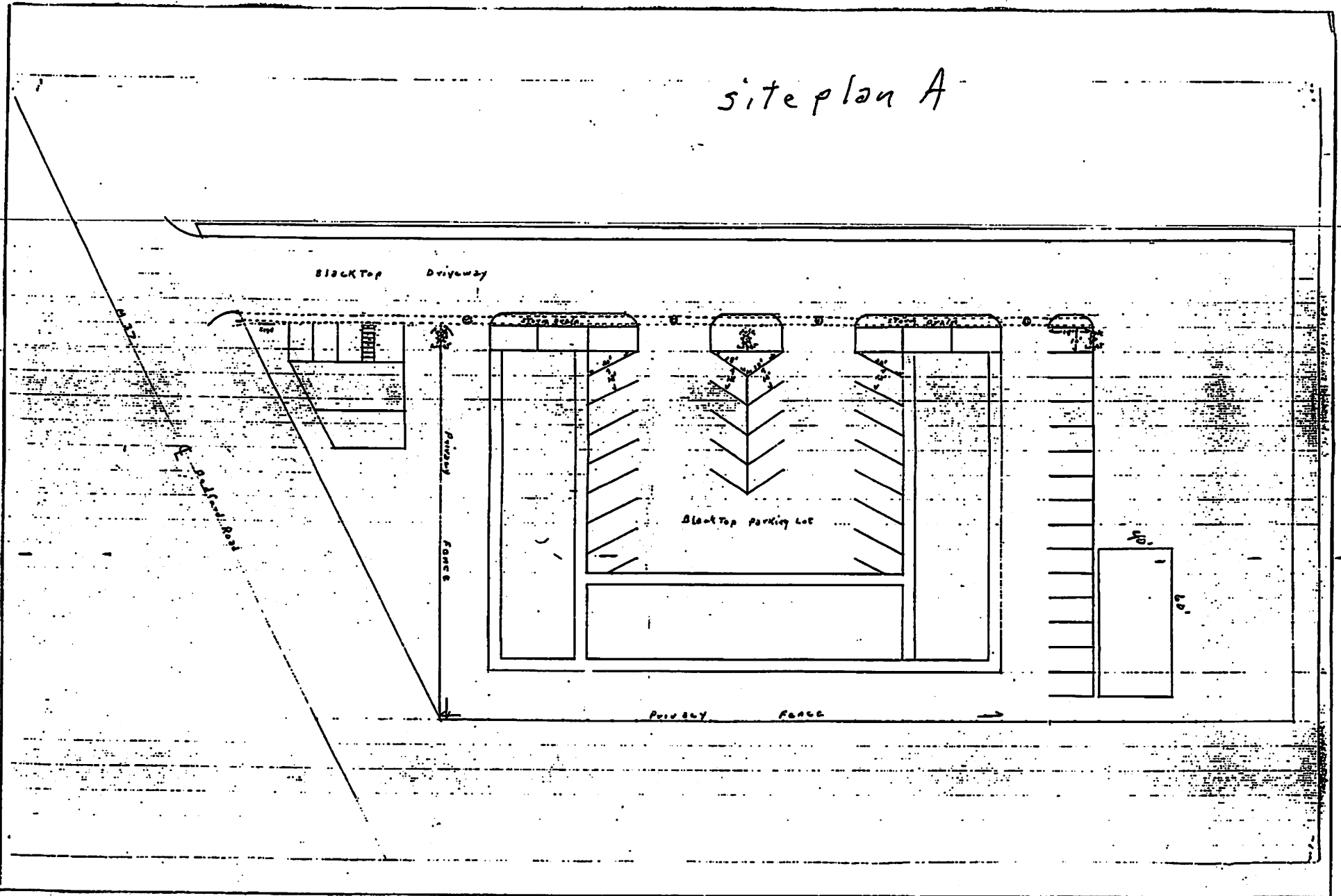
- AGRICULTURAL
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MED DENSITY
- OPEN SPACE

COUNTY CALHOUN N
TOWNSHIP BEDFORD CHARTER
RANGE T1S - R8W
Section 22

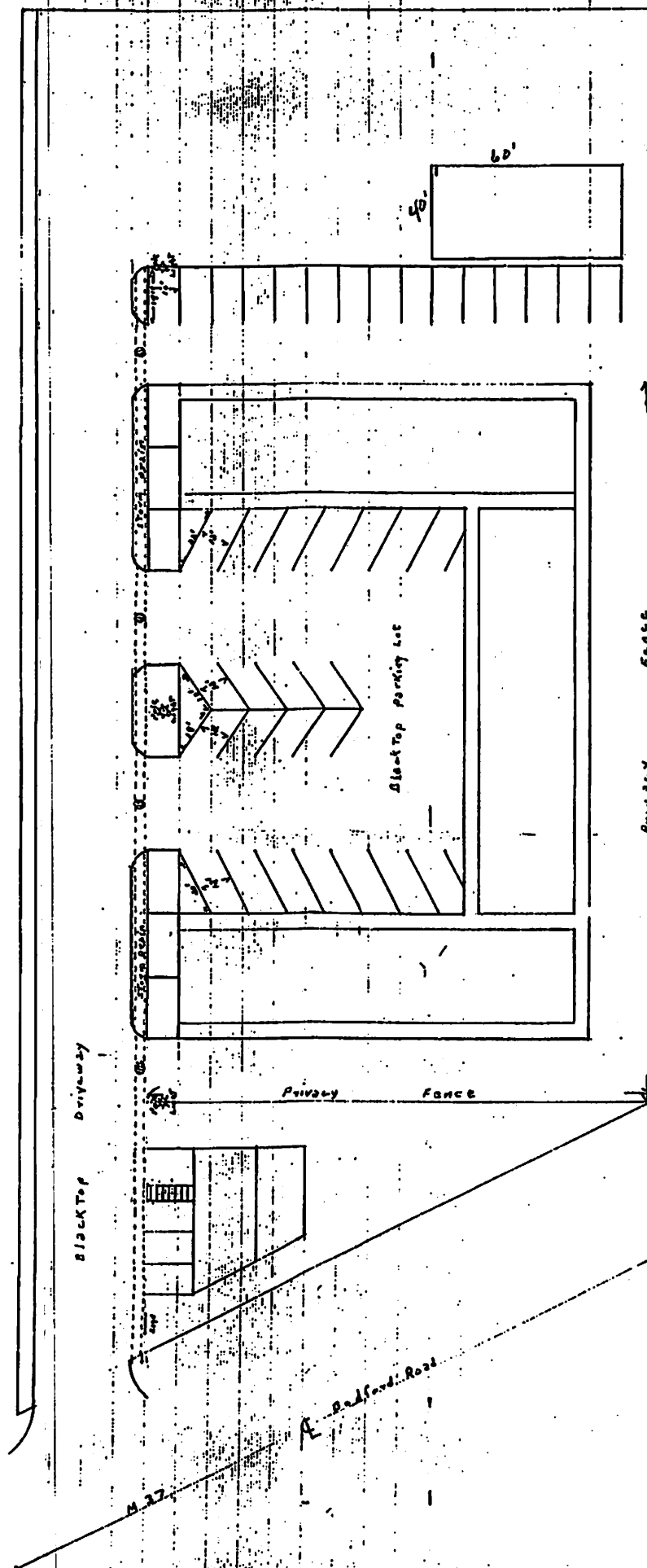
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20144 N Bedford Rd.
Battle Creek Mich. 49017

site plan A



site plan A



PROCEEDINGS OF THE BOARD OF TRUSTEES OF
THE CHARTER TOWNSHIP OF BEDFORD

Thursday, October 13, 1994

Minutes

1. Call to Order

Supervisor Armstrong called the meeting to order.

2. Pledge of Allegiance to the Flag

Audience and board members recited the Pledge of Allegiance to the Flag.

3. Roll Call

Present: Ann Armstrong, Supervisor; Tom Sprau, Clerk;
Nancy J. Bartok, Treasurer; John Skaggs,
Trustee Alberta Duck, Trustee; Phil Gehrman,
Trustee

Excused: Richard Harvey, Trustee

4. Approval of the September 8, 1994 and September 19, 1994
Minutes

Moved by Trustee Skaggs, supported by Treasurer Bartok,
resolved by the Board of Trustees of the Charter Township
of Bedford to approve the September 8, 1994 and
September 19, 1994 Minutes, as submitted.

Supervisor Armstrong asked if there were any deletions
or correction on the Minutes. There were none. Unanimous
voice vote. Motion carried.

5. Special Order of Business

None

6. Communications and Resolutions

- (1) September 6, 1994 - correspondence to Supervisor
Armstrong from John Schmidt, Associate Attorney
General, U.S. Department of Justice, referencing
applications that did not receive grant awards under
last year's Police Hiring Supplement Program are now
being reconsidered for funding under Phase 1 of the
Justice Department's new COPS (Community Oriented

Policing Services) Program.

- (2) October 10, 1994 - correspondence to Supervisor Armstrong from Michael Nofs, Chairman of the Calhoun County Board of Commissioners, referencing appointment of Supervisor Armstrong to the Application Review and Recommendation Committee pertaining to the Road Commission.

Supervisor Armstrong reported on the correspondence.

7. Citizen's Time

Mrs. Hayes, 22000 Waubasca Road, inquired about the motorcycle club and asked about police protection.

Supervisor Armstrong noted that Attorney Norlander has not gotten back, and there is police protection in Bedford during the day and afternoon, Monday through Friday. The state police and county sheriff's Department cover from 11:00 at night until 7:00 in the morning from Monday through Friday, and Bedford has 24-hour coverage from the state police and county sheriff's department on Saturday and Sunday.

Sheriff Roberts spoke on the coverage from the sheriff's department.

Mrs. Fisher spoke on millage for the police department and lay offs.

Supervisor Armstrong noted that the residents of Bedford do have police coverage.

Mr. Mike Foster commented on the property taxes.

8. Reports of Committees

(a) Finance Committee

Res.

10-13-94-50 Moved by Treasurer Bartok, supported by Trustee Skaggs, resolved by the Board of Trustees of the Charter Township of Bedford to approve payment of bills listed by Clerk Sprau.

Supervisor Armstrong asked if there were any questions on the bills.

Trustee Skaggs inquired on the Parson's bill.

Clerk Sprau noted that the bill was pertaining to the brakes on Fire Truck 533. There was more discussion.
Roll call: Skaggs, yes; Armstrong, yes; Sprau, yes;

Bartok, yes; Gehrman, yes; Duck, yes; Harvey, excused - 6 yes, 0 no, 1 excused. Motion carried.

(b) Public Health and Safety Committee

Trustee Skaggs reported on the police and fire activities for the month of September.

(c) Building and Grounds Committee

Res.

10-13-94-51 Moved by Trustee Duck, supported by Treasurer Bartok, resolved by the Board of Trustees of the Charter Township of Bedford to approve an amendment of the Charter Township of Bedford Master Plan to change the following described area from residential to commercial for future land use:

A strip running North along the East side of Bedford Road from P Drive N to the Northern Boundary of Property 13 04 022 020 01 (584 Bedford Road) and

A strip running North, on the East side of Bedford Road from the Northern Boundary of Property 13 04 027 006 02 (11 Morgan Road) to P Drive North.

Supervisor Armstrong explained where the property was located.

Trustee Skaggs inquired about the county planning commission.

Supervisor Armstrong noted that the county approved it.

Roll call: Skaggs, yes; Armstrong, yes; Sprau, yes; Bartok, yes; Gehrman, yes; Duck, yes; Harvey, excused - 6 yes, 0 no, 1 excused. Motion carried.

Res.

10-13-94-52 Moved by Trustee Duck, supported by Treasurer Bartok, resolved by the Board of Trustees of the Charter Township of Bedford to rezone from AA - Agricultural to CS - Community Service Commercial the following described property:

Bedford Township, Section 22, T1S-R8W Commencing at SW Corner of North 20 acres of SE 1/4 of SW 1/4 of Sec 22, lying on the east side of Bedford Road (M-37), TH E 400 ft, N 200 ft, W to M-37, Sly alg M-37 to BEG.

2 ACRES M/L

Also known as: 584 & 20144 Bedford Road
Kenneth Kane - owner

To allow Kane's Electrical contracting business to move to that location, as approved by the Charter Township of Bedford Planning Commission at their July 18, 1994 Meeting.

Supervisor Armstrong asked if there were any questions on the motion. There were none.

Roll call: Duck, yes; Skaggs, yes; Armstrong, yes; Sprau, yes; Bartok, yes; Gehrman, yes; Harvey, excused - 6 yes, 1 excused, 0 no. Motion carried.

(d) Legislative and Intergovernmental Relations Committee

Trustee Skaggs inquired if the County filed a second suit against the State of Michigan asking for funding for the county court system.

Commissioner Mike Nofs, Chairperson of the Calhoun County Board of Commissioners, noted that was true. He explained in detail the reasons for the law suit. There was discussion on Solid Waste and county business.

Trustee Skaggs spoke on Solid Waste.

9. Unfinished Business

None

10. Petitions and New Business

None

11. Trustees Personal Privilege

Supervisor Armstrong noted that she would like to thank the fire department and the volunteers and the fire auxiliary for the participation for "Fire Prevention Week". She noted that the candy bars are selling very well.

12. Citizen's Time

Ms. Bess Jordan, 20211 Collier Avenue, asked Treasurer Bartok what the financial status is at present.

Treasurer Bartok noted there was an excess of \$300,000.00, but one of the CDs will have to be cashed.

Ms. Bess Jordan spoke on the police officers that were laid off and the unemployment that will have to be paid by Bedford. Ms. Jordan mentioned that a maintenance employee was on suspension with pay.

Supervisor Armstrong noted that we have been through this and we have been through this. She explained that this board had anticipated the lay offs to be January 1 of this year. The board postponed it. We put a millage question out there in August; that was turned down. She noted that the officers and employees should have been laid off at that time. She noted that we have put another millage request for the November Ballot. She explained that the board wanted to give the residents the police protection as long as we could. Supervisor Armstrong noted that a maintenance employee is on suspension with pay by advice of legal council.

Ms. Bess Jordan commented again on the lay offs of the police officers. There was more discussion.

Trustee Gehrman commented on the various issues.

Fire Chief Mc Guire noted that the fire department answers the calls, and it is hog wash that we are running up and down nilly-willy, because every alarm call that has been responded to, is documented by a state fire report. There was more discussion.

There was more discussion on the lay offs and unemployment.

Mr. Foster noted that he is thinking positively about the proposals passing. He wanted to know if the millage will be used for what it is designated for.

Supervisor Armstrong noted that is correct.

Mrs. Ann Booth commented that she used to be on the Bedford Fire Department for almost ten years. She noted that she has been a volunteer and first responder for Bedford. She noted that it seemed to her that if the people would get together and quit fighting this board, we would get something done. She noted that all this is referencing Bess. Many of the board members were here on this board 12 years ago, some were not. There is one in the crowd here. The one that is not sitting on this board now, is primarily in Mrs. Booth's opinion, is one of the reasons why this township is in the financial state that it is. She noted that she is for one sick and tired of picking this board apart. They are doing the best they can. They have stated that they have held off as long as they could to lay these police officers off. She noted

that she is very concern about leaving her property. She commented that she is very concern. She also noted that she is very sick and tired of hearing everything being picked apart. Mrs. Booth noted to Ms. Jordan that her husband is who you hear that goes out at 2:00 o'clock in the morning freely as a first responder to pull people out of trees. She noted that before anybody around here starts running their chop maybe they better get out there in the public to find out what is going on.

Ms. Bess Jordan noted that she would just like to say this, she does not have to come down here for a lecture. She noted that she has her rights, and she is a citizen of Bedford. She noted that if Mrs. Booth wants to take her on they can go out there instead of taking other people's time. She noted that she is dealing strictly in business and strictly in figures. She noted that she asked pointed questions. She wants answers to them.

Mrs. Fisher noted that no one here is picking the board apart.

Mrs. Bucklin commented on the taxes. She suggested that the people hold fund raisers.

Supervisor Armstrong noted that the fire department holds fund raisers all the time, and Supervisor Armstrong noted that she is going to announce a fund raiser tonight.

Clerk Sprau noted that he has one comment to make on the \$300,000.00 figure. He noted that if you take the audit report from Plante and Moran, there is \$83,000.00 in the audit report that was due for deferred compensation and everything for the end of the planed year you do not have \$300,000.00 to play with.

Trustee Skaggs spoke on the letter referencing the propositions for the millage for police and fire.

Supervisor Armstrong noted that the letters will be sent out before the election, referencing the propositions.

Trustee Skaggs noted that he was the only board member that voted against the lay offs at the last board meeting. He noted that he would like to explain that vote. He noted that he is not apologizing for any vote that he made. He noted that he has sat here long enough. He has broad shoulders and it does not bother him one way or another. He noted that the people elected him to have an objective and an open mind. He came to the meeting last month to see what the people had to say. He discussed the matter at length. Trustee Skaggs noted that he hopes whatever the outcome of this vote is, whether it is passed or not we can get together as neighbors and friends and resolve this issue. He noted the problems aren't going

away; we are going to have to deal with them.

Trustee Duck noted that she wanted to say one thing to the pass board and the present board; it is a shame that we did not foresee this problem years ago. It took a long time to get where we are at. She noted that some of these CDs should have been held on to and not balance the budget every year by using that money. It has been a hard way to go and now everyone has to pay for it. She noted that it is not a good feeling for anybody to know that the police department is not out there.

Mrs. Bucklin noted that the federal government could not make it, so they passed it down to the state, and the state passed it down to the locals.

Trustee Duck noted that is a true statement

There was more discussion.

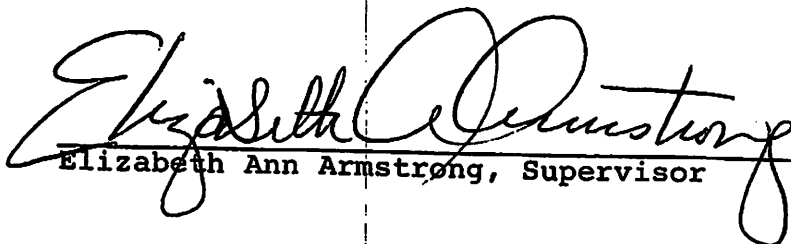
13. Announcements by the Chair, Chairpersons or Township Officials


Supervisor Armstrong announced that the Fire Auxiliary is holding a spaghetti supper November 12, 1994, and they are planning a Christmas party for employees and residents on the first of December. She noted that there are candy bars for sale. This is all part of the fund raisers.

Ann Booth announced that the Fire Auxiliary is holding a meeting Thursday, October 27, 1994, Fire Station 2, that would like to join our auxiliary to raise money for our fire department is welcome. She noted that we need your help and your support.

14. Adjournment

Moved by Trustee Skaggs and supported by Trustee Gehrman to adjourn. Unanimous voice vote.


Elizabeth Ann Armstrong, Supervisor


Thomas Sprau, Clerk

Charter Township of Bedford
115 S. ULDRIS DRIVE
BATTLE CREEK, MICHIGAN 49037-1165

Rezoning Application
Zoning Amendment

Special/Conditional Use
Sub-division/plat review

Applicant Name: Simple Touch Designs LLC DBA Safe and Sander Vans
Address: 310 Custer DR Suite A
City: Battle Creek State: MI Zip code: 49037
Phone: 989-818-0747 email: Safeandsandervans@gmail.com

Signature: Al Bichard Date: 4/5/2022

Applicant is: Owner

Lessee

Contractor

Owner Name: CDH Holdings LLC
Address: 21326 W. County Line Road
City: Augusta State: MI Zip code: 49012
Phone: 269-209-3588 email: mhires@cmcontracting.net
Signature: Mike D. Hires Date: 4-5-2022

I agree that the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding that the property will be in full compliance with all applicable sections of the Charter Township of Bedford Zoning Ordinance. Further, I agree to notify the Zoning Administrator of the Charter Township of Bedford for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of the Charter Township of Bedford, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection.

Signature: _____ Date: _____

Project Location/address: 310 Custer Drive Battle Creek, MI. 49037
Parcel Number: _____

Explanation of request: New & Used Vehicle Sales & service.
This is to allow vehicle sales that we have
upfitted in the cargo area

TO BE COMPLETED BY TOWNSHIP:

Date Received & accepted: 04/05/22 Staff name: Kara Dougherty
Parcel Number: 04-029-008-09 Hearing Date: May 24, 2022

APPLICATION FEE IS NOT REFUNDABLE



Charter Township of Bedford

115 S. Uldriks Drive

Battle Creek, MI 49037-1165

Phone: 269-968-6917 Fax: 269-965-0908

www.bedfordchartertwpmi.gov

April 20, 2022

**Re: public hearing for 13-04-029-008-09
310 Custer Drive**

Notice is hereby given that a public hearing has been scheduled for Tuesday, May 24, 2022, at 6:30 PM for considering an application for conditional use for the parcel known as 13-04-029-008-09, 310 Custer Drive. This conditional use request is to allow for new & used vehicle sales and service of vehicles that have been outfitted in the cargo area. This will be an in-person meeting at Bedford Charter Township located at 115 S. Uldriks Drive, Battle Creek, Michigan, 49037.

A map of this area, along with the application and any pertinent data, will be available in the Bedford Township office for review by any interested party during regular business hours, Monday-Thursday, 7:30 AM to 12 Noon and 12:30 PM to 4:30 PM.

If you wish to participate in the public hearing please attend the public hearing on Tuesday, May 24, 2022, at 6:30 PM. If you have questions or concerns, you may reach me at 269-965-9096 or email me at kara@bedfordchartertwpmi.gov.

Sincerely,

Kara Dougherty

Building & Zoning Administrator/ Deputy Supervisor
Bedford Charter Township

Phone: 269-965-9096

Email: kara@bedfordchartertwpmi.gov

115 S. Uldriks Drive
Battle Creek, MI 49037

www.bedfordchartertwpmi.gov



**Charter Township of Bedford
Zoning Review**

115 S. Uldriks Drive
Battle Creek, MI 49037-1165
Phone: 269-968-6917

Date: Monday, May 23, 2022

Address: 310 Custer Dr. Suite A

Owner: CDH Holdings, LLC.

Parcel Number: 04-029-008-09

Acreage: 1.883 Acres / 82,023 sf.

Lot Width: Minimum lot area shall be one (1) acre or 43,560 square feet, and the minimum lot width shall be one hundred fifty feet (150'). The lot width for this property is 250 feet.

Lot Coverage: 25 % is allowable with Commercial. Currently at 13%.

Zoning District: C - Commercial

Required Setbacks:

Front – Not less than thirty-five feet (35'). The property setback is greater than 35 feet.

Side – Least width of either yard shall not be less than twenty feet (20'), except in the case of a corner lot or parcel where the side yard on the road or street-side shall not be less than thirty-five feet (35'). The property side setback is greater than 20 feet.

Rear – Not less than twenty feet (20'). The property's rear setback is greater than 20 feet.

Conditional Use Specific Design Standards –

- ❖ The principal and accessory buildings and structures shall not be located within one hundred feet (100') of any residential use or district.
- ❖ All equipment and activities associated with vehicle repair operations, except those in incidental use, such as air hoses, shall be kept within an enclosed building.
- ❖ Inoperative vehicles left on the site shall be stored within an enclosed building or in an area screened by an opaque fence not less than six (6) feet in height. Such a fence shall be continuously maintained in good condition. This area shall be paved with asphalt or concrete, and shall be no larger than five thousand (5,000) square feet.
- ❖ Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited, except in designated and approved storage areas as outlined in subsection 4.

- ❖ Access driveways shall be located at least one hundred feet (100') from the nearest right-of-way line of any intersecting street or seventy-five feet (75') from the nearest edge of any other driveway.
- ❖ Where adjoining residentially zoned or used property, buffer or greenbelt shall be provided along the nonresidential property line. 8. The lot area used for parking shall be paved, graded, and drained to dispose of all surface water, free from ponding, and not harmful to adjacent property owners.

Greenbelt Buffer - 1. A "Greenbelt Buffer" shall be provided in accordance with the regulations specified in SECTION 14.07. 2. A use or structure on any lot in this district fronting a public road, street, or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty feet (20') or more in-depth; such landscaped strip to be defined and designed to provide access to the lot and separate off-street parking areas from the public right-of-way. This property is surrounded by Commercial Zoned Properties.

Conditional Use & Parking: Automobile or Machinery Sales and One (1) space for each two (200) hundred Service Garages square feet of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each two (2) employees on the maximum shift – Off-Street Parking spaces required would be 31 spaces. The spaces available at the property are greater than 31.

The Planning Commission may stipulate additional standards to promote health, safety, and welfare to the public.

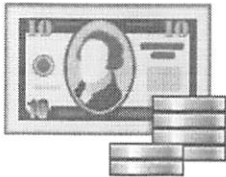
Proposed Project: Simple Touch Designs LLC would like to get a Commercial Conditional Use for 310 Custer Dr, 04-029-008-09, to allow for and regulate new & used vehicle sales and service.

Determination: The Zoning Review for this project is approved.

A handwritten signature in black ink, reading "Kara Dougherty". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Kara Dougherty

Building & Zoning Administrator



RECEIPT NUMBER

00042524

BEDFORD CHARTER TOWNSHIP

115 S. ULDRICKS DRIVE

BATTLE CREEK, MI 49037

Ph: 2699659096

Fax:

Paid By

SIMPLE TOUCH DESIGNS DBA SAFE AND S

310 CUSTER DR STE A

BATTLE CREEK, MI 49037

05/23/2022

Type	Record	Category	Description	Amount
Permit	PC22009	CONDITIONAL USE APPLI	CONDITIONAL USE APPLICATION F	\$ 500.00

Total	\$ 500.00
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Cash

Check \$ 500.00

Credit

Transferred

Tendered	\$ 500.00
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Change \$ 0.00

To Overpayment \$ 0.00

Charter Township of Bedford
115 S. ULDRIS DRIVE
BATTLE CREEK, MICHIGAN 49037-1165

Rezoning Application
Zoning Amendment

Special/Conditional Use
Sub-division/plat review

Applicant Name: CR Select Investments LLC
Address: 5737 EC Ave
City: Richland State: Mi Zip code: 49083
Phone: 269-615-3476 email: MikeReijnen@gmail.com
Signature: [Signature] Date: 5/4/22
Applicant is: Owner Lessee Contractor

Owner Name: _____
Address: Same
City: _____ State: _____ Zip code: _____
Phone: _____ email: _____
Signature: _____ Date: _____

I agree that the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding that the property will be in full compliance with all applicable sections of the Charter Township of Bedford Zoning Ordinance. Further, I agree to notify the Zoning Administrator of the Charter Township of Bedford for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of the Charter Township of Bedford, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection.

Signature: [Signature] Date: 5/4/22

Project Location/address: 2641 Naubascon Rd, Battle Creek, MI 49037
Parcel Number: 04-026-025-00

Explanation of request: Go From Ag zoning to residential
in order to be able to split parcel

TO BE COMPLETED BY TOWNSHIP:

Date Received & accepted: 05/04/22 Staff name: Kara Dougherty
Parcel Number: 04-026-025-00 Hearing Date: _____

APPLICATION FEE IS NOT REFUNDABLE



Charter Township of Bedford
Zoning Review

115 S. Uldriks Drive
Battle Creek, MI 49037-1165
Phone: 269-968-6917

Date: Monday, May 23, 2022

Address: 264 Waubascacon Rd

Owner: SR Select Investments LLC

Parcel Number: 04-026-025-00

Acreage: 4.830 Acres / 210,395 sq. ft. Lot Area - Where a lot is not so served by public water & sewer, there shall be provided a minimum of fifteen thousand (15,000) square feet of lot area for each single-family dwelling unit and thirty thousand (30,000) square feet of lot area for each two-family dwelling unit. The minimum lot area for all other buildings and structures shall be two (2) acres.

Lot Coverage: 1.38% Coverage / RB Med Lot Coverage - The maximum lot coverage shall not exceed twenty percent (20%).

Lot Width- The minimum lot width for lots served with a central water supply system and a central sanitary sewage system shall be seventy feet (70'). Otherwise, the minimum lot width shall be ninety feet (90'). The width of this property is over 300 ft.

Zoning District: AA Agr / Proposed Rezoning to RB Med Density Residential

Required Setbacks:

Front - Not less than twenty-five feet (25'). This property has 26 feet for the front setback.

Side – Side Yards - Least width of either yard shall not be less than eight feet (8'), but the sum of the two side yards shall not be less than twenty feet (20'); except in the case where the side yard on the road or street-side shall not be less than twenty-five feet (25'). This property has 46 feet on the east side yard and over 100 feet on the west side yard.

Rear – Not less than thirty feet (30'). This property has over 100 feet of rear setback.

Proposed Use: The applicant would like to have the property rezoned from Agricultural to Medium Density Residential. The applicant would like to be able to split the properties into two lots since the shape is irregular, the proposed split would work and be lawful if the property was rezoned to the Medium Density Residential.

Determination: The property is surrounded by agricultural and medium-density residential properties. The property meets the zoning ordinances for RB Med Density. The Master Plan does support the rezoning to RB Med since there is already RB Med surrounding this property.

Kara Dougherty

Building & Zoning Administrator