



**CHARTER TOWNSHIP OF BEDFORD**  
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**ZBA MEETING OCTOBER 24, 2022 @ 6:PM**

1. CALL MEETING TO ORDER- 6:02pm
  - a. PLEDGE OF ALLEGIANCE
2. ROLL CALL: (PRESENT) Barry Beamish, Anthony Roller, Karen Scullion Claudia Brown (ABSENT) Stasia Thorson
3. APPROVAL OF OCTOBER 24, 2022 AGENDA: Motion to Approve Agenda-Anthony Roller, Second-Claudia Brown, Voice Vote: Motion Carried
4. APPROVAL OF AUGUST 2, 2022, MEETING MINUTES: Motion to Approve Minutes – Anthony Roller, Second Claudia Brown, Note to correct date. Voice Vote Motion Carried
5. Public Comment on Agenda Items Only: Open and Close @ 6:04 pm – No Participation.
6. Presentation by Seth Koches for ZBA Education from 6:05 – 7:02pm
7. Unfinished Business: None
8. NEW BUSINESS:
  - a. Public Hearing for non-use variance for 5375 Jones Road, 04-001-006-02
  - b. Open Public Comment for Hearing @ 7:03pm

Neighbor Kelly Burbank – I read up on ordinance before I came. Mr. Smith already has a 3 car garage that is close to 20 feet on our property line. He bought the property that way. Could he consider a smaller building? We do not want another building that close to our property. Beamish – How close is your home to this property? Burbank -One 5-acre vacant parcel away. In the leafy times of year, we cannot even see over there. Mr. Smith response– Burbanks didn't want to sell the property, I offered. I did not want to cut down large trees. Would like to line it up with the current buildings, and put the rest of my stuff inside. Beamish – What size is your parcel? Smith – I have a 4.9 acre parcel. Back yard is not an option as it is wetlands and too close to the property line. Front works better as long as I don't have to cut trees down. Daugherty - Ag has to be 60' from right away. Mr. Smith's Lot density is @ 5%. Wetland requires applying for permit. and to rezone would be spot zoning. Beamish – Is connecting old barn to new barn an option? Seth – would be adding to an existing non-conforming building and would shy away from. Beamish - Can we confirm consistent 5-acre parcels in surroundings? Dougherty – Consistent with surrounding parcels.

Close Public Hearing 7:17pm

9. **ZBA MEMBER TIME: Open 7:17-7:34pm** All members read and discuss maps and set backs with positioning of barn. Brown - Can we put it anywhere else? Kara added a new map and explained that it shows the layout/positioning of the barn on property if he met the criteria that was needed. The barn is setting partially on the driveway in this map. Members clarified with Daugherty the location of trees on the map. Beamish –my understanding is that the ZBA’s role is not to pick a different location but to say yeah or neah. Resident is asking for 100’ on a 5-acre Ag parcel. Motion to Vote, Scullion. Brown seconds. Beamish moves to approve Variance request based upon a 5-acre plot zoned Ag which is not large enough to grow or raise anything as it is too small. To prove hardship, cutting down mature trees is a hardship. The neighbors 5 acres over not liking it is not an issue. They were fine with it when Smith’s moved in. There are other buildings there that we do not know the history of, but he is keeping the barn in line with that. It is well off the road and the septic location is on the other side of the driveway. Cutting down trees is not a reasonable request especially as we are going greener on the planet. Again, he is consistent with the other buildings, is well off the road. He shouldn’t have to relocate his driveway and possibly run the risk of driving over the septic system. That would add an extra burden to the tax payor to have to move them. Main thing, it is a 5-acre parcel not farm land. It is sectioned off more as a residential property than Ag. Those are some of the things we are looking at on the Planning Commission. Rezoning would be spot zoning.
10. Motion to Vote –Beamish, second Brown Voice Vote – Beamish Yes, Roller Yes, Scullion No, Brown Yes. Motion Carried.
11. Discussion to set November ZBA meeting Date –Meeting to approve minutes set for November 15, 2022 @ 6:pm
12. CHAIR Scullion motions for adjournment of meeting, Brown second. Meeting adjourned at 7:38pm

Next Meeting November 15, 2022 @ 6:00pm  
Submitted by Claudia Brown – Filling in for Stasia Thorson