

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

Planning Commission Meeting Minutes
Tuesday, October 9, 2018

The meeting was called to order by Chairman, Barry Beamish at 7:00 PM.

Members present: Barry Beamish, Joe Cipcic, Stacy Greenwood, Justin Shotts

Members absent: Susan Morgan, Barb Jones, Odell Miller

10 residents in the audience

First order of business: Approval of the September 18, 2018 planning commission minutes. All members voted in favor of approval.

Public comments: None

Second order of business: Public hearing opened at 7:05 PM. Public hearing to hear revised presentation and review documents for 897 North Avenue, A to Z LLC, for a conditional use permit for a medical marihuana provisioning center. Presentation and discussion included input from Mark Hires as Building Official regarding requirements for commercial entity for parking and lot use. Suggested that this item be measured and recalculated so they could present a better plan for the site.

Public hearing closed at 7:27. Planning commission discussion followed and it was recommended that building measurements be confirmed so a recalculation be done of required parking spaces. Item is being tabled until next meeting to allow time for all confirmation and changes for the site plan review. All planning commission members were in agreement to have the item tabled until the November 13, 2018 meeting.

Next order of business: Discussion of the ordinance changes to allow for a Lakefront Overlay District to address tight lot sizes on St. Mary's Lake. Draft from Attorney Macfarlane was available for review. Planning commission agreed that there should be a couple of minor changes and then it should go forward for a public hearing.

Next order of business: Discussion of a new/proposed ordinance to address Solar Farm installations. Members discussed Pros and cons. Ordinance is meant to control large solar installations. Draft from Attorney Macfarlane was available for review. Planning commission has agreed to move this ordinance forward for public hearing.

Next order of business: Discussion of the proposed ordinance to the medical marihuana ordinances to insert a buffer between locations of 500 ft. Ordinance will be a part of the public hearing in November.

Open discussion of the Parks and Recreation Plan. Flies and Vandenbrink is waiting for our projects and plans so they can make changes and prepare a draft of the Parks and Rec Master

Plan. Chair, Barry Beamish tasked everyone to come up with their proposed projects by the next meeting so we can have discussion and move some project items forward to Flies and Vandenbrink.

Second public comment time: Congratulations on tabling the medical marihuana for 897 North Avenue until the next meeting to allow time for recalculation and revisit on their site plan.

Chair Beamish moved that the meeting be adjourned. All in favor, 8:15 PM.

Next meeting is November 13, 2018.

Respectfully submitted:
Sally Shaw, done in absence of Susan Morgan

Planning Meeting Minutes 10-09-18

7:01 Meeting called to order by Chairman Beamish.

7:02 Pledge of Allegiance to U.S. flag was led by Chairman Beamish.

7:03 Roll called by Commissioner Shotts, finding present: Chairman Beamish and Commissioners Cipic, Greenwood, and Shotts.

7:03 Chairman Beamish announced the Commissioner Jones was "excused" for her absence.

7:04 Minutes from previous meeting were presented without discussion.

-Chairman Beamish motioned to accept them as presented. Commissioner Cipic seconded the motion. The motion was approved with Commissioner Greenwood abstaining, and all others yea.

7:05 Chairman Beamish declared the opening of a public hearing for a proposed medical marijuana dispensary, to be started by presentations from Building Inspector Mark Hires.

-Inspector Hires' presentation consisted of highlights on his particular determinations of disqualification for approval.

-Chairman Beamish opened the floor for public responses.

-A couple representing the applicants voiced their dispute of unverified information that Inspector Hires' determinations were based on.

-Planning Commission members resolved to continue the public hearing after the information of exact square footages could be obtained.

-A property-owner (neighboring the proposed development), voiced having had concerns with his perceived lack of their available parking (worried it would spill onto his), but said he would be happy if they followed through with their proposition to transform the adjacent property into additional parking.

7:27 Chairman Beamish declared the public hearing closed.

7:28 Chairman Beamish motioned to table the matter, until further investigation. Commissioner Shotts seconded that motion. The motion was unanimously approved.

7:30 Chairman Beamish gave the floor to Inspector Hires and Councilwomen Shaw to introduce a proposed ordinance to create a lakefront overlay district (to foster commonly practiced reduced spacing requirements).

7:45 Chairman Beamish gave the floor to Inspector Hires and Councilwomen Shaw to introduce a proposed ordinance to restrict and regulate private solar-energy production.

7:54 Chairman Beamish gave the floor to Commissioner Shotts to refresh the report on where we are with the Parks and Recreation Master Plan.

-Commissioner Shotts reminded the commission that we still need to decide on our proposed project

list, for Fleis & VanderBrink to incorporate into the whole (setting us properly in order to grant-awards to review).

Chairman Beamish stated this needed to be put on the agenda, but might have to

Planning Meeting Minutes 10-09-18

be pushed back as far as January's meeting,
and that Planning Commissioners could all be working on their individual lists
of ideas for such.

8:05 Chairman Beamish opened the floor for public comment time.

-A resident thanked and bragged on the commission for trying to wok well
together for all.

-A resident expressed desire to know what is to come of the empty party store
at Michigan AV and Sanbourn AV.

-A resident expressed desire for the TWP government as a whole to wok to
prompt greate Planning Commission meeting
attendence.

8:10 Chairman Beamish opened the floor for commission-member comment time. There
were none.

8:15 Chairman Beamish motioned to close the meeting. Commissioner Shotts seconded
that motion. The motion was unanimously
approved.