

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
May 23, 2023

Call to Order-6:30 pm by Chairman, Mike Staib

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

Roll Call: Barry Beamish, Board Trustee; Commissioners: Barbara Jones, Shirley Tuggle, Claudia Brown, Kevin Villadsen, Towney Wolters, Michael Staib. Seven members present. Quorum established.

absence: none

Approval of May 23, 2023 Agenda: moved by Commissioner Brown second by Commissioner Jones. Seven affirmative, motion approved.

Approval of March 28, 2023 Minutes: moved by Commissioner Jones and second by Commissioner Brown. All affirmative, motion approved.

Liaison Report: Trustee Beamish stated the Board is waiting on Solar Ordinance. Appreciate the progress. Great presentation by Parks and Recreation report. Check out video on Township website.

Public Comment Time on agenda items: Open at 6:36 pm

Brandon Lumberg extended his apologies for previous comments (March 28, 2023) and thanked the Commission for it's time and commitment to community.

Public Comment Time closed at 6:37 pm

Zoning Administration Report: New Zoning Administrator-Jason Ughetti

- Reviewing Marijuana Ordinances, currently no separation of Medical Use vs. Recreational Use.
- Seth recommended review-Ordinance NO. 2/8/18/06 "**The Bedford Charter Township Medical Marijuana Facilities Licensing Ordinance**" page 3 Section 4 B. Discussion ensued, Seth will follow up.
- Updating Zoning Map

Discussion of New Business

Public Hearing: Bedford Charter Township Solar Ordinance

Moved by Commissioner Jones, seconded by Commissioner Villadsen, seven affirmative, motion approved for the Public Hearing.

Public Hearing Comment Time: Open 6:52 pm Solar Ordinance Only

- Several residents spoke on their disagreement with the Solar Ordinance. They included the fact that a representative from Consumer Powers was present at the meeting.
- Concerns about farmland being reduced in township.
- Other residents spoke in favor of strengthening the Solar Ordinance to provide more protections for residents and adjacent land owners.
- Consumer's Energy representative, Joe Lawson, had concerns regarding setbacks, adjacent parcels, participating parcels and PA116 exclusion; felt that the ordinance was too restrictive.

Public Comment Time closed at 7:04 pm

Discussion Chair Staib and Trustee Beamish on the improved Solar Ordinance with specific guidelines/protections. A framework in place.

Roll Call Vote: Motion to send Solar Ordinance to Calhoun County Planning Commission for review. Planning commission recommendation for the Board to approve and adopt. Moved by Commissioner Villadsen and seconded by Commissioner Brown, seven affirmative votes, motion approved.

Discussion of Old Business

Chairman Staib:

- a. Final Review of Master Plan Moved by Trustee Beamish, seconded by Commissioner Jones, motion approved.
- b. Discussion; all in agreement of changes from previous meeting. Motion to send Master Plan to the Board for approval for 63 day review. Moved by Commissioner Brown, and seconded by Commissioner Wolters, 7 affirmative. Motion approved.

Open Public Comment Time: 7:24 pm:

- Several residents expressed that they are having difficulty knowing when the PC meets, what is on the agenda. Expressed need for better communication.

Public Comment Time closed at 7:32 pm

Planning Commission Member Time:

Trustee Beamish: noted that meetings are announced at the close of each meeting, they are posted on the township website, and are scheduled 1 year in advance. There are no current commercial Solar Farm applications.

Commissioner Wolters: stated website needs improvement, but packet is posted; reemphasized need for more communication

Commissioner Tuggle: noted the PC tries to be fair, listen to residents; thanked PC members for hard work.

Commissioner Villadsen: stated still trying to get more communication out

Commissioner Jones: noted Coffee & Conversation on Wednesday mornings 9:00-10:30

Commissioner Brown: noted the hard work from the PC

Chairman Staib: stated he realized website needs work, and that the township is making efforts to improve. Making effort to get packet posted to township website by the Thursday prior to Tuesday PC meeting. Residents with specific concerns can call the zoning and building administrator to discuss.

Chairman Staib adjourned Meeting at 7:47 pm

Next meeting June 27, 2023 at 6:30pm

Shirley Tuggle, Secretary

21864 W COUNTY LINE RD, BATTLE CREEK, MI 49017



DRAWING LIST

AN EXISTING POLE BARN IS TO BE CONVERTED INTO A GROW FACILITY.

AN EXISTING POLE BARN IS TO BE CONVERTED INTO A GROW FACILITY.

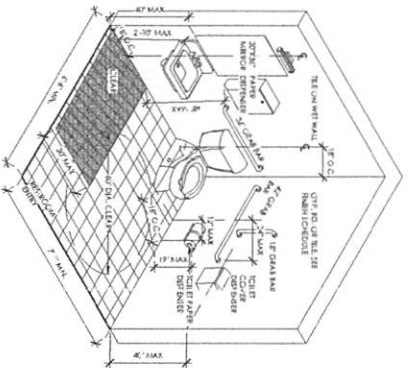
AREA MAP



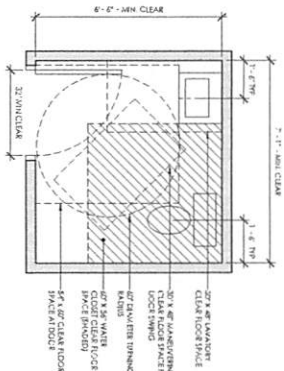
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Year	Number of students	Number of students
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2012	100	100
2013	100	100
2014	100	100
2015	100	100
2016	100	100
2017	100	100
2018	100	100
2019	100	100
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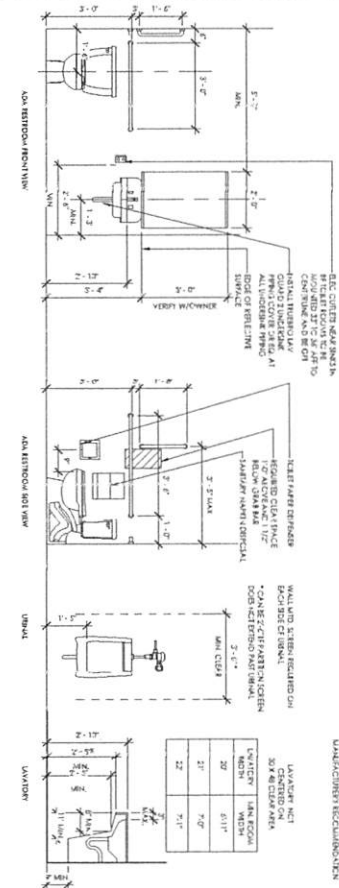
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ADA RESTROOM AXON - NTS

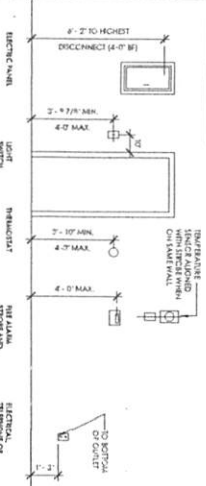


ADA RESTROOM PLAN - NTS



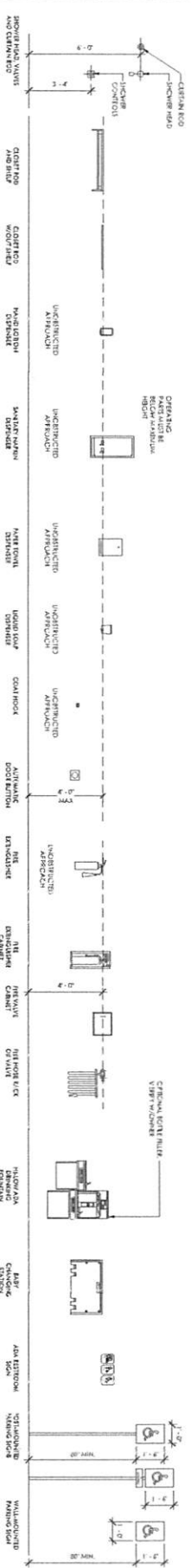
RESTROOM DETAILS - NTS

ELECTRICAL DETAILS

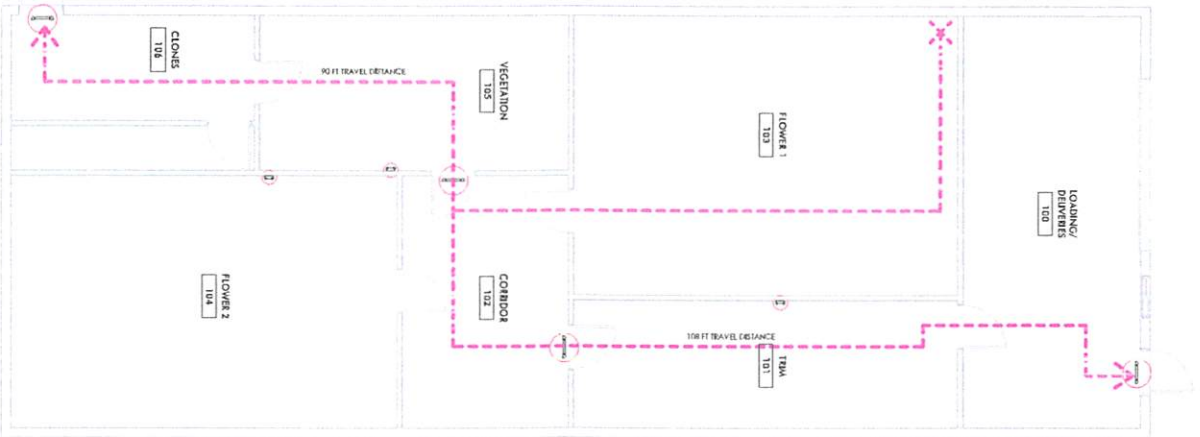


ITEM	DESCRIPTION	MANUFACTURER	NOTES	COMMENTS
1	1" ELECTRICAL CABLE	1" ELECTRICAL CABLE		
2	2" ELECTRICAL CABLE	2" ELECTRICAL CABLE		
3	3" ELECTRICAL CABLE	3" ELECTRICAL CABLE		
4	4" ELECTRICAL CABLE	4" ELECTRICAL CABLE		
5	5" ELECTRICAL CABLE	5" ELECTRICAL CABLE		
6	6" ELECTRICAL CABLE	6" ELECTRICAL CABLE		
7	7" ELECTRICAL CABLE	7" ELECTRICAL CABLE		
8	8" ELECTRICAL CABLE	8" ELECTRICAL CABLE		
9	9" ELECTRICAL CABLE	9" ELECTRICAL CABLE		
10	10" ELECTRICAL CABLE	10" ELECTRICAL CABLE		

MOUNTING HEIGHTS



1 FIRST FLOOR COMPLIANCE PLAN



COMPLIANCE LEGEND

SYMBOL	DESCRIPTION
	RECEIVED ROOMS
	RECEIVED ROOMS
	RECEIVED ROOMS
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CODE COMPLIANCE GENERAL NOTES

1. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL FIRE CODE (IFC).
2. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2015 INTERNATIONAL MECHANICAL CODE (IMC).
3. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2015 INTERNATIONAL TELECOMMUNICATIONS CODE (ITC).
4. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL ENERGY CODE (IEC) AND THE 2015 INTERNATIONAL SUSTAINABLE DESIGN CODE (ISDC).
5. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS (IAS) AND THE 2015 INTERNATIONAL UNIVERSAL DESIGN STANDARDS (IUDS).
6. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL SAFETY STANDARDS (ISS) AND THE 2015 INTERNATIONAL SECURITY STANDARDS (ISSS).

CODE COMPLIANCE

ITEM	SECTION	APPLICABLE CODE	COMPLIANCE
1. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL FIRE CODE (IFC).	101	2015 IBC, 2015 IFC	COMPLIANT
2. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2015 INTERNATIONAL MECHANICAL CODE (IMC).	102	2015 IPC, 2015 IMC	COMPLIANT
3. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2015 INTERNATIONAL TELECOMMUNICATIONS CODE (ITC).	103	2015 IEC, 2015 ITC	COMPLIANT
4. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL ENERGY CODE (IEC) AND THE 2015 INTERNATIONAL SUSTAINABLE DESIGN CODE (ISDC).	104	2015 IEC, 2015 ISDC	COMPLIANT
5. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS (IAS) AND THE 2015 INTERNATIONAL UNIVERSAL DESIGN STANDARDS (IUDS).	105	2015 IAS, 2015 IUDS	COMPLIANT
6. ALL ROOMS MUST BE COMPLIANT WITH THE 2015 INTERNATIONAL SAFETY STANDARDS (ISS) AND THE 2015 INTERNATIONAL SECURITY STANDARDS (ISSS).	106	2015 ISS, 2015 ISSS	COMPLIANT

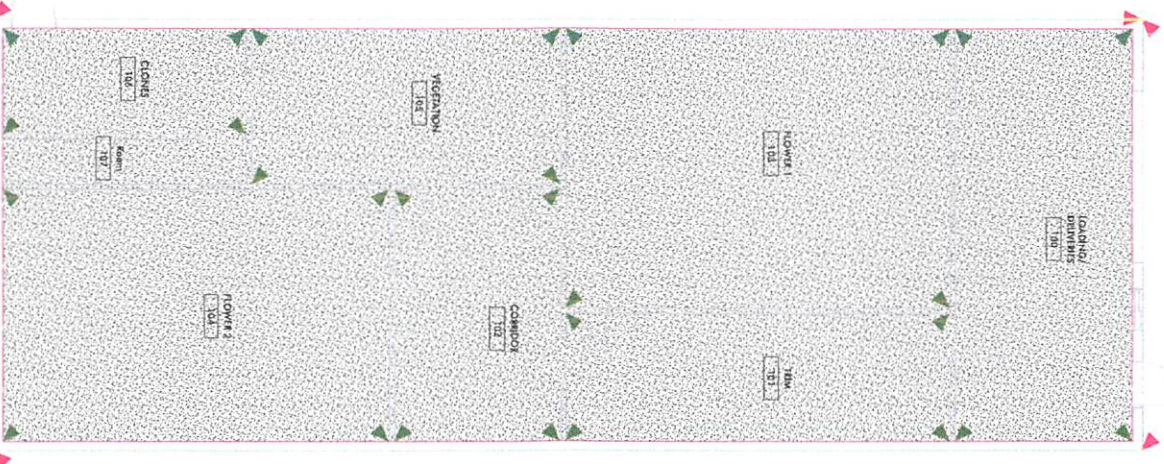
PROPERTY ADDRESS
HATTON GARDENS
RECTOR ABERDEEN
2564 W COUNTY LINE RD. BATTLE CREEK
MI 49717
HATTON GARDENS

doi:10.1017/S0963823708004614

Slowing for A_{eff}/A_0	
km/h	$9/20/2500 \pm 45 \text{ dB PM}$
Wind	$1/4'' \pm 1/2''$
Wavelength	

SECURITY PLAN

T005

☐ CURDCOR LED LIGHT APPL. JUNE

- AIR-TO-AIR PANEL LOCKER CABLE OR EQUIVALENT**
- ADD MECHANICAL CONNECTOR CABLE OR EQUIVALENT**
- LOCKING AND PINNING**
- DIV LOCATIONS**
- PUBLIC ACCESS AREA**
- GUARDED ACCESS AREA**
- RESTRICTED ACCESS AREA**

SECURITY PLANS ARE SHOWN SCHEMATICALLY. A SECURITY CONSULTANT TO INSURE ALL AREAS OUTSIDE OF THE PARADIGMS ARE VISIBLE ON THE INTERIOR AND EXTERIOR BY CAMERA.

DRIVEN DESIGN

- ARCHITECT**
Driven Design Studio PLLC
117 West Michigan Avenue
Bottle Creek, MI 48017
726/753-8040
cody@drivendesignstudio.com

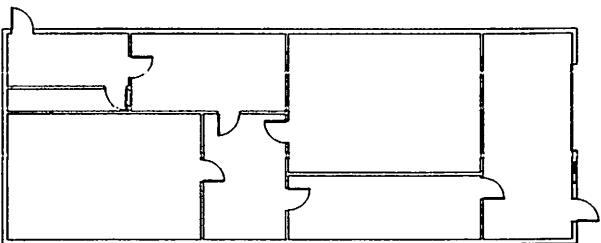
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DRIVEN DESIGN

- DISCLOSURE**
Kaiser Aluminum Shale, PLC
117 West Michigan Avenue
Birmingham, AL 35201
Bobby Crowl, V.P. 800.7
www.kaiseraluminum.com

2 FIRST FLOOR EXISTING PLAN
A110 1/8" = 1'-0"





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EXTENDING EXTENSIVE SHOWING FOR ESTATE CALLS - THERE ARE NO PROPORTIONAL CHARGES TO THE EXTENDS

ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battles Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

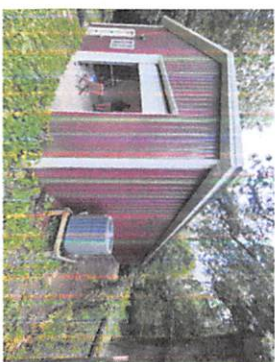
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PROJECT NUMBER
2022.150

EXTERIOR ELEVATIONS

A300



EXTENDING EXISTING ELEVATIONS SHOWING FOR STRUCTURE CALLS - THERE ARE NO PROPOSED CHANGES TO THE EXISTING

EXTENDING EXISTING ELEVATIONS SHOWING FOR STRUCTURE CALLS - THERE ARE NO PROPOSED CHANGES TO THE EXISTING

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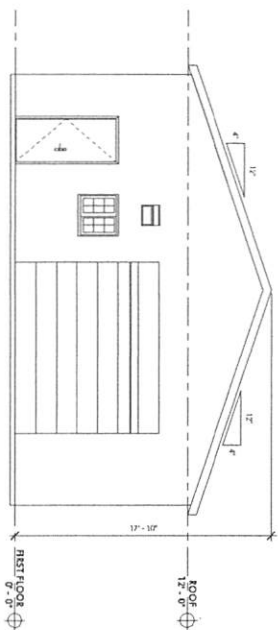
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PROJECT NUMBER
2022.150

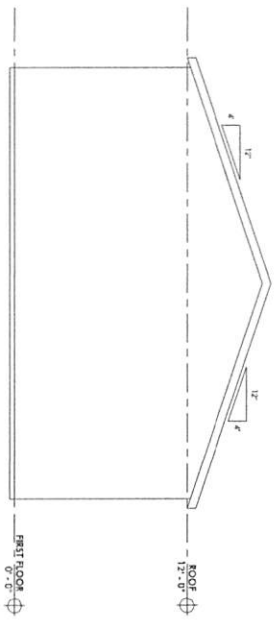
EXTERIOR ELEVATIONS

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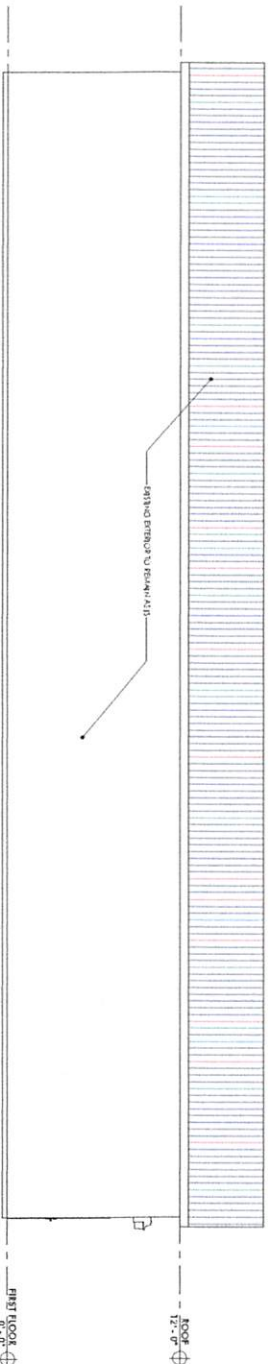
1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



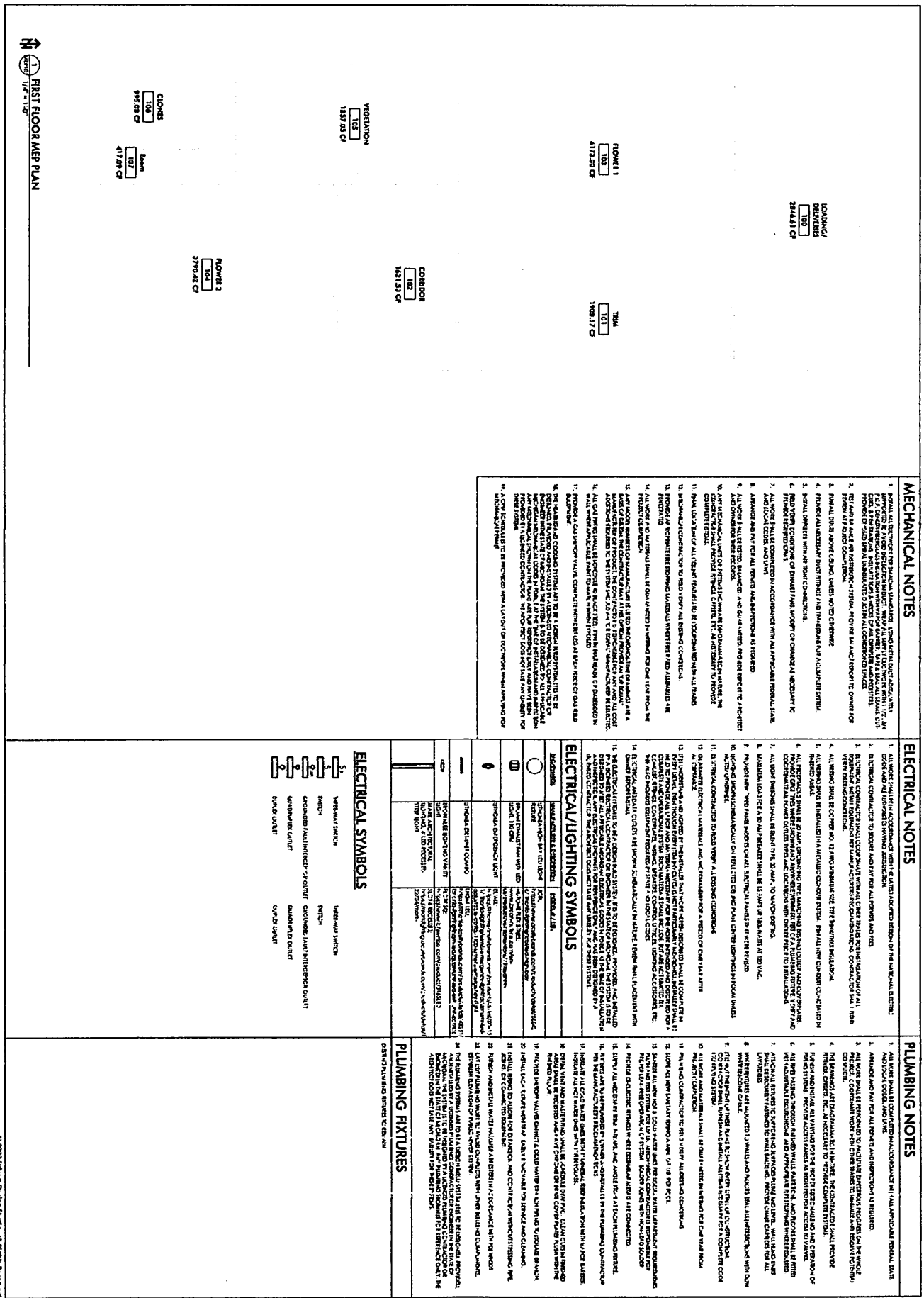
3 EAST ELEVATION
1/4" = 1'-0"



$$\frac{4}{\Delta 200} \text{ WEST ELEVATION}$$



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DRIVEN DESIGN

ARCHITECT

DRIVEN DESIGN STUDIO PLLC

1717 HANCOCK STREET

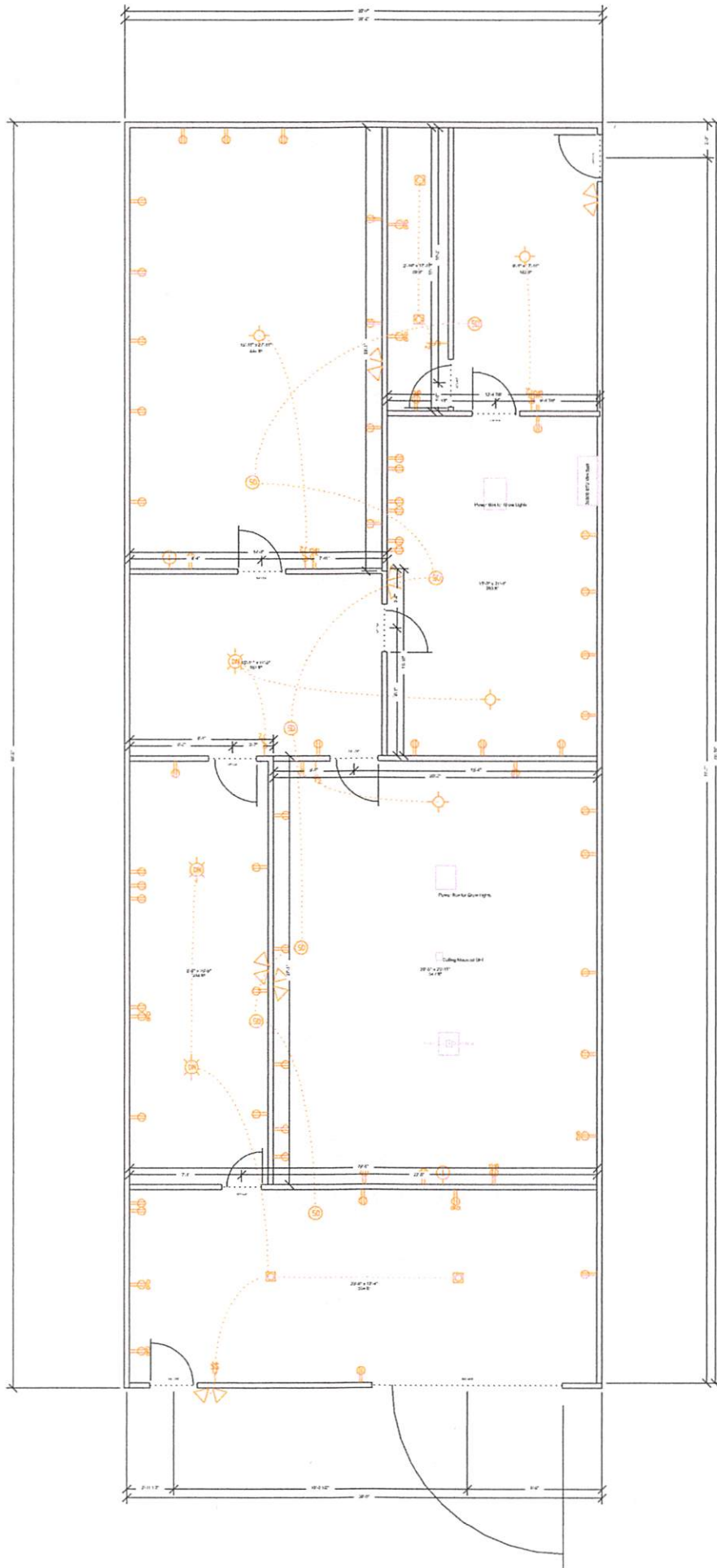
ANN ARBOR, MI 48107

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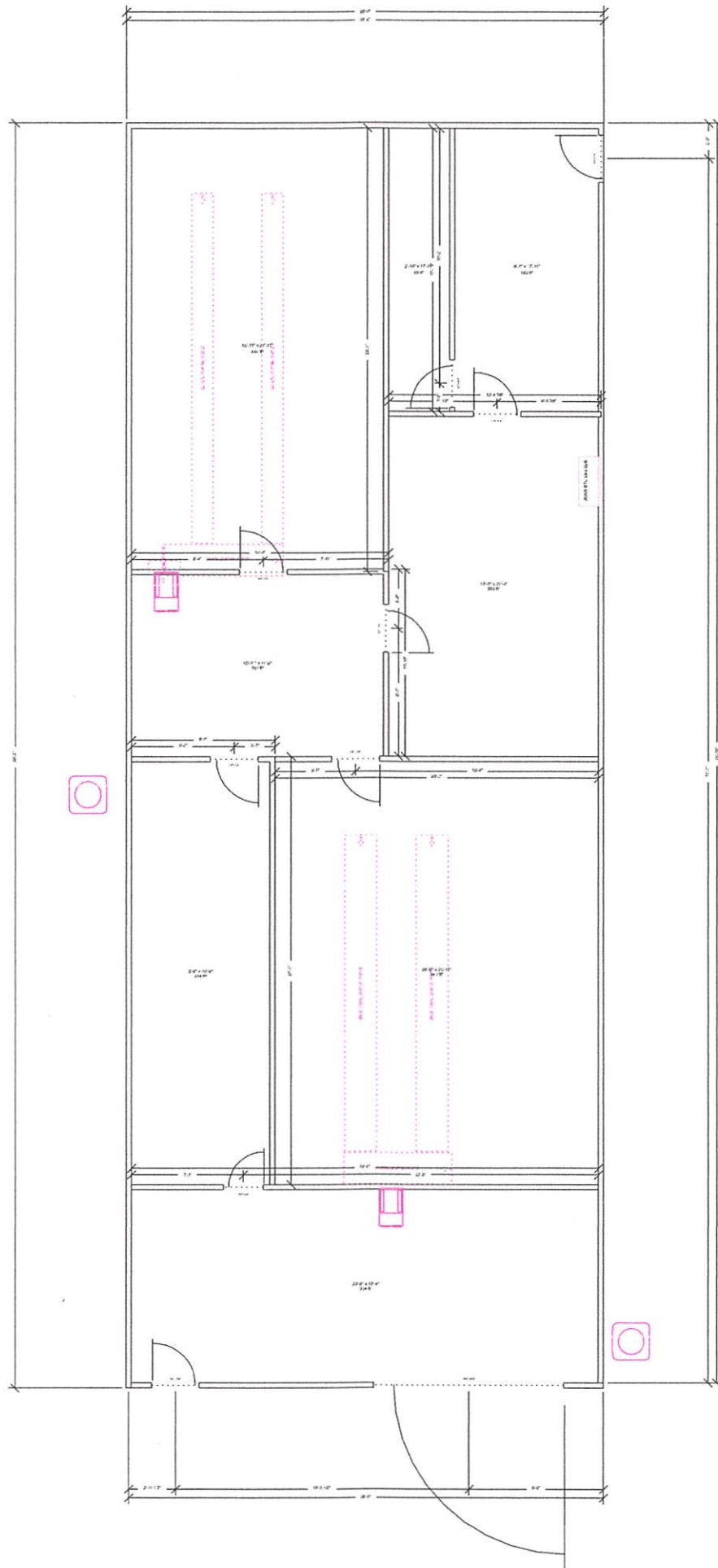
info@drivendesignstudio.com

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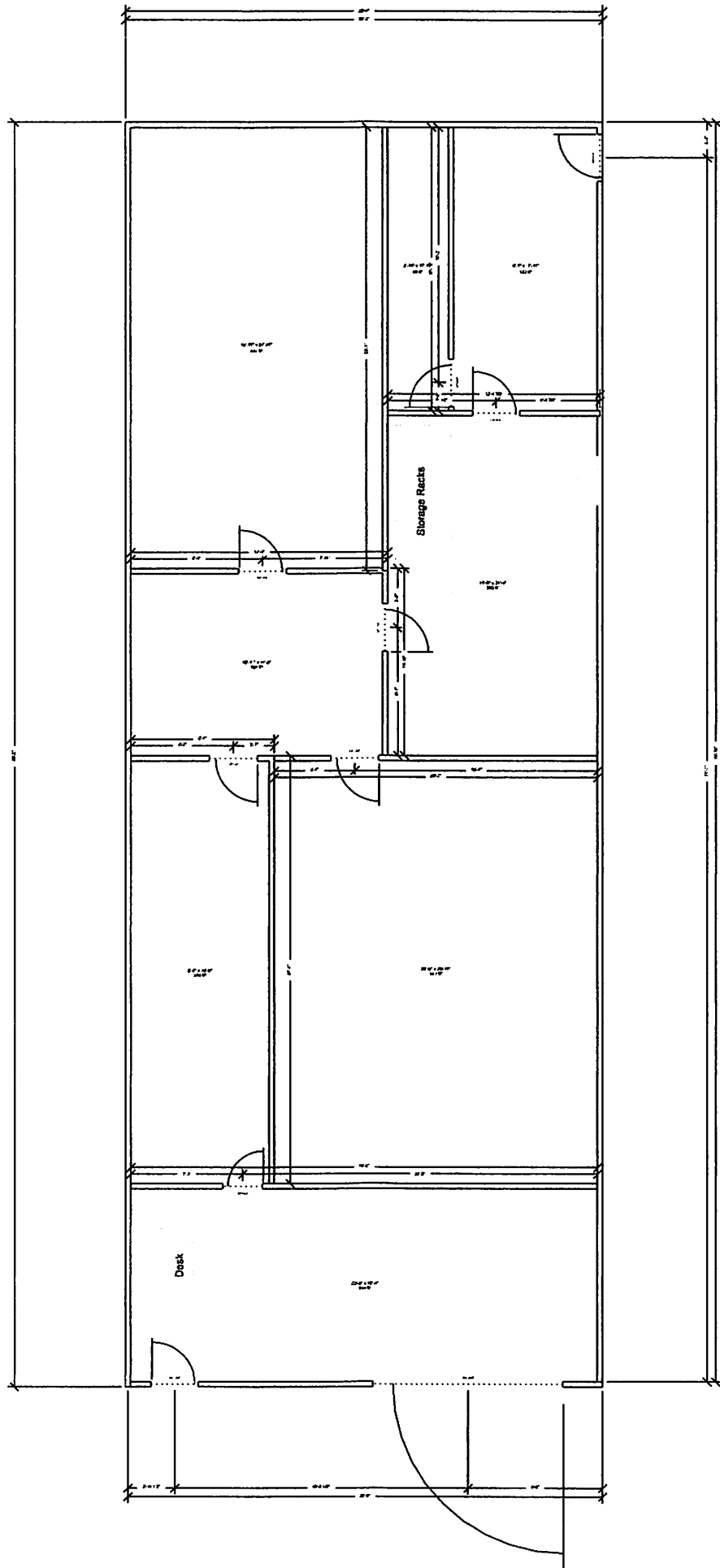
MEPT101



Electrical



HVAQ



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: Hazen Gardens, LLC
Address: 21864 W. County Line Rd.
City: Augusta, MI State: MI Zip code: 49012
Phone: 269-580-1480 email: bellamarie515@yahoo.com

Signature: Melissa Eich Date: 5/1/23

Applicant is: Owner ☒ Lessee ☐ Contractor

Owner Name: Melissa Eich
Address: 20600 T Drive S
City: Tekonsha State: MI Zip code: 49092
Phone: 269-580-1480 email: bellamarie515@yahoo.com

Signature: Melissa Eich Date: 5/1/23

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: Melissa Eich Date: 5/1/23

Project Location/address: 21864 W. County Line Rd. Augusta, MI 49012
Parcel Number: 04-018-002-07

Explanation of request: requesting conditional use of existing facility to begin marijuana cultivation pending final State of Michigan approval of submitted Class A grower application (medical).

TO BE COMPLETED BY TOWNSHIP:

Date Received & accepted: _____ Staff name: _____
Parcel Number: _____ Hearing Date: _____

APPLICATION FEE IS NOT REFUNDABLE

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: Hazen Gardens, LLC
Address: 21864 W. County Line Rd.
City: Augusta State: MI Zip code: 49012
Phone: 269-580-1480 email: bellamarie515@yahoo.com

Signature: Melissa Eich Date: 5/1/23

Applicant is: Owner Lessee Contractor

Owner Name: Melissa Eich
Address: 20600 T Drive S.
City: Tekonsha State: MI Zip code: 49092
Phone: 269-580-1480 email: bellamarie515@yahoo.com

Signature: Melissa Eich Date: 5/1/23

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: Melissa Eich Date: 5/1/23

Project Location/address: 21864 W. County Line Rd. Augusta, MI 49012
Parcel Number: 04-018-002-07

Explanation of request: requesting conditional use of existing facility to begin marijuana cultivation pending final State of Michigan approval of submitted Class C grower application (recreational).

TO BE COMPLETED BY TOWNSHIP:

Date Received & accepted: _____ Staff name: _____
Parcel Number: _____ Hearing Date: _____

APPLICATION FEE IS NOT REFUNDABLE

CHARTER TOWNSHIP OF BEDFORD CALHOUN COUNTY, MICHIGAN

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

To: The residents and property owners of the Charter Township of Bedford, Calhoun County, Michigan, and any other interested persons.

PLEASE TAKE NOTICE that the Planning Commission of the Charter Township of Bedford will hold a public hearing and meeting on Tuesday, June 27, 2023, commencing at 6:30 p.m. at the Township Hall, 115 S. Uldriks Drive, Battle Creek, MI 49037 to consider the following:

Public Hearing of Parcel# 04-018-002-07. 21864 W County Line Rd. This property is described as BEDFORD TWP. SEC.18 T1S R8W PART NW1/4 COM 396 FT S & 660 FT E OF NW COR THEREOF E 782 FT S 744.47 FT W 582 FT N 414.66 FT W 200 FT N 330 FT TO BEG. PROPERTY ADDRESS: 21864 WEST COUNTY LINE ROAD.

Conditional Use Request for Hazen Gardens. This applicant is asking for conditional use permit approval for one (1) Medical Marijuana Grow Facility and one (1) Recreational (Adult Use) Marijuana Grow Facility. The subject property is located in the "AA" Agricultural District Zoning Classification and is approximately 11.46 acres in size. Conditional use standards for medical marihuana facilities are contained in zoning ordinance amendment number 2/8/18/07 [which amended, among other provisions, Section 15.07 of the Township Zoning Ordinance]. Condition use standards for Recreational (Adult Use) Marijuana Grow Facilities are contained in zoning ordinance amendment number 10/14/21/64 [which amended, among other provisions, Section 15.07 of the Township Zoning Ordinance].

PLEASE TAKE FURTHER NOTICE that anyone interested in reviewing the proposed requests may request to examine a copy of the same at the Bedford Charter Township Hall during regular business hours on regular business days. The Township Zoning Ordinance and map are also posted on the Township's website at <https://www.bedfordchartertwpmi.gov/index.php>

PLEASE TAKE FURTHER NOTICE that written comments will be received at the office of the Township Clerk, Joyce Feraco, 115 S. Uldriks Drive within the Township at any time during regular business hours of regular business days until 4:00 p.m. on the date of said hearing, and will further be received by the Planning Commission at the time of the said hearing.

PLEASE TAKE FURTHER NOTICE that Bedford Charter Township will provide necessary, reasonable auxiliary aids and services at the hearing to individuals with disabilities upon five (5) days' notice to the Bedford Charter Township Clerk of the need for the same. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk by writing or by calling the Clerk at the Township Hall at the phone number and/or email address contained within this notice.

All persons are invited to be present at the aforesaid time and place to participate in the discussion on the above.

BEDFORD CHARTER TOWNSHIP PLANNING COMMISSION

Mike Staib, Chairman
Joyce Feraco, Township Clerk
Bedford Charter Township
115 S. Uldriks Drive
Battle Creek, MI 49037
269-968-6917
clerk@bedfordchartertwpmi.gov