

**CHARTER TOWNSHIP OF BEDFORD**

**115 S. ULDRIKS DRIVE**

**BATTLE CREEK, MI 49037**

**Planning Commission Meeting Minutes  
May 24, 2022**

1. CALL MEETING TO ORDER – 6:30 pm by Chairman Greenwood
  - a. Pledge of Allegiance
  
2. SECRETARY FOR May 24, 2022 MEETING: Motion to Approve Commissioner Wolters as Secretary – Jones, Second Beamish

Voice Vote: Motion Carried

3. ROLL CALL: (PRESENT) Barry Beamish, Claudia Brown, Stacy Greenwood Barbara Jones, Kevin Villadsen, Tawney Wolters (ABSENT) Shirley Tuggle
  - a. Absence Report – Motion to excuse Commissioner Tuggle’s absence – Beamish, Second Brown

Voice Vote: Motion Carried

4. APPROVAL OF MAY 24, 2022 AGENDA: Motion to Approve Agenda – Villadsen, Second Brown

Voice Vote: Motion Carried

5. APPROVAL OF MARCH 22, 2022 MEETING MINUTES: Motion to Approve – Brown, Second – Jones

Voice Vote: Motion Carried

6. LIASON REPORT: Trustee Beamish asked Commissioner Wolters to talk about Movies in the Park, hosted by the Parks and Recreation Special Committee. Movies in the Park was given a trial approval by the Board, the first movie will be Shrek and the park location will be Skeets-Gehrmen on June 17, 2022. The second movie will be The Croods at Algonquin Park the following week. Commissioner Wolters noted flyers were received and will be going out to the community.

7. ZONING REPORT: Building and Zoning Administrator Dougherty was not present, Chair Greenwood stated she was told there was nothing new to report

8. PUBLIC COMMENT TIME: Opened at 6:36pm, closed with no participation

9. DISCUSSION OF OLD BUSINESS:

a. Master Plan Update – results of the survey sent out with taxes have been received. Chair Greenwood will forward the results to the Board. The planning commission will be reviewing and taking board recommendations while the master plan is being worked on. Chair Greenwood & Administrator Dougherty will be meeting with McKenna on June 3, 2022 along with Trustee Jones and Admin Dougherty. She will have more information at the next planning commission meeting.

b. Board Meeting Time Change: Motion to move November 22, 2022 meeting back to November 15, 2022 at 6:30pm – Jones, Second – Brown  
Discussion: Villadsen asked for clarification on the move, Chair Greenwood stated the committee moved the meeting to November 15, 2022 so as to not overwhelm the Planning Commission

Voice Vote: Motion Carried

10. 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. Classified as auto sales. Alison Richards spoke on behalf of the business partner Elizabeth Ebersol was also present. They are the owners of Safe and Sonder Vans, they retrofit the rear space of cargo vans so people can travel in them and live in them. They outfit the vans to have beds, sinks, running water so they can be classified as an RV. They use cargo vans or Sprinter vans as a shell and have clients across the country who fly in, buy the van, then go explore. The next step in their business is to become a used car dealer so they can go out and purchase vans, to enable them to become a one stop shop for their customers. Per the state of Michigan they need the zoning for a conditional use so they can move forward with their business and continue to grow. Commissioner Jones asked how many vehicles Safe and Sonder Vans envisions having on the property once they secure the conditional use, and would they be parked inside or outside? Alison stated their insurance allows them to have six (6) vans on the property.

Public Comment: Opened at 6:45pm – a resident asked if they would sell vans off their lot. Alison Richards stated the vans can be purchased from

them on the lot to be outfitted. They will not sell vans without the outfitting.  
Closed at 6:45pm

Motion for Discussion: Beamish, Second: Brown

Roll Call: Barry Beamish: yes, Claudia Brown: yes, Stacy Greenwood: yes, Barbara Jones: yes, Kevin Villadsen: yes, Tawney Wolters: yes -  
Motion Carried

b. Public Hearing 04-022-020-01-Conditional Use request for Bawa Properties, LLC at 20144 Bedford Road, Battle Creek, MI 49037. Requesting approval for additional construction for an accessory building. Vik Bawa was present

Public Comment: Opened at 6:50pm – Closed no participation

Motion for Discussion: Beamish, Second: Villadsen

Trustee Beamish asked if the property was currently storage units and if they were located at the top of the hill? The property is currently storage units on the Southside of the hill. Commissioner Jones asked how many units Mr. Bawa currently has? Mr. Bawa stated he has 197 various sizes. Commissioner Villadsen asked how many units this would add? Mr. Bawa stated this would add 45 various sized units. Chair Greenwood stated Admin Dougherty sent a letter stating the property is allowed 85% capacity and this would be at 65%, Mr. Bawa meets the requirements. Trustee Beamish noted a complaint about the property from a resident about criminal activity, he also said the board has never received information about this from the police department. Commissioner Villadsen confirmed there is a barrier around the property.

Roll Call Vote: Barry Beamish: yes, Claudia Brown: yes, Stacy Greenwood: yes, Barbara Jones: yes, Kevin Villadsen: yes, Tawney Wolters: yes - Motion Carries

c. Public Hearing 04-026-25-00-Rezone Request for CR Select Investment, LLC at 264 Waubascacon Road, Battle Creek, MI 49017. Applicant is requesting a four-acre parcel be rezoned from Agricultural to Residential to split the property into two parcels. CR Select is remodeling the home on the property, the Applicant stated the property is an odd shape of two squares that only touch in the back. The neighbor would like to purchase the back parcel. Commissioner Jones asked if there was an access road for the back parcel. The applicant stated there would need to be an easement added, the easement would be large enough for fire trucks.

Public Comment: Opened at 7:01pm – Closed no participation  
Motion for Discussion: Beamish, Second: Jones

Trustee Beamish stated the Master Plan allows zoning to be moved from Agriculture to Residential because it's considered an improvement. But if they wanted to rezone back to Agriculture it would more than likely be denied because it's considered a backwards step. If someone wanted to build a home on the property it would be a reason to justify the rezone. Commissioner Wolters asked if a home is not allowed to be built on Agriculture land? The minimum acreage to build a home on Agricultural land is two-acres but there's different parameters. Land cannot be split unless it's residential. Commissioner Jones asked the other resident if he and his grandson would be interested in changing their zoning from Agriculture to Residential to make the whole area Residential/ The resident stated they would not be interested.

Roll Call Vote: Barry Beamish: yes, Claudia Brown: yes, Stacy Greenwood, yes Barbara Jones: yes, Kevin Villadsen: yes, Tawney Wolters: yes – Motion Carried

11. OPEN PUBLIC COMMENT TIME: Officer Andy Horn stated the storage building doesn't have ongoing break-ins or criminal activity.

12. PLANNING COMMISSION MEMBER TIME: Commissioner Wolters asked if parking at the parks would fall under the Master Plan? Chair Greenwood stated anything that is land use related the Special Committee would need to bring up to the Planning Commission or McKenna and the Planning Commission will recommend it to the board. Commissioner Jones stated how impressed she is with Alison and Elizabeth's Safe and Sonder Vans. Elizabeth is the carpenter and does everything by hand. She said the property is gated, and so she doesn't foresee any issues. Jones stated she is so happy they came to Bedford. The PC is all very excited to have a new business in Bedford. Commissioner Villadsen noted that no one knows Bedford Park as Skeets-Gehrmen and suggested the Parks and Recreation Special Committee post a map of all the parks with their names to help people find them. Chair Greenwood attended solar training and we will be reviewing ordinances, it was recommended that the Planning Commission address this first. She and Commissioner Villadsen will be attending training May 25, 2022 on roles and functions of PC, ZBA and defining different roles to make sure we all work together.

13. CHAIR TO ADJOURN MEETING: Motion to Adjourn – Brown, Second – Jones  
Meeting adjourned at 7:24pm

Minutes by: Tawney Wolters  
Next Meeting June 28, 2022 at 6:30pm