



**Charter Township of Bedford  
Planning Commission Meeting  
November 14th, 2023, 6:30 p.m.**

**115 S. Uldriks Drive  
Battle Creek, MI 49037-1165  
Phone: 269-968-6917 Fax: 269-965-0908  
[www.bedfordchartertwpmi.gov](http://www.bedfordchartertwpmi.gov)**

1. Call Meeting to Order  
Pledge of Allegiance
2. Roll Call: Trustee Stacy Greenwood, Commissioners Claudia Brown, Barbara Jones, Shirley Tuggle, Tawney Wolters, Kevin Villadsen, Mike Staib  
Absence Report
3. Approval of November 14th, 2023 agenda  
**Roll Call**
4. Approval of October 24th, 2023 Meeting Minutes  
**Roll Call**
5. Liaison Report: Trustee Greenwood
6. Zoning Report: Building and Zoning Administrator Cody McCarty
7. Discussion of New Business
  - a. Public Hearing: A public hearing for the request of Chris Gordon, 113 Quail Street, Battle Creek, MI 49037, to rezone property he owns within the Township addressed as 3201 Michigan Ave. W, Battle Creek, MI 49037, Parcel No. 04-029-006-02, from the existing “RB” Medium Density Residential District Zoning Classification to the “C” Commercial District Zoning Classification.
    - i. Public Comment
    - ii. Discussion
    - iii. Roll Call vote
  - b. Setting of meeting dates for 2024
    - i. Discussion
    - ii. Roll Call Vote
  - c. Review of Annual Report (Prepared by Chairman Staib)
8. Discussion of Old Business
  - a. Zoning Ordinance
    - i. Sections 2,3,4,16
9. Public Comment Time

10. Planning Commission Member Time

11. Chair to announce meeting adjourned

**Next Meeting Tuesday January 23<sup>rd</sup>, 2024 at 6:00 pm**

**CHARTER TOWNSHIP OF BEDFORD**  
**115 S. ULDRIS DRIVE**  
**BATTLE CREEK, MICHIGAN,**  
**PLANNING COMMISSION MEETING MINUTES**  
**October 24, 2023**

**Call to Order:** by Chairman, Mike Staib at 6:33 pm

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

**Roll Call:** Chairman Mike Staib, Board Trustee, Stacy Greenwood, Commissioners: Barbara Jones, Shirley Tuggle, Tawney Wolters, Kevin Villadsen. Six members present. Quorum was met.

absence: Claudia Brown - Excused.

**Approval of October 24, 2023 Agenda:** It was moved by Trustee Greenwood, seconded by Commissioner Villadsen to approve the agenda as presented. The motion was unanimously carried. Motion prevails.

**Approval of September 26, 2023 Minutes:** A motion was made by Commissioner Jones to approve the minutes. The motion was seconded by Commissioner Wolters and unanimously carried. Motion prevails.

**Liaison report:** Trustee Stacy Greenwood reported that the Master Plan and The Future Land Use Map went to Board and was tabled. It will be presented to the Board at the November meeting.

**Zoning Administration Report: Temporary Zoning Administrator: Cody McCarty**

- Reported catching up on back log. Receiving lots of questions regarding our livestock ordinance.

**Discussion of Unfinished Business:**

**a. Public Hearing: Continuation of Public Hearing at the request of ManSing, LLC for conditional land use**

Amendment/approval and site plan review to construct a greenhouse to grow medical and recreational adult-use marijuana under existing licenses on property addressed as 21736 Bedford Road, Battle Creek, MI 49017, Parcel No. 04-015-007-01

It was moved by Trustee Greenwood and seconded by Commissioner Jones and unanimously carried to continue public discussion on this conditional land use application.

**The applicant,** Mark Maurer of ManSing LLC of Paisley Trees, spoke on the application for a special use/amendment (site plan).

He spoke on a check list of factors-Carbon Filters, Secondary System, odor mitigation. Fencing, parking spaces, greater than #10 as facility is 75,000 sq. feet. Must be in compliance with all Zoning & Coding-Permit for Marijuana. In agreement to submit to township Engineers and have the Site Plan reviewed. Agreed to landscaping, addressing buffering zones, around residential parcels.

Moved by Trustee Greenwood with the following recommendations, conditions:

- Two systems for odor mitigation: carbon filtration system and ecosorb
  - Site Plan review of odor mitigation ventilation system in greenhouse by township Engineer
  - Landscape review-road frontage/odor mitigation
  - Ten additional parking spaces per waiver
  - Update on site plan of fencing
  - Update Operation Plan to identify 24-hour manned Security
  - Update Odor Operation Plan to be included in Operation Manual
- Seconded by Commissioner Wolters, unanimously carried. Motion approved

**Public Comment Time:** ManSing, LLC, only (outdoor grow). Open at 7:20 pm  
Several residents addressed their concerns over the odor, stated they were overwhelmed by the odor. Also expressed concerns over size of Greenhouse, potential of toxicity from Cannabis, and how township will enforce.  
Public Comment Time Closed at 7:28pm  
Roll Call- Motion approved, to the Board.

**New Business:**

Chris from McKenna Assoc. led discussion (a) Zoning Ordinances, sections 2,3,4 and 16. Zoning Districts Rules for Usages.

**Discussion:** Fixed errors in Table of Contents and corresponding sections in Zoning Ordinance. Each section will be reviewed and compared to the old Zoning Ordinance and then make any necessary changes to the standards.

**Planning Commission Member Time:** No Comments

**Chairman adjourned the meeting at 9:10pm**

**Next meeting November 14, 2023 at 6:30pm**

*Shirley Tuggle, Secretary*

DRAFT

## **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, November 14, 2023, commencing at 6:30 p.m. at the Township Hall, 115 S. Uldriks Drive, Battle Creek, MI 49037 to consider the following:

1. A public hearing for the request of Chris Gordon, 113 Quail Street, Battle Creek, MI 49037, to rezone property he owns within the Township addressed as 3201 Michigan Ave. W, Battle Creek, MI 49037, Parcel No. 04-029-006-02, from the existing "RB" Medium Density Residential District Zoning Classification to the "C" Commercial District Zoning Classification.
2. Such other additional business that shall lawfully come before the Planning Commission.

**PLEASE TAKE FURTHER NOTICE** that anyone interested in reviewing the application for rezoning 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](mailto:clerk@bedfordchartertwpmi.gov)



# Calhoun GIS

Parcel Report: 04-029-006-02

10/11/2023  
3:37:29 PM



## Property Address

3201 MICHIGAN AVE W  
BATTLE CREEK, MI, 49037

## Owner Address

CLINGER PHILIP / TRUST  
--  
1255 HUNTER RIDGE  
BATTLE CREEK, MI 49017

Unit:	04
Unit Name:	BEDFORD TOWNSHIP

## General Information for 2023 Tax Year

Parcel Number:	04-029-006-02
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Property Class:	401
Class Name:	RESIDENTIAL
School Dist Code:	13020
School Dist Name:	BATTLE CREEK SCHOOLS
PRE 2022:	0%
PRE 2023:	0%

Assessed Value:	\$36,200
Taxable Value:	\$29,715
State Equalized Value:	\$36,200

### Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$28,300	\$28,300	\$28,300
2021	\$27,900	\$27,900	\$27,900

### Land Information

Acreage:	12.85
Zoning:	RB MED

### Legal Description

BEDFORD TWP. SEC.29 T1S R8WPART NW1/4 COM ON E & W 1/4 LINE 231 FT E & 150 FT N OF SE COR LEVEL PARK PLAT N00DEG 44'42"E 1079.9 FT S89DEG 15'18"E 10 FT N00DEG 04'42"E 136.05 FT S71DEG 27'45"E 508.28 FT S00DEG 44'42"W 1059.98 FT W 493.97 FT M/L TO BEG.

### Sales Information



Sale Date: 07-01-2019

Sale Price: 112900

Instrument: WD

Grantor: BACHMAN HEBBLE

Grantee: CLINGER PHILIP / TRUST

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 4332-0853

## Tax History \*Total Due as of settlement date

### Tax Details 2022 Winter

School Dist. Code:	13020
School Dist. Name:	BATTLE CREEK SCHOOLS
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	December 15, 2022
Base Tax:	\$760.71
Admin Fees:	\$6.15
Interest Fees:	\$0.00
Total Tax & Fees:	\$766.86
Assessed Value:	\$28,300
Taxable Value:	\$28,300
State Equalized Value:	\$28,300
Exemption Percent:	0%
Base Paid:	\$760.71
Admin Fees Paid:	\$6.15
Interest Fees Paid:	\$0
Total Paid:	\$766.86

### Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
BATTLE CRK OPER	9	254.70	\$254.70
BC DEBT	2.75	77.82	\$77.82
BC BLDG & SITE	1	28.30	\$28.30
KCC	1.8054	51.09	\$51.09
CISD	3.1146	88.14	\$88.14
MED CARE FAC	0.2478	7.01	\$7.01
SENIOR CITIZENS	0.744	21.05	\$21.05

VETERANS	0.0998	2.82	\$2.82
PARKS	0.1997	5.65	\$5.65
BEDFORD TWP	0.8604	24.34	\$24.34
SCHOOL OPER FC	9	0.00	\$0.00
FIRE MILLAGE	1.945	55.04	\$55.04
ST LIGHT	0.615	17.40	\$17.40
POLICE/FIRE	4.5	127.35	\$127.35

### Tax Details 2022 Summer

School Dist. Code:	13020
School Dist. Name:	BATTLE CREEK SCHOOLS
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	August 8, 2022
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Base Tax:	\$877.43
Admin Fees:	\$8.77
Interest Fees:	\$0.00
Total Tax & Fees:	\$886.20
Assessed Value:	\$28,300
Taxable Value:	\$28,300
State Equalized Value:	\$28,300
Exemption Percent:	0%

Base Paid:	\$877.43
Admin Fees Paid:	\$8.77
Interest Fees Paid:	\$0
Total Paid:	\$886.20

### Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUC TAX	6	169.80	\$169.80
BATTLE CRK OPER	9	254.70	\$254.70
BC DEBT	2.75	77.82	\$77.82
BC BLDG & SITE	1	28.30	\$28.30
CISD	3.08	87.16	\$87.16
KCC	1.8055	51.09	\$51.09
WILLARD LIBRARY	2	56.60	\$56.60
COUNTY OPER	5.3698	151.96	\$151.96

SCHOOL OPER FC	9	0.00	\$0.00
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## Tax Details 2021 Winter

School Dist. Code:	13020
School Dist. Name:	BATTLE CREEK SCHOOLS
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	February 1, 2022
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Base Tax:	\$731.44
Admin Fees:	\$5.86
Interest Fees:	\$0.00
Total Tax & Fees:	\$737.30
Assessed Value:	\$27,900
Taxable Value:	\$27,900
State Equalized Value:	\$27,900
Exemption Percent:	0%

Base Paid:	\$731.44
Admin Fees Paid:	\$5.86
Interest Fees Paid:	\$0
Total Paid:	\$737.30

## Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
BATTLE CRK OPER	9	251.10	\$251.10
BC DEBT	2	55.80	\$55.80
BC BLDG & SITE	1	27.90	\$27.90
KCC	1.8068	50.40	\$50.40
CISD	3.0757	85.81	\$85.81
MED CARE FAC	0.2482	6.92	\$6.92
SENIOR CITIZENS	0.7452	20.79	\$20.79
VETERANS	0.1	2.79	\$2.79
PARKS	0.2	5.58	\$5.58
BEDFORD TWP	0.8714	24.31	\$24.31
SCHOOL OPER FC	9	0.00	\$0.00
FIRE MILLAGE	1.9699	54.96	\$54.96
ST LIGHT	0.7	19.53	\$19.53
POLICE/FIRE	4.5	125.55	\$125.55

## Tax Details 2021 Summer

School Dist. Code:	13020
School Dist. Name:	BATTLE CREEK SCHOOLS
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	July 27, 2021
Base Tax:	\$845.76
Admin Fees:	\$8.45
Interest Fees:	\$0.00
Total Tax & Fees:	\$854.21
Assessed Value:	\$27,900
Taxable Value:	\$27,900
State Equalized Value:	\$27,900
Exemption Percent:	0%
Base Paid:	\$845.76
Admin Fees Paid:	\$8.45
Interest Fees Paid:	\$0
Total Paid:	\$854.21

## Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUC TAX	6	167.40	\$167.40
BATTLE CRK OPER	9	251.10	\$251.10
BC DEBT	2	55.80	\$55.80
BC BLDG & SITE	1	27.90	\$27.90
CISD	3.13	87.32	\$87.32
KCC	1.8068	50.40	\$50.40
WILLARD LIBRARY	2	55.80	\$55.80
COUNTY OPER	5.3779	150.04	\$150.04
SCHOOL OPER FC	9	0.00	\$0.00

## Tax Details 2020 Winter

School Dist. Code:	13020
School Dist. Name:	BATTLE CREEK SCHOOLS
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	December 18, 2020
Base Tax:	\$666.38
Admin Fees:	\$5.34
Interest Fees:	\$0.00
Total Tax & Fees:	\$671.72
Assessed Value:	\$25,400
Taxable Value:	\$25,400
State Equalized Value:	\$25,400
Exemption Percent:	0%

Base Paid:	\$666.38
Admin Fees Paid:	\$5.34
Interest Fees Paid:	\$0
Total Paid:	\$671.72

#### Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
BATTLE CRK OPER	9	228.60	\$228.60
BC DEBT	2	50.80	\$50.80
BC BLDG & SITE	1	25.40	\$25.40
KCC	1.8068	45.89	\$45.89
CISD	3.0757	78.12	\$78.12
MED CARE FAC	0.2482	6.30	\$6.30
SENIOR CITIZENS	0.7452	18.92	\$18.92
VETERANS	0.1	2.54	\$2.54
PARKS	0.2	5.08	\$5.08
BEDFORD TWP	0.8773	22.28	\$22.28
SCHOOL OPER FC	9	0.00	\$0.00
FIRE MILLAGE	1.9832	50.37	\$50.37
POLICE/FIRE	4.5	114.30	\$114.30
ST LIGHT	0.7	17.78	\$17.78

#### Tax Details 2020 Summer

School Dist. Code:	13020
School Dist. Name:	BATTLE CREEK SCHOOLS
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	July 20, 2020
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Base Tax:	\$769.98
Admin Fees:	\$7.69
Interest Fees:	\$0.00
Total Tax & Fees:	\$777.67
Assessed Value:	\$25,400
Taxable Value:	\$25,400
State Equalized Value:	\$25,400
Exemption Percent:	0%

Base Paid:	\$769.98
Admin Fees Paid:	\$7.69
Interest Fees Paid:	\$0
Total Paid:	\$777.67

### Tax Items 2020 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUC TAX	6	152.40	\$152.40
BATTLE CRK OPER	9	228.60	\$228.60
BC DEBT	2	50.80	\$50.80
BC BLDG & SITE	1	25.40	\$25.40
CISD	3.13	79.50	\$79.50
KCC	1.8068	45.89	\$45.89
WILLARD LIBRARY	2	50.80	\$50.80
COUNTY OPER	5.3779	136.59	\$136.59
SCHOOL OPER FC	9	0.00	\$0.00

### Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Calhoun County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Calhoun County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

### GIS/Mapping:

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# ZONING

SEP 12 2023

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

Bedford Charter Twp

Rezoning Application  
Zoning Amendment

Special/Conditional Use  
Sub-division/plat review

Applicant Name: Chris Gordon  
Address: 3201 Michigan Ave W  
City: Battle Creek State: MI Zip code: 49037  
Phone: 269-330-0098 email: ChrisGordon@greenthakesrea.com  
Signature: [Signature] Date: 9-5-23  
Applicant is: Owner Lessee Contractor

Owner Name: Chris Gordon  
Address: 113 Quail St  
City: Battle Creek State: MI Zip code: 49037  
Phone: 269-330-9098 email: ChrisGordon@greenthakesrea.com  
Signature: [Signature] Date: 9-5-23

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: [Signature] Date: 9-5-23

Project Location/address: 3201 Michigan Ave  
Parcel Number: 04-029-006-02

Explanation of request: Rezone from Residential to Commercial

TO BE COMPLETED BY TOWNSHIP:

Date Received & accepted: \_\_\_\_\_ Staff name: \_\_\_\_\_  
Parcel Number: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

APPLICATION FEE IS NOT REFUNDABLE

CHARTER TOWNSHIP OF BEDFORD  
REQUEST FOR HEARING/CONSIDERATION OF THE PLANNING COMMISSION  
APPLICATION PROCEDURES

1. Application shall be made through the Building and Zoning Department on the attached form.

**A FEE OF \$500 SHALL ACCOMPANY THIS APPLICATION AND IS NOT REFUNDABLE!!!**

2. Application for the hearing of the Planning Commission shall include or be accompanied by the applicant's name, address and telephone number.
3. When the application is completed and the fee is paid, the Building and Zoning Administrator shall schedule a preliminary review by the Township Planning Commission.
4. If the Preliminary Review is complete and if the Township Planning Commission recommends a Public Hearing, the Building and Zoning Administrator shall schedule notice of a Public Hearing. Notification shall be published in the newspaper no more than fifteen (15) days or less than five (5) days prior to the public hearing. (One (1) publication)
5. The property shall be posted a minimum of ten (10) days prior to date of public hearing. Such notice shall include:
  - a. Notice of Public Hearing Request.
  - b. Name of person requesting hearing
  - c. Address of property and its legal description
  - d. Time and place of public hearing
6. A notice of time, place and purpose of public hearing shall be given by certified return receipt mail, or served personally, to the party or parties requesting the Conditional Use Permit at least ten (10) days prior to date of Public Hearing.
7. A notice of time, place and purpose of public hearing shall be given to:
  - a. All persons who own or reside on property within three hundred (300) feet of the premises in question shall be notified within fifteen (15) days of Public Hearing.
8. The Planning Commission shall hold the public hearing at the time and place specified.
9. If the proposed Conditional Use application is deemed appropriate by the Planning Commission, the request for the Conditional Use Permit shall be recommended for approval to the Township Board.
10. THE APPLICANT OR HIS AGENT, SHALL BE PRESENT AT ALL MEETINGS PERTAINING TO SUBJECT APPLICATION.
11. NOTE - AUTHORIZATION FOR SITE VISIT ON APPLICATION.





**Charter Township of Bedford**  
**Planning Commission**  
115 S. Uldriks Drive  
Battle Creek, MI 49037-1165  
Phone: 269-968-6917 Fax: 269-965-0908  
[www.bedfordchartertwpmi.gov](http://www.bedfordchartertwpmi.gov)

## **Planning Commission Meeting Dates 2024**

Tuesday, January 23<sup>rd</sup> @ 6:00 pm

Tuesday, February 27<sup>th</sup> @ 6:00 pm

Tuesday, March 26<sup>th</sup> @ 6:00 pm

Tuesday, April 23<sup>rd</sup> @ 6:00 pm

Tuesday, May 21<sup>st</sup> @ 6:00 pm

Tuesday, June 25<sup>th</sup> @ 6:00 pm

Tuesday, July 23<sup>rd</sup> @ 6:00 pm

Tuesday, September 24<sup>th</sup> @ 6:00 pm

Tuesday, October 22<sup>nd</sup> @ 6:00 pm

Tuesday, November 19<sup>th</sup> @ 6:00 pm