

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIS DRIVE
PLANNING COMMISSION MEETING MINUTES
BATTLE CREEK, MI 49037
January 25, 2022

1. **Call to Order**-6:35 pm EST by Chairperson Stacy Greenwood
 - **Pledge of Allegiance**
2. **Roll Call**- Barry Beamish, Board Trustee, Stacy Greenwood, Chairperson, Barbara Jones, Vice-Chair, Commissioner, Shirley Tuggle, Commissioner Kevin Villadsen
 - **Absent**- Commissioners Claudia Brown, Tawney Wolters
3. **Approval of January 25, 2022 Agenda.** Moved by Board Trustee Beamish, Second by Commissioner Jones, Roll Call Vote-Passed
4. **Approval of November 16, 2021 minutes,** moved by Trustee, Beamish, Second by Commissioner, Jones. Roll Call-Vote, Minutes approved as submitted.
5. **Liaison report**-Trustee, Berry Beamish, noted that all communications should go through him from the Planning Commission to the Board and vice versa.
6. **Public Comment Time**- (On Agenda items) 6:39 pm-No participation- **Public Comment closed**-6:40 pm
7. **New Business: a. Appointment of Officers;** moved by Trustee Beamish to maintain Chair, Stacy Greenwood and Vice Chair Barbara Jones. Second by Commissioner Kevin Villadsen. **Roll Call Vote—motion passed**
 - b. Addition of a Building and Zoning Monthly Report; Chair Greenwood** noted that this will be a monthly report for all PC meetings. All PC members to receive all information at the same time. Moved by Commissioner Villadsen, second by Commissioner Jones. Roll Call vote-approved
 - c. 6:43 pm Public Hearing-ReZoning Request for 22420 Bedford Road Applicant-Jason Raleigh-** description of property- 6.63 acres currently zoned residential and on the east side of road. To the south is zoned commercial to north is low density residential, asking for property to be re-zoned commercial for a commercial development. (Map attached) Raleigh noted that previously there was a rezoning request for the southern portion so that much legwork has been completed with county, state, and discussions with Michigan Department of Transportation (MDOT). Now, asking for all of property to be rezoned commercial.

6:46 pm Open Public Comment Time for Rezone;

Jacob Campbell- noted that this opens up for commercial development, a Dollar General he questioned? Commissioner Greenwood clarified “yes, A Dollar General.”

Campbell noted concerns with traffic flow and maybe run local store out of business. He also stated some concerns contributing to health issues cheap foods. ”Information on line about this” he stated.

Maureen Campbell- Discussed water shred concerns. “Now water is clean.” “I don’t want it next to me.” “We have two Dollar Generals already”-“overkill.”

Developer’s Engineer Jared stated “We have worked with MDOT on traffic concerns and concerns with the Creek, no impact.”

Susan Campbell: stated, “I have lived at my property 50 years; I would check ground water, lots of stuff left on property”.

8.6:54 pm Open Public Comment Time:

Request for Rezoning: moved by Trustee Beamish, Second by Commissioner Jones. Roll Call vote: Motion approved-Request to the Board.

9. Planning Commission Member time: Trustee Beamish, noted “Dollar General is not a big retailer and the corner store has its own niche”. Minimal impact he noted.

Commissioner Greenwood stated the Planning Commission’s role in a determination is to make sure the rezoning is in alignment with the Master Plan. Commissioner Greenwood referenced the following sections in the Master Plan: Problems, Advantages and Opportunities Subsection 7: Commercial Development page 16. Recommended Future Land Use Plan Subsection 3: Commercial Land Use Plan page 21. Recommendations for Implementation Subsection J. page 23. After review of The Master Plan, Commissioner Greenwood stated the rezone request aligns with the document and therefore, the vision of the township. Guidelines meet the standard for approval.

Roll Call vote: Measure approved.

7:01 pm PC Master Plan 5 year Review: Commissioner Greenwood stated “doing minor text amendments in the zoning ordinance.”

The Master Plan RFP has been proposed: The PC is requesting professional expertise; contacting professional firm’s for proposals, Moved by Commissioner Villadsen, Second by Trustee Beamish. Roll Call vote: Approved for Plan RFP.

Moved by Commissioner Jones, second by Trustee Beamish. Roll Call vote: approved, request for hiring qualified Planning Firm -sent to Board.

7:08 pm Public Comment Time: Adam Heikkila stated he is in agreement with hiring a Professional Planning Firm.

7:09 pm Public Comment Closed

New Commissioner Kevin Villadsen welcomed.

Property and Zoning Administrator, Kara Dougherty verified one issue she has seen: a. Setback requirements for agriculture are too restrictive for residents to add accessory buildings. And (b). budget has opportunities for educational programs and

(c). The Bedford Township Law firm is arranging trainings (free) to PC members-information coming soon.

10. Commissioner Greenwood adjourned meeting at 7:14 pm

Next meeting February 22, 2022 at 6:30pm
submitted by *Shirley Tuggle*