

**Charter Township of Bedford**  
**115 S. ULDRIKS DRIVE**  
**BATTLE CREEK, MICHIGAN 49037-1165**  
**BEDFORD TOWNSHIP PLANNING MEETING**

**November 26, 2019**

Meeting called to order by Chairman Barry Beamish at 7:01pm.

Members Present: Beamish, Brown, Cipicic, Greenwood, Jones, Schotts (Morgan - absent)

Township Consultant, Rebecca Harvey present

Several teams and attorneys present to represent said applicants. (names on sign-in sheet)

First order of business: Motion to appoint Barb Jones temporary Secretary, Barry Beamish  
Support- Joe Cipicic, All in favor

Motion to approve Nov. 26, 2019 Agenda, Beamish – Support, Justin Schotts, All in favor

Motion to approve Oct. 22, 2019 Minutes, Beamish --Support, Schotts, All in favor

Public Comments: Rick Stover/Roxbury Ln – information on Grant Sharing from Calhoun Co  
for Recreation. Steve Frisbie should be contacted.

Opening of Public Hearing #1 Conditional Use for Marihuana Grow Facility @ 7:07pm

Wolverine Real Estate for Property #04-025-030-00 SE corner Morgan-Hubbard Rds.  
Introduction by Atty. Dennis Cowan of team and Architect, Randy Case for proposed usage:  
(110 acres) 53 acres of middle grow area from April to Oct. Phase I– 1500 marihuana plants (no  
in-ground;) 8 ft high fence, self-imposed 250 ft. setback around perimeter; one road only off  
Hubbard Rd.; one Wolverine sign. Phase I- 1500 plants, Phase II- 6,000 plants. Impossible to  
see grow area from road and during harvest; 70% hired locally and all employees background  
checked. No complaints, only a few inquiries about jobs were received from 105 letters sent to  
neighboring residents. A liaison between the company and community will be available.  
Representative Nicole said, millions of dollars estimated to be brought into the area.  
Water supply, run-off and recycling discussed. All self-contained and most watering will be from  
natural rainfall supply. State has list of all non-use pesticides and no aerial spraying also  
discussed. Surrounding woodlands will be kept as is and Calico Ln cul-de-sac will not in any  
way be affected. Only vendors allowed on site.

Comments made from Mrs. Rodriguez, wife of former Pastor, mother of current pastor (Morgan  
Rd. Calvary Apostolic Church- 511 E. Morgan Rd.) not formally representing the church but  
speaking on behalf of said church. Spoke about the State of Colorado's marihuana usage and  
effects. Concerned about crime increase, property value and odor. Son, Mr. Rodriguez asked  
about the perimeter fence.

Listing agent since 2017, Penny Barnhardt spoke about the challenge of selling property. Consultant, Rebecca Harvey mentioned the two standards; conditional use provisions and MMF standards met.

All requirements met. Motion recommended of multi-faceted standards met by the State and thereby approved by this Commission for SE Corner of Morgan Rd-Hubbard Rd. Beamish seconded, roll call vote- Yes, unanimously Motion carried.

Opening of Public Hearing #2 Conditional Use for Marihuana Provisioning Center @7:41 pm/Property #04-560-021-00/1060 W. River Rd.

Mr. Potter, grower/operator will oversee this indoor grow of 1,000 plants; 24-hour security which will include a 30-yr. veteran of the Ann Arbor police dept. also another gentleman who was a past secret service agent. Has met distance from schools or churches and has tight setbacks. Has contained water supply and carbon filtration. Only water from the office will pass through the septic system. Atty. Sappanos mentioned the strict State inspection & regulations for mold and diseases. Plants must be grown in a complete sterile environment to meet State standards. Twice the appraised value was paid for the property and 2.5 million dollars have been invested to make this a showpiece. There will be two large bldgs. and one smaller for office usage. First facility will employ 18-20 workers; second facility, approximately 30-40 more. All must have background check. LARA will be heavily involved.

A tree line will be used and fencing as well as one electronic gate later. Containment will be in a heavily constructed building. Easement has been satisfied.

Schotts moved to recommend this Board approve said Conditional Use permit for 1060 W. River Rd based on prequalification and information presented from the State/ Beamish seconded/ All in favor by roll call vote. Motion carried unanimously.

Public Hearing #3 Conditional Use for Marihuana Provisioning Center @ 8pm / Property #04-029-00604 - 3301 W. Michigan Ave - Known as Pizza Parlor (note: Chairman Beamish suggested to strike the name because property itself has no connection to Pizza Parlor.)

Small Business Consultant, Brant Johnson represented the Talifer family (also present) who stated that clients would like to have the option to convert to a provisioning center if financial opportunities become more feasible.

The Talifers paid and the proposed Site Plan dated Oct. 31, 2019 follows compliance with the conditional use for a Medical Marihuana Provisioning Center. Site Plan also follows compliance with the Zoning Ordinance.

The Talifers however, have NOT applied to the State and have NOT prequalified. After discussions on tabling this item and keeping the applicants in place to hold their position, it was decided that this was indeed a matter of further study. New rules on Marihuana regulations from the State as well as ordinance rules need more scrutiny from this Commission. Without State prequalification, granting further approval could not be allowed.

Public comment was made by Mr. Wood to not add another marihuana business into the Township. Rob Parsons on possible decreased value of his property due to Bedford acquiring marihuana sales and by Rick Stover on if the Pizza Parlor would also retain its liquor license. Cannot have both.

Representative Cipcic asked to call for vote. Support Beamish  
All yes Motion carried.

Schotts motioned to accept proof of conditional use application as a prequalified letter to hold applicants place in line due to only two licenses remaining.  
Roll call: Beamish-No, Cipcic-No, Jones-No, Brown-No, Schotts-Yes, Greenwood-No  
Motion denied.

Ms. Talifer asked if we could table application rather than wait six months.  
Schotts- Motion to table conditional use application monthly beginning Jan. 28, 2020 because applicant did not meet standard. Support- Jones  
Roll call: Beamish-No, Cipcic-No, Jones-No, Brown-No, Schotts-Yes, Greenwood-No  
Motion Denied.

Motion by Beamish that applicant must meet State requirement 15.07/Support Greenwood -  
Tabled until Jan.28, 2020  
Roll call: Yes, unanimously-Motion carried

Public Hearing #4 Rezone Request @ 8:45pm / Property #04-029-006-00 Custer Dr. vacant property,  
From RB-Medium Density to C-Commercial

Schotts – move to change from Medium Density to Commercial, Beamish- Support  
Roll call vote – All in favor unanimously, Motion carried.

Motion by Beamish to move Agenda item 11 (continued review and edit of Master Plan,) until next meeting. Support, Schotts, yes unanimously – Motion carried

Mr. Parsons voiced his disapproval of marijuana sales in Bedford.

Motion made @ 8:56pm to adjourn by Schotts, support by Beamish, all in favor, motion carried.

Next tentatively scheduled meeting on January 28, 2020.

-B. Jones, Sec