

BEDFORD TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
May 2, 2016

PRESENT:

RICK STEINER, TOWNSHIP BOARD LIAISON
BRAD GREELEY, CITIZEN AT LARGE
BOB POTTER, CITIZEN AT LARGE
GEORGE WELLING, CITIZEN AT LARGE
TOM ZDYBEK, PLANNING COMMISSION LIAISON

EXCUSED:

NONE

ALSO PRESENT:

PHIL GOLDSMITH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
DENNIS KOLAR, BUILDING OFFICIAL
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Greeley called the Bedford Township Board of Zoning Appeals meeting to order at 7:02 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Potter, supported by Zdybek, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Potter, supported by Welling, to approve the minutes of April 4, 2016. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

A) OPEN THE PUBLIC HEARING AT 7:05 P.M. REGARDING THE APPEAL OF LAMBERTVILLE UNITED METHODIST CHURCH, 8165 DOUGLAS ROAD, REQUESTING A VARIANCE TO ALLOW A TEMPORARY USE FOR A FARMERS' MARKET USE IN AN R-2B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, OTHERWISE KNOWN AS LAMBERTVILLE UNITED METHODIST CHURCH, PER SECTION 400.2200 "BOARD OF APPEALS", ON LAND DESCRIBED AS 5802-029-008-10, 8165 DOUGLAS ROAD, LAMBERTVILLE, MI 48144.

Kincaid reviewed the analysis stating the request is from the Lambertville United Methodist Church for a temporary farmer's market use. For the past two years the Farmers' Market was set up on the YMCA property without incidents. Kincaid stated the market representative, Linda Johnson, explained the Farmers' Market was seeking a more visible location for their set up while continuing to provide ample parking and a traffic flow that maintains a safe environment for the vendors and patrons. Kincaid referenced the plot plan stating the proposed location will offer an area with less traffic congestion, as already planned events do not overlap with the market use. The church and Farmers' Market representatives have discussed those occasions where an unplanned event may be in conflict with the market setup location and both have agreed there may be a required adjustment should such an occasion occur. Kincaid said a letter authorizing the use on the grounds and for a representative of the Farmers' Market to speak on behalf of this application has been submitted by Reverend Thomas Zimmerman. Ms. Johnson has indicated the hours of operation will remain the same as previous years, which are Saturdays from 8:00 a.m. to 1:00 p.m., May through October. The plot plan identifies the booth setup area, proposed parking area and a controlled traffic flow for safety purposes. While the plan identifies 13 10x10 booths, a plan has been submitted should there be a need for additional spaces. The additional spaces will not interfere or encroach on any parking or traffic flow area and is immediately adjacent to the proposed set up. Kincaid clarified the Bedford Township Zoning Ordinance, Section 400.2204, c 7f, states that the Board of Zoning Appeals shall seek the review and recommendation of the Planning Commission prior to the taking of any action. Lastly, the Planning Commission reviewed the plot plan and made a recommendation to approve the use at their April 13, 2016 meeting. Kincaid added the public hearing

notices were mailed out 15 days prior to the meeting to property owners and occupants within 300' of the perimeter of the property and the Planning Department did not receive any calls or letters of objection.

Linda Johnson-7031 Lewis Avenue- Farmers' Market Manager- Ms. Johnson supplied the Board Members with an additional hand out giving information on USDA Food Assistant Programs and the area most targeted within Bedford Township advising why she felt the new location area would be a better fit for the Farmers' Market. Ms. Johnson also gave information on WIC Project Fresh, Senior Market Fresh, SNAP Authorization and a grant allowing double up food bucks permitting the Farmers' Market to match the dollar amount. Ms. Johnson stated she would be happy to answer any further questions from the board.

Mr. Steiner complimented Ms. Johnson on the information she had supplied at the Township Board Meeting. Ms. Johnson stated the WIC Program and Senior Program is specific for Michigan residents, however the SNAP program is a Federal Program so Ohio residents would benefit also from the double up food bucks.

Mr. Potter inquired if there were other Farmers' Markets and Ms. Johnson stated in Monroe area but in South County this is the only market available.

Motion by Steiner, support by Potter, to close public hearing at 7:14 p.m. Motion carried.

Welling complimented on the higher visibility and the amount of available area for parking. Mr. Goldsmith commented on the ordinance requirements and the market having met those requirements.

Motion by Steiner, support by Zdybek, to grant the appeal of the Lambertville United Methodist Church, 8165 Douglas Road, to allow a temporary Farmer's Market Use in an R-2B, Single Family Residential Zoning District, otherwise known as the Lambertville United Methodist Church, per Section 400.2200 "Board of Appeals" on land described as 5802-029-008-10, 8165 Douglas Road as the applicant has submitted all the documentation for the permitted use, a recommendation of approval has been issued from the Bedford Township Planning Commission, there is approval and support from the Pastor regarding the market use and permitted usage of the restroom facilities within the church, and the applicants have met and supplied all the requirements of the ordinance.

**Roll call as follows: Voting Aye: Steiner, Zdybek, Potter, Welling and Greeley Voting Nay: None
Motion carried.**

PUBLIC COMMENT –None

COMMISSION / STAFF COMMENT –

Kincaid advised there is an item scheduled for the June 6, 2016 agenda.

Zdybek thanked the pastor for the Farmers' Market use of the church location.

ADJOURNMENT –

The meeting was duly adjourned at 7:25 p.m.

Respectfully submitted,

Jodie L. Rector

Recording Secretary