

BEDFORD TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
MARCH 5, 2018

PRESENT:

BOB POTTER, CHAIRMAN, CITIZEN AT LARGE
GEORGE WELLING, VICE-CHAIRMAN, CITIZEN AT LARGE
TOM ZDYBEK, PLANNING COMMISSION LIAISON
LAKE, CITIZEN AT LARGE

EXCUSED:

RICK STEINER, TOWNSHIP BOARD LIAISON

ALSO PRESENT:

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

Potter called the Bedford Township Board of Zoning Appeals meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Lake, supported by Welling, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Lake, supported by Welling, to approve the minutes of January 9, 2018. Motion carried.

APPROVAL OF THE MINUTES

Motion by Welling, supported by Zdybek, to approve the minutes of February 5, 2018. Lake abstained. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None.

NEW BUSINESS

A) Open the public hearing regarding the appeal of Bedford O & M Treatment Plant, 1005 South Raisinville Road, Monroe MI, 48161, requesting a variance to allow a gravel surface to serve as hard surface, per Section 250.800, "Streets, Driveways, Parking Lots and Sidewalks", in an I-3, General Industrial Zoning District, on parcel number 5802-101-040-00, otherwise known as 327 Lavoy Road, Temperance, MI 48182.

Motion by Zdybek, supported by Lake, to open the public hearing at 7:02 p.m. Motion Carried.

Kincaid reviewed the analysis saying this variance request is for improvements to the site of the waste water treatment plant for Bedford Township and is being submitted by the Monroe County Drain Commission on behalf of Bedford Township. Kincaid said the proposed submitted site plan is to renovate and expand the existing Administration Building an additional 1,087 square feet and to remove the existing chlorine contact tanks # 1 & 2 to construct a Filter & UV Building and a Filter Backwash Storage Tank. Kincaid advised the submitted site plan indicates there is existing gravel within the site and the variance request is to allow an increase in the area of gravel to serve as a driveway access to and around the Filter & UV Building and the Filter

Backwash Storage Tank. Per Section 250.800 “Streets, Driveways, Parking Lots and Sidewalks”, in an I-3, General Zoning District design standards, commercial driveways and parking lot surfacing requirements, the entire parking area, including parking spaces, loading spaces and driveways are required to be hard surfaced. Under the Bedford Township Zoning Ordinance, the hard surface shall be provided with asphaltic or concrete surfacing in accordance with one of the minimum specification of bituminous surface options provided by ordinance.

Kincaid noted at this time no letters or calls of objection have been received.

Kincaid stated should the variance be granted to allow for gravel to serve as hard surface, it should be noted this proposed site plan will be presented to the Planning Commission for site plan approval.

Tim Csurgo- Representative from the Monroe County Drain Commission- Mr. Csurgo informed the Board Members of some of the history of the property and the improvements to be done on the site. Mr. Csurgo stated much of the site is gravel and the proposed additional gravel is for access purposes only, approximately twice a year.

Motion by Welling, supported by Lake, to close the public hearing at 7:08 p.m. Motion Carried.

Lake stated in his opinion gravel is a better solution to assist in drainage. Mr. Goldsmith advised the practical difficulty could be the length of the use on the property since 1969, the site is not for the general public to access for customers and the proposed additional gravel road is for access for employees and contractors. Potter added the other means of access points are paved. Mr. Csurgo advised the Fire Department was in favor of another means of access and did not have an issue with the proposed gravel.

Motion by Lake, supported by Zdybek, to grant the request of appeal of Bedford O & M Treatment Plant, 1005 South Raisinville Road, Monroe MI, 48161, requesting a variance to allow a gravel surface to serve as hard surface, per Section 250.800, “Streets, Driveways, Parking Lots and Sidewalks”, in an I-3, General Industrial Zoning District, on parcel number 5802-101-040-00, otherwise known as 327 Lavoy Road, Temperance, MI 48182 as there is existing gravel for this type of use on site, the proposed gravel access road is for contractors and employees and this site is not accessed by the general public.

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

PUBLIC COMMENT –None

COMMISSION / STAFF COMMENT –

Kincaid reminded the Board Members that due to the holiday next month’s meeting will be Tuesday, April 10, 2018.

ADJOURNMENT – The meeting was duly adjourned at 7:15 p.m.

*Respectfully submitted,
Jodie L. Rector
Recording Secretary*