

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
MARCH 8, 2017

PRESENT:

JAKE LAKE
JOE GARVERICK
DAN STEFFEN
MATTHEW ANGERER
MICHELLE BORK
TOM ZDYBEK

EXCUSED:

ROBYNE BUSH

ALSO PRESENT:

KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Lake called the Bedford Township Planning Commission meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Zdybek called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Angerer, supported by Steffen, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Steffen, supported by Angerer, to approve the minutes of February 8, 2017. Motion carried. Zdybek Abstained.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

A) REQUEST FOR A RECOMMENDATION TO THE BOARD OF ZONING APPEALS ON A SITE LAYOUT AND A TEMPORARY FARMERS' MARKET USE FOR THE LAMBERTVILLE UNITED METHODIST CHURCH, LOCATED ON PARCEL NUMBER 5802-029-008-10, 8165 DOUGLAS ROAD

Kincaid reviewed the analysis stating the request is from the Lambertville United Methodist Church for a temporary farmers' market use. The Farmers' Market was granted a one year temporary use approval from the BZA on May 2, 2016, which was held at the same location without incident. The market representative, Bob Potter, explained the Farmers' Market is proposing the same location which provided 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. The proposed location will offer an area with less traffic congestion, as already planned events do not overlap with the market use. Kincaid added 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. 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 G. Patrick England. Mr. Potter has indicated the hours of operation will remain the same as previous years, which are Saturdays from 8:00 a.m. until 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. The submitted plan identifies the layout is for 20 10' x 10' booths. Should there become a need for additional spaces, all additional spaces shall not interfere or encroach on any parking or traffic flow area and shall be located immediately adjacent to the proposed area for set up. The Planning Commission will not be making a decision on this request, as the request for the temporary use permit is required to go before the Board of Zoning Appeals. A public hearing will be held at the BZA meeting and all property owners within 300' of the perimeter of the LUMC property will be notified of the public hearing and the proposed use. The Bedford Township Zoning Ordinance, Section 400.2204, does, however, state that the Board of Zoning Appeals shall seek the review and recommendation of the Planning Commission prior to the taking of any action. Therefore, action on this request will be in the form of a recommendation to the BZA. This item has been scheduled for consideration at the April 3, 2017 BZA meeting.

Lake informed the applicant the commission was one member short, offering the option to defer to a later date when all members could be present. Mr. Potter opted to move forward as scheduled.

Bob Potter- Applicant Representative- Mr. Potter advised they are seeking a temporary use for the Farmers' Market, as the ordinance does not provide another reasonable alternative for this type of use. Mr. Potter referred to the submitted plot plan and letter as there has been no proposed change to the previous year setup and there were no incidents. Mr. Potter advised the Commission Members there are no permanent structures on the site, no adverse effect on the community, and no increase in traffic flow. Mr. Potter continued saying they are the only market in southern Monroe County that provides use for WICK, SNAP Program, Senior Market Fresh Program and Double up food bucks. Mr. Garverick inquired why the market left from the YMCA. Mr. Potter stated the YMCA was great to work with but for exposure reasons and safety of parking and the vendors, the new location is a better fit. Commission Members all agreed the market has been an asset for the community.

Motion by Angerer, supported by Zdybek, to recommend approval to the Board of Zoning Appeals for a site layout and a temporary Farmers' Market use for the Lambertville United Methodist Church, located on parcel number 5802-029-008-10, 8165 Douglas Road, as there are no changes to the previous request, the use has been without incident, it is a benefit to the community, and the event shall remain in accordance with the submitted plot plan.

Roll call as follows: Voting Aye: Angerer, Zdybek, Garverick, Steffen, Bork and Lake. Voting Nay: None. Excused: Bush. Motion carried.

A) DISCUSSION REGARDING SECONDARY AGRICULTURAL / RURAL RESIDENTIAL ZONING ORDINANCE

During the Master Plan, discussion took place and a master plan designation was made for a Secondary Agricultural/Rural Residential Zoning District. Lucie Fortin, Bedford Township Planner, has been conducting research on a possible zoning classification for such a designation. On November 16, 2016, at the Bedford Township Planning Commission Meeting, Ms. Fortin reviewed her findings and discussed how other communities have developed a zoning district similar to what Bedford is looking to accomplish. Planning Commission members had a lengthy discussion and determined this type of zoning district would be a benefit to the community and requested Ms. Fortin to move forward gathering information to develop this type of zoning district. Since that meeting new Planning

Commission Members have been appointed and to allow review and further input regarding the information, the Planning Department as determined to re-open this item again for discussion. Kincaid asked the Planning Commission members to review the packet information and present any questions, concerns or input they may have regarding this proposed zoning district change. The Planning Department will then forward the information on to Ms. Fortin.

Discussion continued regarding AG Preservation and area determined by the Master Plan. Kincaid asked that any questions or concerns be directed to the Planning Department, and as the process moves forward Ms. Fortin will be able to address those concerns.

PUBLIC COMMENT –

None.

INFORMATION –

None.

COMMISSION / STAFF COMMENT –

Kincaid stated the Planning Department is in the preliminary stage of reviewing the temporary use ordinance requirements and the need to seek annual approval, saying an option for administrative approval after the initial approval is granted are being researched.

ADJOURNMENT –

The meeting was duly adjourned at 7:30 p.m.

*Respectfully submitted,
Jodie L. Rector, Recording Secretary*