

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
MAY 23, 2018

PRESENT:

MATTHEW ANGERER, CHAIR
DENNIS JENKINS, VICE-CHAIR
DAN STEFFEN, SECRETARY
TOM ZDYBEK
RON FRITZ
JOE GARVERICK

EXCUSED:

LAMAR FREDERICK, TOWNSHIP BOARD LIAISON

ABSENT:

NONE

ALSO PRESENT:

JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Steffen, supported by Jenkins, to approve the minutes of May 9, 2018. Motion carried.

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 USE FOR A 1-DAY CAR SHOW ON PARCEL NUMBER 5802-019-138-00, OTHERWISE KNOWN AS LAMBERTVILLE CIVIC CLUB, MONROE ROAD, LAMBERTVILLE, MI**

Rector reviewed the analysis saying this request is from the Lambertville Civic Club with Mitch Keene serving as spokesperson for the Charity Car Show event. The request for consideration is to hold a one-day event to be held on the Civic Club property (Monroe Road) on Saturday, July 28, 2018. Rector advised the Planning Commission will not make 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 subject property will be notified of the public hearing and the proposed use. Section 400.2204, of the Bedford Township Zoning Ordinance, states 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. It should be noted, this item has been scheduled for consideration at the June 4, 2018 BZA meeting.

Rector noted, as indicated in the submitted letter from the Piston Jammer Car Club President, Mitch Keene, the car show is a charity event where the charity recipient varies from year to year. Mr. Keene said in the past they have donated money to The Wounded Warrior Project, Ike and Ella Fund, and The Northwest Ohio Honor Flight, among others, with this year's event being dedicated to aid a chosen family close to the

Piston Jammer Car Club that recently lost their home to fire. Mr. Keene stated the Civic Club will sell food and beverages for spectators and participants, which will support the Civic Club, as food proceeds are maintained by the Civic Club.

Mr. Keene said numerous local small business owners also set up vending tables to sell their own services and/or merchandise, and local business Stevens Disposal makes available a barrier free restroom and is utilized for trash pick-up after the show.

Rector referred to the site layout and stated it is indicated there will be live music throughout the day, along with adult and kid activities and entertainment to include Hot Wheels Drag racing and a traditional pin up contest planned by another organization.

The submitted plot plan identifies the show car parking and vendor setups located within the fenced football field, with spectator parking in an open area south of the show area. The site provides direct ingress and egress through the subject parcel off Monroe Road. While Monroe Road is the only designated ingress/egress for the event, the event coordinators have identified Parmelee Park as an EMERGENCY EXIT to serve as a means to exit the site in an emergency situation. Rector stated a site clean-up plan has been established for the following day, with additional young men assisting the car club members in cleaning the site.

Rector said while it should be noted that the request for this special event has not been previously before the Planning Commission and BZA for consideration, the car show has been a successful charity event for several years prior, and there is no reason to believe otherwise this year. The request has not been previously before the Township due to lack of known requirement; however, now informed of the requirement, event considerations will move through the approval process, if applicable.

Rector advised while the applicant has identified July 28, 2018 as the date of the event, no hours of operation have been provided, it has not been identified where the music will be set up and if or where amplified sound will be placed, and it should be verified if beer/alcohol will be served.

Rector said therefore, the following should be verified:

- Hours of Operation
- Location of Music and Amplified Sound
- Sheriff's Department made aware of event
- Fire Department input to ensure meets all Fire Codes
- Is ingress/egress controlled by flagmen (Is there a need)
- Is alcohol being served
- Etc.

Mitch Keene- 7600 Secor Road - Mr. Keene advised this has been an ongoing event held at the Civic Club, and he was unaware of the process. Mr. Keene advised it is a charity event and he has reached out to Doug Steinman (Fire Inspector) and the Sheriff's Department, and is waiting on a response. Mr. Keene advised the event begins at 10:00 a.m. where there is usually a line of cars starting around 9:00 a.m. waiting to get into the event area. Mr. Keene advised there was concern last year on the flame throwing, but that issue has been addressed, saying the event took place later in the evening last year and will occur early this year, around 8-8:30 p.m. Mr. Keene stated no alcohol will be served and there will be music until midnight, which is permitted by ordinance and he is aware of the Special Outside Occasion Permit requirement.

Garverick voiced concern on the process and cost for a special event within the community. Zdybek

questioned on the time frame for music and Fritz felt the recommendation on the previous request to end the music at 10:00 p.m. was due to a 3-day event in conjunction with serving of beer. Angerer agreed. Discussion on the ordinance time frame for amplified music and permitted on Friday and Saturday until midnight. Mr. Keene spoke on the different charities. Steffen asked on the ingress/egress. Mr. Keene stated access to the event will be held off Monroe Road and the gated area to the park will only be utilized for emergency access. Mr. Keene stated the football field is the area for the event and they will be also showing old movies. Mr. Keene stated this event is to be good family fun. Steffen inquired on update from the Fire Department and the Sheriff's Department. Mr. Keene stated he has reached out to both agencies and is just waiting on an update and hopefully will have that information before the next meeting.

Angerer 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. Keene opted to move forward as scheduled.

MOTION BY JENKINS, SUPPORTED BY STEFFEN, TO RECOMMEND APPROVAL TO THE BOARD OF ZONING APPEALS ON A SITE LAYOUT AND A TEMPORARY USE FOR A 1-DAY CAR SHOW ON PARCEL NUMBER 5802-019-138-00, OTHERWISE KNOWN AS LAMBERTVILLE CIVIC CLUB, MONROE ROAD, LAMBERTVILLE, MI CONDITIONED UPON COMMUNICATION WITH THE BEDFORD TOWNSHIP FIRE DEPARTMENT, MONROE COUNTY SHERIFF'S DEPARTMENT, OBTAINING A MUSIC PERMIT FROM THE ORDINANCE ENFORCEMENT DEPARTMENT, CLARIFICATION ON EVENT HOURS AND LOCATION OF MUSIC/AMPLIFIED SOUND.

**Roll call as follows: Voting Aye: Jenkins, Steffen, Garverick, Zdybek, Fritz and Angerer
Voting Nay: None.
Excused: Frederick
Absent: None
Motion carried.**

PUBLIC COMMENT –
None.

INFORMATION –
Rector advised tentatively there will be a meeting on June 13, 2018.

COMMISSION / STAFF COMMENT –
None

ADJOURNMENT –
The meeting was duly adjourned at 7:23 p.m.

Respectfully submitted,
Jodie L. Rector, Recording Secretary