

4. HEARING OF CASES

- B. VARIANCE REQUEST, PASTOR SCOTT MORGAN FOR ZION CHRISTIAN CHURCH, 3668 LIVERNOIS – In order to conduct an outdoor special event (Fall Harvest Festival) on Wednesday, October 31, 2012, a variance from the requirement that the hours of operation end no later than 8:00 pm. Applicant requests the event end at 9:00 pm.

SECTION: 7.13 I (3)





WENDELTON

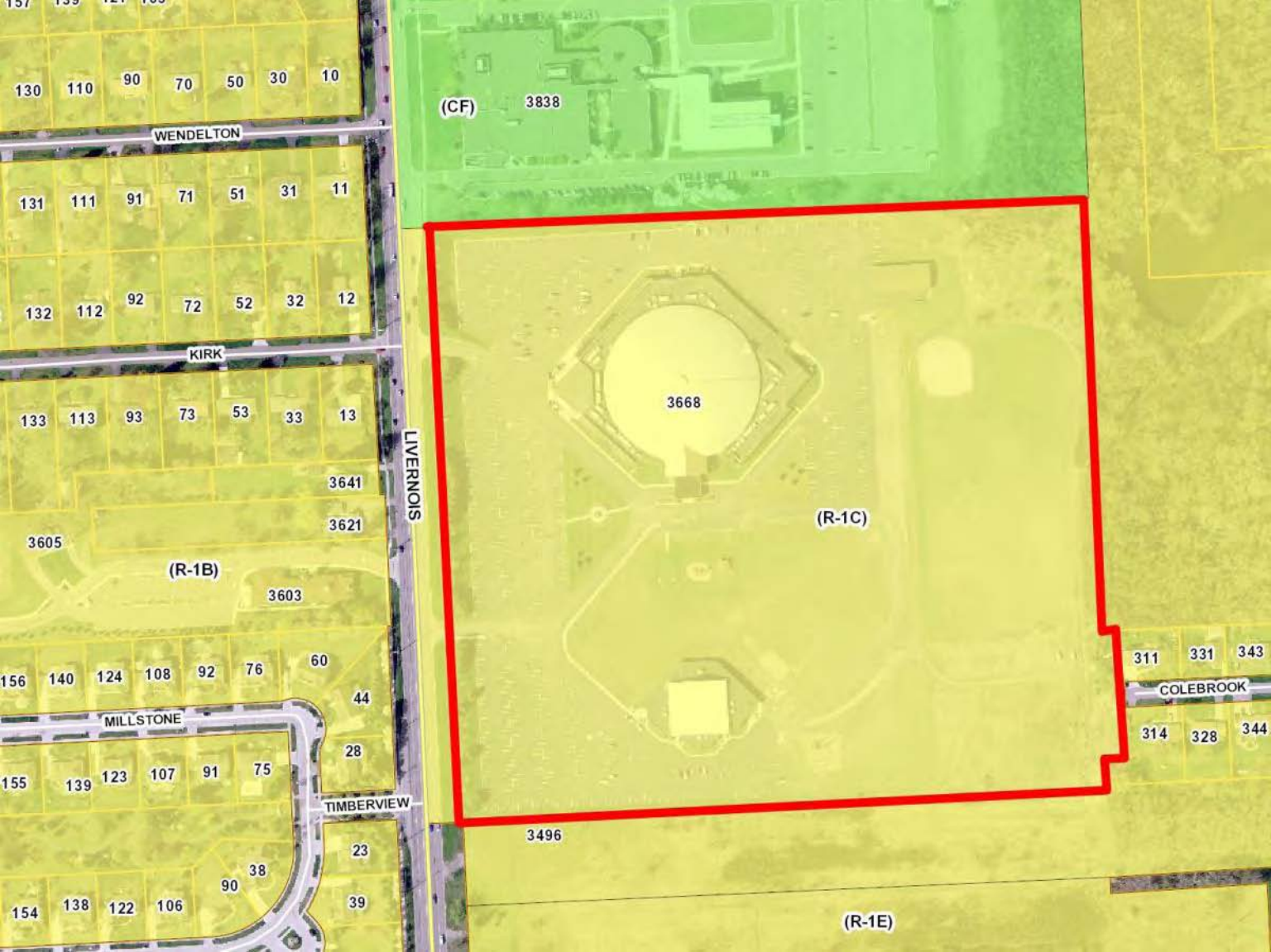
KIRK

LIVERNOIS

MILLSTONE

TIMBERVIEW

COLEBROOK



(CF)

3838

WENDELTON

KIRK

LIVERNOIS

3668

(R-1C)

3641

3621

(R-1B)

3603

3605

MILLSTONE

TIMBERVIEW

COLEBROOK

3496

(R-1E)

311 331 343

314 328 344

ZONING BOARD OF APPEALS APPLICATION

RECEIVED

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



SEP 10 2012
FEE \$150.00
PLANNING

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 3668 Livernois Rd.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-22-101-034
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 7.13
4. REASONS FOR REQUEST: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: Troy Family Daze Sept 2011& 2012; Fall Harvest Festival Oct 31, 2011
6. APPLICANT:
NAME Pastor Scott Morgan
COMPANY Zion Christian Church
ADDRESS 3668 Livernois Rd.
CITY Troy STATE MI ZIP 48083
PHONE 248-524-2400
E-MAIL scott.morgan@zionchristian.org
AFFILIATION TO THE PROPERTY OWNER: Children's Ministry Pastor

8. PROPERTY OWNER:

NAME Zion Christian Church Foundation

COMPANY _____

ADDRESS 3668 Livernois Rd.

CITY Troy STATE MI ZIP 48083

TELEPHONE 248-524-2400

E-MAIL richard.ramsdell@zionchristian.org

The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, ZCC Foundation (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE [Signature] DATE 9/10/12

PRINT NAME: SCOTT D. MORGAN

PROPERTY OWNER SIGNATURE [Signature] DATE 9/10/12

PRINT NAME: RICHARD L. RAMSDELL

BUSINESS ADMINISTRATION EXECUTIVE

Failure of the applicant or their authorized representative to appear before the Board, as scheduled, shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.



September 10, 2012

City of Troy
Zoning Board of Appeals
500 W. Big Beaver
Troy, MI 48084

Re: Variance Request, Zion Christian Church
Fall Harvest Festival

The variance requested by Zion Christian Church is to allow our Fall Harvest Festival to last until 9:00 PM on October 31st. The church has held this Fall Harvest event between 6:00 PM and 9:00 PM on Halloween night for the past 18 years, without any adverse impact on the neighborhood or the community. This event represents a normal activity level when compared to our on-going church activities. The impact on the surrounding area is no greater than when we hold late evening services, or play softball or soccer on the athletic fields, in terms of cars arriving/leaving, noise levels, parking, lighting, etc. Our physical location and layout is such that it is unlikely any of our neighbors will even notice that a special event is occurring on the property that night. Physical distances and lines of sight are such that someone would probably have to come onto the property to be able to see or hear any evidence of the event.

Not being able to have the event last until 9:00 PM will present a practical difficulty for the families who are most likely to attend. Many family members don't get home from work until 6:00 PM or later, making it likely they cannot get to the festival until 7:00 PM at the earliest. Having the event last only until 8:00 PM makes attendance impractical for many families, and would significantly diminish the community benefit of the event. This is a Halloween night event, with Halloween falling on a Wednesday in 2012. It is our desire to make a night of games, candy and contests available to as many families as possible. Event hours from 6:00 PM to 9:00 PM will make it practical for families to come and to stay for a reasonable amount of time.

Granting of the variance has no impact on the property or the surroundings in a physical sense, and will not impact the neighbors or the community at large in any noticeable way.

We seek your approval for the one hour variance to allow us to avoid the practical difficulties presented by the 8:00 PM ordinance requirement. Thank you for your consideration.

Respectfully,

Pastor Scott Morgan
Children's Pastor

Richard L. Ramsdell
Business Administration Executive

3668 LIVERNOIS TROY MI 48083 PHONE 248.524.2400 FAX 248.524.1408 WEBSITE www.zionchristian.org

CITY OF TROY OUTDOOR SPECIAL EVENT APPLICATION

PROVIDE 3 COPIES OF A COMPLETED APPLICATION AND ALL ACCOMPANYING DOCUMENTS

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov



RECEIVED

SPECIAL EVENT FEE: (\$25.00)

SEP - 5 2012

PLANNING

1. NAME OF THE PROPOSED EVENT: ZCC FALL HARVEST FESTIVAL
2. LOCATION OF THE SUBJECT EVENT: ZION CHRISTIAN CHURCH
3. PROPERTY IDENTIFICATION NUMBER: 88-20-22-101-034
4. APPLICANT FOR SPECIAL EVENT APPROVAL:
- NAME JACKIE DUNCAN COMPANY ZCC ADDRESS 3148 LIVERNOIS CITY TROY STATE MI ZIP 48083 TELEPHONE 248-524-2400 E-MAIL JACKIE.DUNCAN@ZIONCHRISTIAN.ORG
- OWNER OF THE SUBJECT PROPERTY:
- NAME ZCC FOUNDATION COMPANY ZCC ADDRESS 3148 LIVERNOIS CITY TROY STATE MI ZIP 48083 TELEPHONE 248-524-2400 E-MAIL RICHARD.RAMSDELL@ZIONCHRISTIAN.ORG
5. DATE(S) OF EVENT: OCT 31 FROM: 6:00 AM/PM AM TO: 9:00 AM/PM PM
6. WILL TENTS BE ERECTED?
(IF YES, SEE ATTACHMENT FROM FIRE DEPARTMENT) YES: X NO:
7. WILL FOOD BE SOLD/SERVED?
(IF YES, CALL OAKLAND COUNTY HEALTH DIVISION @ 248-424-7190) YES: X NO:
8. TEMPORARY LIGHTING OR ELECTRICAL?
(IF YES, OBTAIN ELECTRICAL PERMIT AND ARRANGE INSPECTION WITH TROY BUILDING DEPARTMENT 248 524-3344) YES: X NO:
9. ADDITIONAL SIGNS? YES: NO: X
10. SIGNATURE OF APPLICANT Jackie Duncan DATE 9/5/12
11. SIGNATURE OF PROPERTY OWNER Richard L. Ramsdell DATE 9/5/12

ZCC Fall Harvest Festival Event October 31, 2012

Vision and Purpose:

To provide the community with an alternative to Halloween for families to enjoy wholesome, positive and fun-filled entertainment

To provide an outreach event which draws new families who are looking for a church home

To provide a time of fellowship and an opportunity for unified effort for the volunteers and members of Zion & the surrounding community

Offerings for the event:

We will offer carnival type games in both the gym and in the tent to be erected outside the gym for kids to play.

We will distribute candy to children who attend as rewards to games as well as general distribution.

We will provide a petting farm/pony ride experience.

We will provide outdoor activities including a variety of inflatables.

We will offer concessions inside the gym using the kitchen in the gym as our base for the food prep.

We will also host prize drawings, a costume contest, face painting and other activities in the gym over the course of the evening.

Additionally we offer a small hay ride for those who want to sit a few minutes with their kids as they ride on the hay trailer around our property.

Trash, Traffic and Restrooms:

Trash will be collected in containers strategically placed both inside and outside the gym. These will include containers close to the food area but also containers scattered around the activity areas for those who might need them.

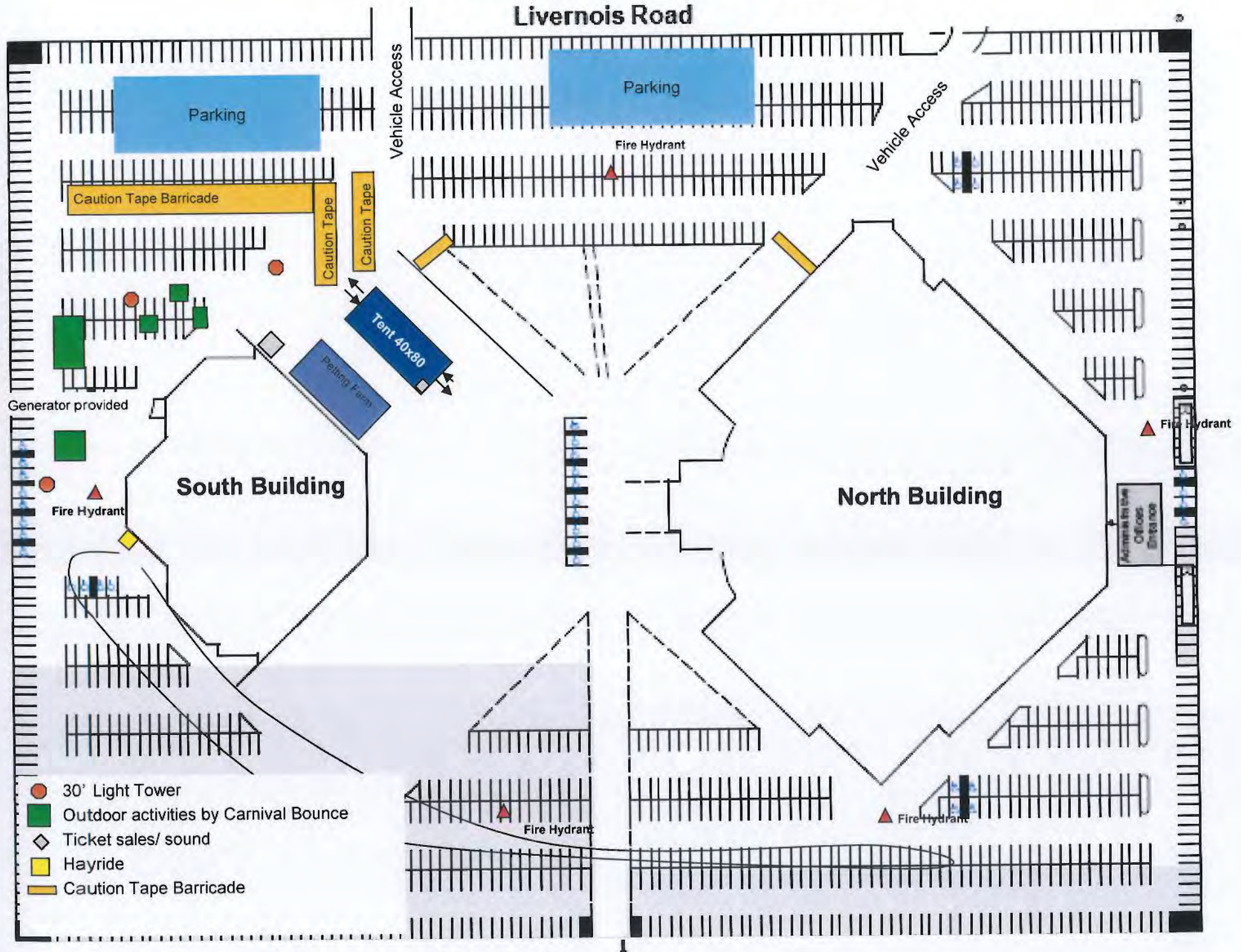
Traffic flow will be altered so that no vehicular traffic will be allowed near pedestrian or game areas. Parking will be on the west side of the parking area around the gym, closest to the west berm. Additional parking toward the North building will also be used.

Traffic flow will be managed by security personnel and by the use of cones or orange construction fencing which will provide a barrier around areas that require protection such as pedestrian traffic areas and game areas.

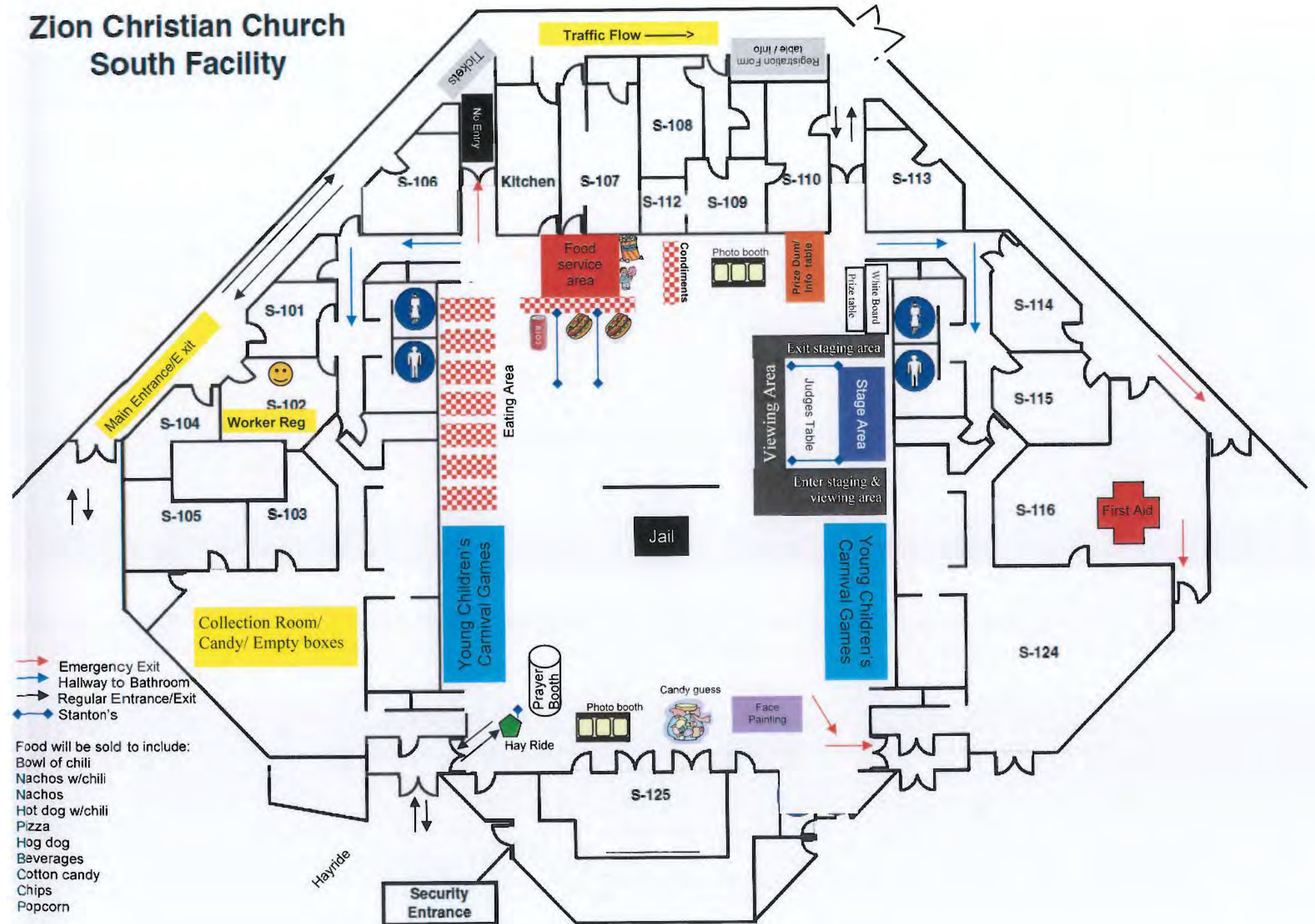
No regular traffic will be allowed behind the gym building.

Restrooms are available inside the gym building on either side of the gym area (2 for men, 2 for women). These will be monitored through the evening for supply and cleanliness.

ZCC Fall Harvest Festival, Oct 31, 2012



Zion Christian Church South Facility



The Zoning Board of Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on October 18, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Michael Bartnik
Kenneth Courtney
William Fisher
Allen Kneale
David Lambert
Thomas Strat

Absent

Glenn Clark

Also Present:

Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney

2. APPROVAL OF MINUTES – September 20, 2011

Moved by Courtney
Seconded by Bartnik

RESOLVED, to approve the September 20, 2011 meeting minutes.

Yes: All present
Absent: Clark

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

A. VARIANCE REQUEST, PASTOR SCOTT MORGAN, ZION CHRISTIAN CHURCH, 3668 LIVERNOIS – In order to conduct an outdoor special event (Fall Harvest Festival) on Monday, October 31, 2011, a variance from the requirement that hours of operation end no later than 8:00 p.m. Applicant requests the event end at 9:00 p.m.

Moved by Courtney
Seconded by Fisher

RESOLVED to grant the variance as requested.

Yes: All present
Absent: Clark

MOTION PASSED

5. COMMUNICATIONS – Chairman Lambert confirmed Board member's receipt of the most recent edition of the Michigan Association of Planning magazine. Chair Lambert advised the Board that Member Kneale and himself were reappointed to the Board for 3 year terms.
6. PUBLIC COMMENT – No public present.
7. MISCELLANEOUS BUSINESS – The Board requested information from the City Attorney's Office and Staff concerning the acceptability of the content of their written meeting minutes. Board member Neale asked if staff could examine the possibility of indexing the online videos of the Board meetings to make it easier for users to get to specific meeting items.
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:00 p.m.

Respectfully submitted,

David Lambert, Chair

Paul Evans, Zoning and Compliance Specialist