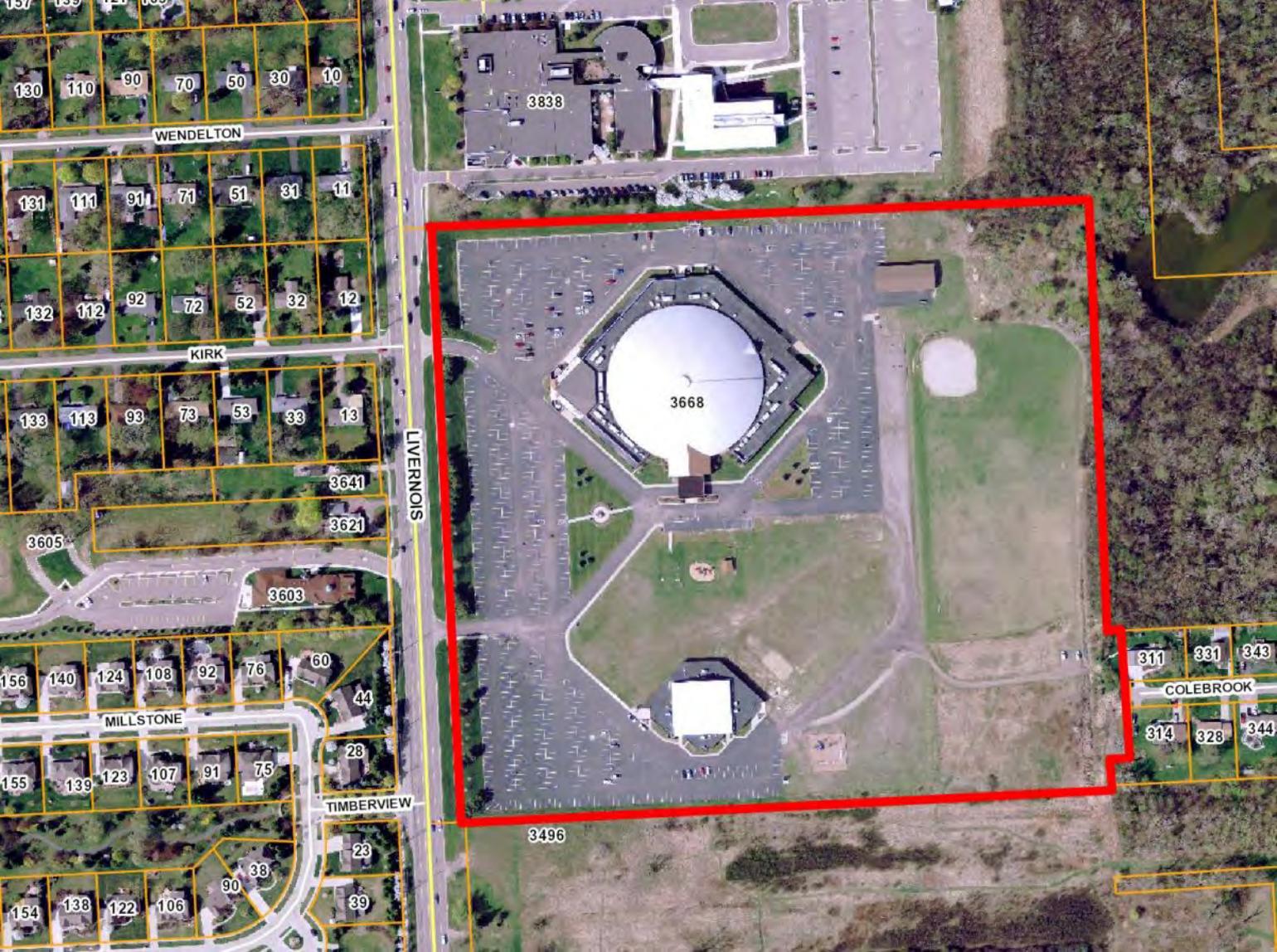


- A. **VARIANCE REQUEST, PASTOR SCOTT MORGAN, ZION CHRISTIAN CHURCH, 3668 LIVERNOIS** – In order to conduct an outdoor special event (Fall Harvest Festival) on Monday, October 31, 2011, a variance from the requirement that hours of operation end no later than 8:00 p.m. Applicant requests the event end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

**SECTION: 7.13 I (3)**





WENDELTON

KIRK

MILLSTONE

TIMBERVIEW

LIVERNOIS

COLEBROOK

3838

3668

3496

3641

3621

3603

3605

130 110 90 70 50 30 10

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132 112 92 72 52 32 12

133 113 93 73 53 33 13

156 140 124 108 92 76 60

155 139 123 107 91 75 44

154 138 122 106 90 38 23

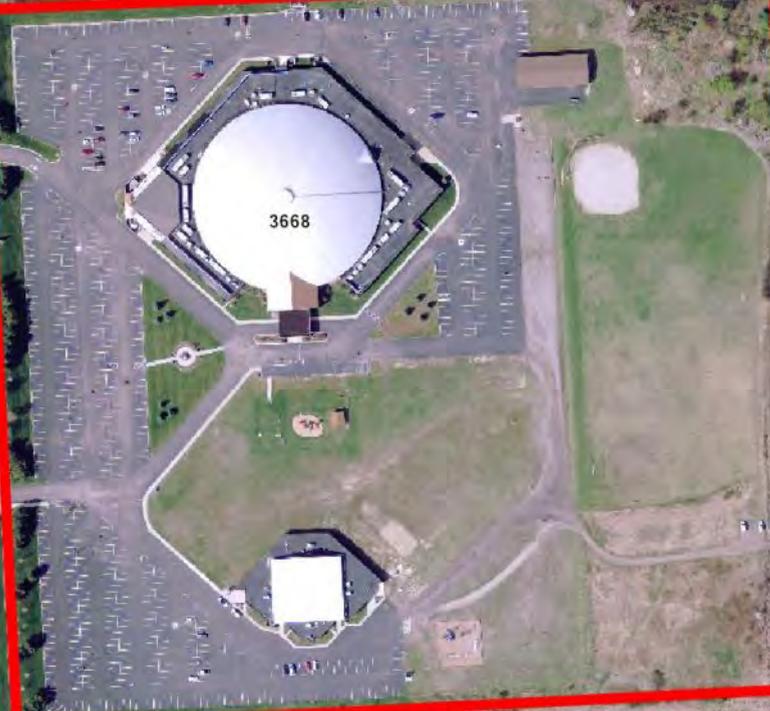
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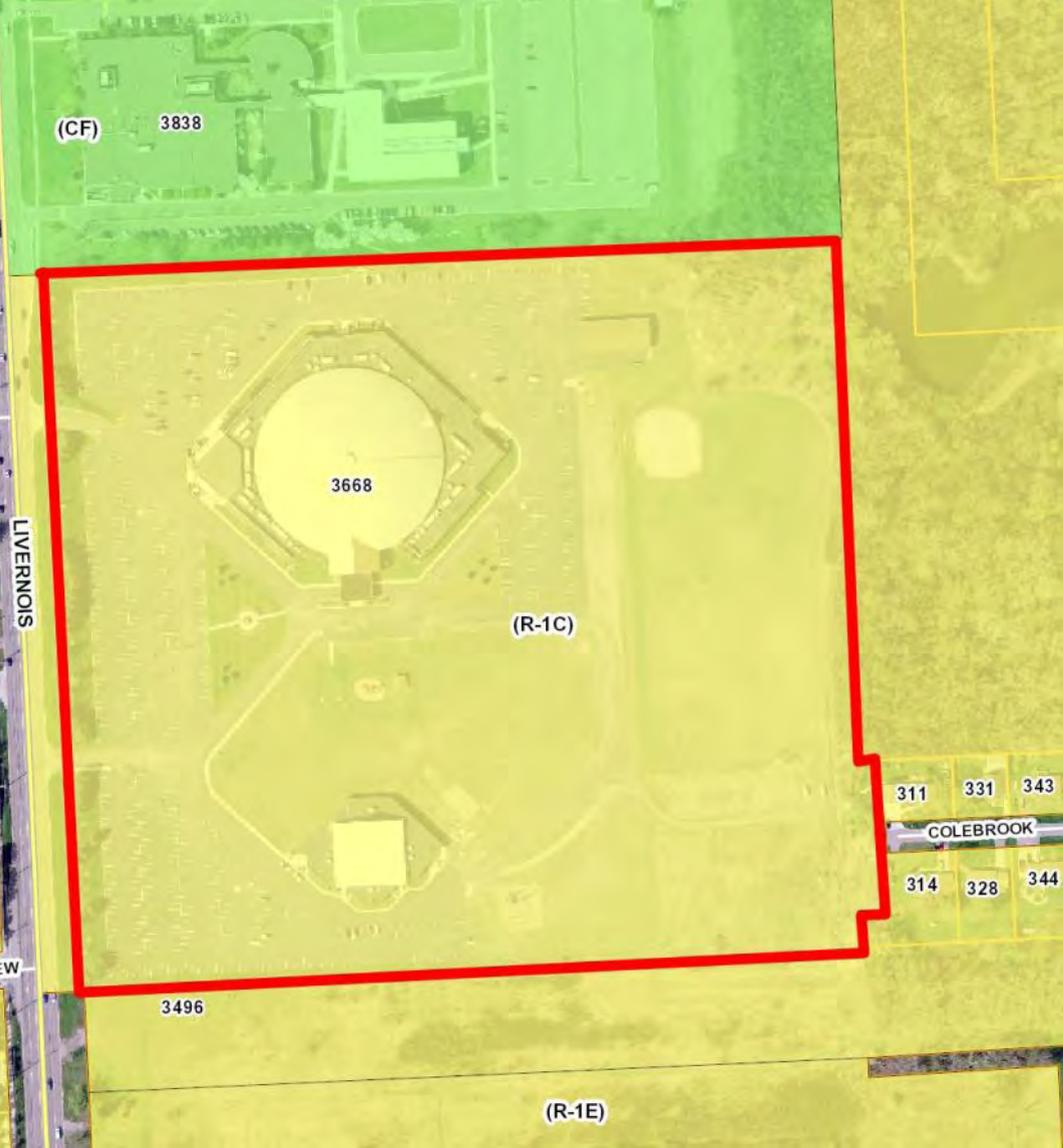
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39





# ZONING BOARD OF APPEALS APPLICATION

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



REGULAR MEETING FEE \$150.00  
SPECIAL MEETING FEE \$650.00

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE 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 APPLICABLE TO THIS APPEAL: 7.13
4. REASONS FOR APPEAL: *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. 15-18 2011
6. APPLICANT INFORMATION:  
NAME PASTOR SCOTT MORGAN  
COMPANY ZION CHRISTIAN CHURCH  
ADDRESS 3668 LIVERNOIS  
CITY TROY STATE MI ZIP 48083  
TELEPHONE 248-524-2400 X 220  
E-MAIL SCOTT.MORGAN@ZIONCHRISTIAN.ORG

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: CHILDREN'S MINISTRY PASTOR

8. OWNER OF SUBJECT PROPERTY:

NAME ZION CHRISTIAN CHURCH FOUNDATION

COMPANY \_\_\_\_\_

ADDRESS 3668 LIVERNOIS

CITY TROY STATE MI ZIP 48063

TELEPHONE 248-524-2400 X 228

E-MAIL RICHARD.RAMSDELL@ZIONCHRISTIAN.ORG

The undersigned hereby declare(s) 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 (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Scott Morgan DATE 8/29/11

PRINT NAME: PASTOR SCOTT MORGAN

SIGNATURE OF PROPERTY OWNER Richard J. Ramsdell DATE 8/29/11

PRINT NAME: RICHARD L. RAMSDELL

ON BEHALF OF ZION CHRISTIAN CHURCH FOUNDATION



August 29, 2011

City of Troy Planning Department  
500 W. Big Beaver Road  
Troy, MI 48084

Zion Christian Church has been holding the Fall Harvest event at the church once each year for many years. The hours for the event have been 6:00 PM to 9:00 PM each time, and there have been no problems or issues that have arisen. We will not be able to proceed with the event if we can't maintain the same hours.

Thank you for your consideration.

Respectfully,

Richard L. Ramsdell  
Business Administration Executive  
Zion Christian Church



October 3, 2011

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 31<sup>st</sup>. The church has held this Fall Harvest event between 6:00 PM and 9:00 PM on Halloween night for the past 17 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 Monday in 2011. 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,

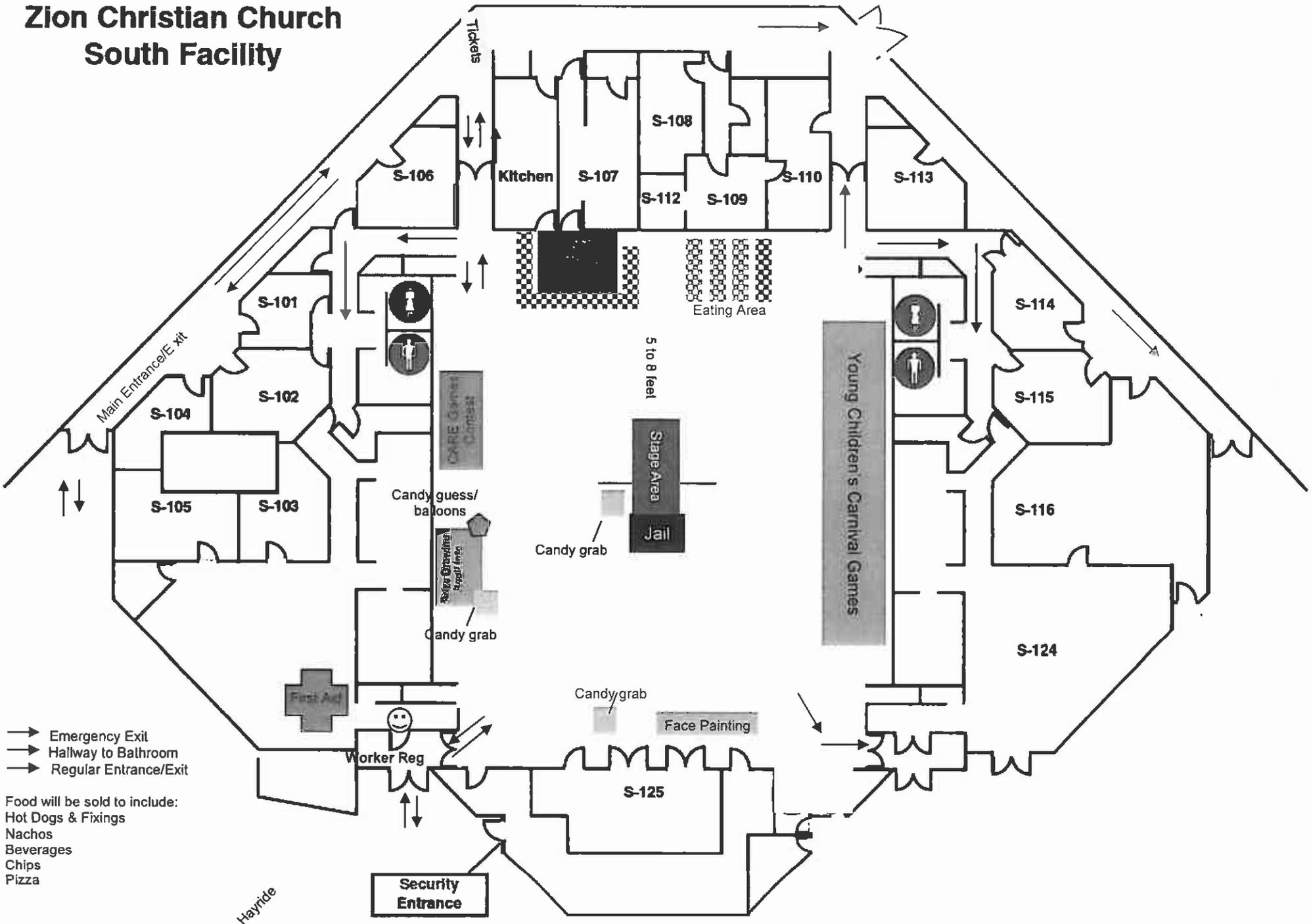
Pastor Scott Morgan  
Children's Pastor

Richard L. Ramsdell  
Business Administration Executive

3668 LIVERNOIS TROY MI 48083 PHONE 248.524.2400 FAX 248.524.1408 WEBSITE [www.zionchristian.org](http://www.zionchristian.org)



# Zion Christian Church South Facility



- Emergency Exit
- Hallway to Bathroom
- Regular Entrance/Exit

Food will be sold to include:  
 Hot Dogs & Fixings  
 Nachos  
 Beverages  
 Chips  
 Pizza

## **ZCC Fall Harvest Festival Event October 31, 2011**

### **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.

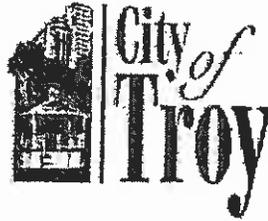
Traffic flow will be managed by security personnel and by the use of cones or orange construction fencing which will provide a barrier around areas that require protection such as pedestrian traffic areas and game areas.

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.

# CITY OF TROY OUTDOOR SPECIAL EVENT APPLICATION

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



SPECIAL EVENT FEE: (\$25.00)

1. NAME OF THE PROPOSED EVENT: ZCC Fall Harvest Festival

2. LOCATION OF THE SUBJECT EVENT: Zion Christian Church

3. PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_

4. APPLICANT FOR SPECIAL EVENT APPROVAL:

NAME Scott Morgan  
COMPANY ZCC  
ADDRESS 3668 Livernois Rd  
CITY Troy STATE MI ZIP 83  
TELEPHONE 248-524-2400 X 220  
E-MAIL scott.morgan@zionchristian.org

OWNER OF THE SUBJECT PROPERTY:

NAME \_\_\_\_\_  
COMPANY Zion Christian Church Foundation  
ADDRESS 3668 Livernois Rd  
CITY Troy STATE MI ZIP 83  
TELEPHONE 248-524-2400  
E-MAIL richard.ramsdell@zionchristian.org

5. DATE(S) OF EVENT: October 31, 2010 FROM: 6pm AM/PM TO: 9pm AM/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?  
(IF YES, OBTAIN SIGN PERMIT) YES: \_\_\_\_\_ NO: X

10. SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

11. SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

Property: Zion Christian Church

Parcel Number: 88-20-22-101-034

Legal Description: T2N, R11E, SEC 22 SW ¼ OF NW ¼ EXC S 5 ACRES, ALSO EXC THAT PART PLATTED INTO "SUPERVISOT'S PLAT NO. 6", ALSO EXC W 60 FT THEROF TAKEN FOR LIVERNOIS RD, ALSO EXC BEG AT NW COR OF 'CLOVERDALE FARMS', TH S 89-44-00 W 15 FT, TH S 00-33-00 W 136 FT, TH N 90-44-00 E 15 FT, TH N 00-33-00 W 136 FT TO BEG 33.38 A 4-15-98 FR 031

Containing 35.56 Acres

FROM: Margaret Kenny  
Kenny & Co.  
40695 W. 13 Mile Rd.  
Novi, MI 48377  
248-624-3443 248-669-1793 fax

TO: Susan Wahid  
Children's Ministry Administrator  
Zion Christian Church  
3668 Livernois  
Troy, MI 48083  
248-524-2400 248-524-1408 fax

Attached you will find the fire retardant certificates that are needed for the City of Troy – the Outdoor Special Event permit.

In addition, we have the other items that you will need for your event, the tent with sidewalls, ticket drum, cotton candy machine, and 2 large coolers.

I am also sending to you via USPS our brochure and price list, and pics of our cotton candy machine, (it's cool!) and peddler's cart (ice cream carts w/ bicycles), old fashioned popcorn machines, sno-kone machines, we even have moonbounces and air-buddys.

Thanks for your patience and understanding in my time of sorrow,

Maggie

# Certificate of Flame Resistance

REGISTERED  
FABRIC  
NUMBER

F-140.01

ISSUED BY  
JOHNSON WORLDWIDE ASSOCIATES, INC.  
BINGHAMTON, NEW YORK 13902  
*Manufacturers of the Finest  
Tent Products Described Herein*

Date of Manufacture  
MARCH 1996

This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.

NAME: KENNY & CO.

CITY NOVI STATE MI

**Certification is hereby made that:**

The articles described on this certificate have been manufactured with an approved flame retardant chemical in compliance with California State Fire Marshal Code, NFPA-701\*, Underwriters Laboratory of Canada, and have been tested in accordance with the Federal Test Method Specifications and meet or exceed the Military Flame Specifications of MIL-C-43006G.

Type, color and weight of material: 12 OZ Vinyl RED/WHITE

Description of item certified: PARTY CANOPY 40 X 40

**Flame Retardant Process Used Will Not Be Removed By Washing And  
Is Effective For The Life Of The Fabric**

**Snyder Manufacturing, Inc.**

Manufacturer of Flame Retardant Vinyl Laminates

  
TENT DEPARTMENT, JOHNSON WORLDWIDE ASSOCIATES, INC.

\* Large Scale

# Certificate of Flame Resistance

REGISTERED  
FABRIC  
NUMBER

F-140.01

ISSUED BY  
JOHNSON WORLDWIDE ASSOCIATES, INC.  
BINGHAMTON, NEW YORK 13902  
*Manufacturers of the Finest  
Tent Products Described Herein*

Date of Manufacture  
MARCH 1997

This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.  
KENNY & CO.

NAME: \_\_\_\_\_  
CITY NOVI STATE MI

**Certification is hereby made that:**

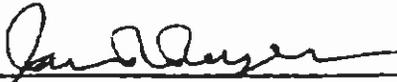
The articles described on this certificate have been manufactured with an approved flame retardant chemical in compliance with California State Fire Marshal Code, NFPA-701\*, Underwriters Laboratory of Canada, and have been tested in accordance with the Federal Test Method Specifications and meet or exceed the Military Flame Specifications of MIL-C-43006G.

Type, color and weight of material: 12 OZ Vinyl RED/WHITE

Description of item certified: PARTY CANOPY 20' MID

**Flame Retardant Process Used Will Not Be Removed By Washing And  
Is Effective For The Life Of The Fabric**

**Snyder Manufacturing, Inc.**  
Manufacturer of Flame Retardant Vinyl Laminates

  
TENT DEPARTMENT, JOHNSON WORLDWIDE ASSOCIATES, INC.

\* Large Scale

# Certificate of Flame Resistance

REGISTERED  
FABRIC  
NUMBER

F-140.01

ISSUED BY  
JOHNSON WORLDWIDE ASSOCIATES, INC.  
BINGHAMTON, NEW YORK 13902  
*Manufacturers of the Finest  
Tent Products Described Herein*

Date of Manufacture  
MARCH 1998

This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.  
KENNY & CO.

NAME: \_\_\_\_\_  
CITY NOVI STATE MI

**Certification is hereby made that:**

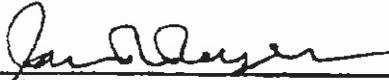
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**Snyder Manufacturing, Inc.**  
Manufacturer of Flame Retardant Vinyl Laminates

  
TENT DEPARTMENT, JOHNSON WORLDWIDE ASSOCIATES, INC.

\* Large Scale

**From:** [rayrictroy@aol.com](mailto:rayrictroy@aol.com)  
**To:** [Planning](#)  
**Subject:** Notice of Public Hearing  
**Date:** Monday, October 03, 2011 10:04:07 PM

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I Raymond A. Richard of 344 Colebrook Dr. Troy Mi. see no problem with granting a Variance to the Zion Christian Church for the outdoor special event on October 31, 2011. 

Thank You.