**Town of Bradford**

**Planning and Zoning Committee Meeting**

**Tuesday, January 18th, 2022 at 6:00 p.m. at the Bradford Town Hall**

**Agenda**

1. Call to Order and Roll Call

Sharon Douglas, Jimmy Churchill, Robert Risseeuw, Sharon Hargarten present. Missing Carie McGinnis

2. Pledge of Allegiance

3. Adoption of the Agenda

Motion to adopt the agenda (Sharon Douglas/Jimmy Churchill). Motion carried by voice vote with no negative vote.

4. Approval of the minutes to the last meeting

Motion to approve minutes from last meeting (Jimmy Churchill/Bob Risseeuw). Motion carried by voice vote with no negative vote.

5. Discussion and action on the request by Gary Gilbank for zoning change of Parcel No. 6-3-208 (6.6 acres) and Parcel No. 6-3-209 (15.09 acres), the SE & SE ¼ of Section 28, Carvers Rock Rd, Town of Bradford under Chapter 19, Section 13 of the Code of Ordinances of the Town of Bradford and for a change of zoning from A-1 to A-2

Sharon Hargarten asked how the parcels are currently zoned. Gary Gilbank responded that they are zoned A1. A motion to change the zoning from A1 to A2 on parcels 6-3-208 and 6-3-209 (Jimmy Churchill/Bob Risseeuw). Motion carried by voice vote with no negative vote.

6. Adjournment

Joint Public Hearing Minutes

Sharon Douglas opened the meeting at 6:02 pm.

Gary Gilbank presented that he wanted to change the zoning of the parcels and to get a driveway right of way access recognized by the township. He doesnt have intentions to build on the parcels but purchased it to rebuild and restore the pond. He was a interpretation of the right of way from 1958. Attorney Hahn spoke up that the right of way is for access. And the board is not taking a legal interpretation of access at tonights meeting. P&Z committee will address the request to rezone the parcels from A1 to A2. Attorney Hahn advised Gary to work it out the the register of deeds.

The ROW was recorded in 1997. Gary does not know if it is buildable or not. Hahn stated that the order is for the 2 rod wide access over the other parcels. A rod is roughly 33’. A p&z member asked if there are are any maps or surveys? Gary determines the driveway to 1st house along property line is a path (wide enough for a vehicle) is accurate. Hahn advised what is in the easement is in order is accurate from 1958 and would need to be sorted out between other property owners for access. P&Z & Public hearing is just limited to if the parcels should be rezoned.

Sharon stated that the P&Z does not make any driveway recommendations and goes before the board for approval. P&Z deals with the land rezone and division.

Al Kohls spoke up that he can clarify that hes owned the property for a long time and cattle were grazed back there. Easiest way to wander around to get there and the row markings are odd. Gary owns the property on the other side of the property. Al stated that the easement is there to access the property that is not accessible.

Hahn interrupted the conversation and status htat info outside of the rezone is Right of Way access is official access is recognized by the town. Al askes again what is the plan and if he should rezone the family trust and potential land use? Currently the trust land is in the woodland tax credit. Gary states that he will talk to Al after the meeting. Another citizen asked if there is benefit to change the zoning from A1 to A2. Gary states that he wants to find out if it is buildable. If A! He could see about obtaining a driveway permit. In 40 years his family may want to build. A1 zoning does not allow for residential but does not mean it is not buildable. Sharon shared that it is based on land use. Another citizen asked if it is on a floodplain-Gary says that it is partially. Gary requests to change from A1 to A2 zoning. Committee does not have to resolve it to be buildable. Motion to adjourn (Bob Risseeuw/Sharon Hargarten). Public hearing adjourned at 6:19pm