

Nelson Township  
Planning Commission meeting  
2 Maple St.  
Nelson Township/Sand Lake Municipal Building  
Sand Lake, MI 49343  
Wednesday, October 20, 2010  
7 pm

The Planning commission meeting was called to order by chairman Grifhorst at 7 pm.  
Present: Hoffman, McKown, Grifhorst, Dignum, Litwinchuk, VanEnk Absent: Stolk  
Also Present: Jerry Gross, Zoning Administrator, and Ross Leisman, Attorney, and 12 residents.  
Minutes from August 18, 2010 were approved.

REGULAR PLANNING COMMISSION MEETING

There were not comments from the public.

UNFINISHED BUSINESS

**Double “K” Farm LLC/Karafa**

Cynthia Karafa of 5815 18 Mile Road applied for a special land use to permit the occupation of a building on their property for operation of a daycare facility. This would be for up to 12 children. The new special use would replace the old one from Dr. Schalk. A motion was made by Litwinchuk to suspend further discussion until a site plan is drawn up. Support by Dignum 5-Y/0-N

**Red Flannel Saddle Club**

McKown made a motion to take Red Flannel Saddle Club off table, support by Dignum. 5-Y/0-N  
Motion by Hoffman to discuss the resolution as presented, support by Dignum. 5-Y/0-N  
Strike 3 (e) last 2 sentences; 3 (i) Strike 2<sup>nd</sup> sentence and change prohibited to prohibiting manure, and end sentence after “off-site”; (j) (i) change “peak capacity and shall be as designated on the **approved plan documents.**; (k) will read **Fence shall be provided along the Eastern border of the Subject Property as depicted in the approved plan document.**; (l) strike all; (n) (i) last sentence, change expanded to extended; (ii) **Add** There shall be no horse shows or sound amplifications permitted on the last Sunday of September.; Change (ii) to (iii) **add** with the hours of **4 to 8.**; (p) change to **50** trailers, strike last sentence; (q) (ii) strike **Any** change to **Sound amplification including but not limited to loudspeakers, may not be utilized except during the hours of operation in (n).** Hoffman made a motion to accept resolution as presented and amended, support by Dignum. 5-Y/0-N

Motion to unsuspend Double “K” Farms Special Use by Dignum, support Hoffman. 5-Y/0-N  
Strike (i) (g); (k) hours of operation **6 am to 6 pm.** Motion by Dignum to approve resolution as amended with revisions and submitted site plan, support Hoffman. 5-Y/0-N

**Mid MI Motocross**

Motion to untable by Hoffman, support Litwinchuk. 5-Y/0-N

Daniel Warren is requesting to continue operation. A motion by Dignum ~~to deny special land use permit for private recreation area and~~ to open discussion of resolution, support Litwinchuk. 5-Y/0-N Grifhorst asked commissioners – Does this fit the “private recreational area” in 19D? Does not fit 19D(2), 19D(4), or 19D(5). Commissioners Dignum and McKown brought up the September 25 charity event at the motocross that was advertised. Pictures were taken by Dignum of signs leading to property and cars parked along street. It was the understanding of the PC after the last meeting that advertising was to stop until further notice. Motion by Dignum ~~to adopt a resolution~~ to deny special land use permit, support by Litwinchuk. 5-Y/0-N

### **Natural River Overlay District**

McKown motioned to bring NR overlay back to table, support by Hoffman. 5-Y/0-N  
Motion by Hoffman to have Attorney Leisman prepare an amendment to 11.5A – change 200’ to 100’ and say “all lots located in whole or in part”, and set a public hearing on previously considered ordinance amendments. Support by McKown. 5-Y/0-N

### **Comments from the Board**

Pine Lake set backs discussion: 7A-5b, 7A-6d Pine Lake Residential District – clarify 35’ is for principal building? Put on Agenda for January 2011 – look at how you treat accessory buildings in other districts. Also, we have no definition of private recreation area, “uses like this” or “such as”.

With no other business to come before the Planning Commission, the meeting was adjourned at 9:45 pm. Motion by McKown, Support by Hoffman. 5-Y/0-N

Lisa Heydenburg  
Secretary

Next PC Meeting will be January 19, 2011