

Nelson Township
Planning Commission Meeting
2 Maple St.
Sand Lake, MI 49343
Wednesday, August 18, 2010
7 pm

The Planning Commission Meeting was called to order by Chairman Grifhorst at 7:02 pm.
Present: Grifhorst, Hoffman, Litwinchuck, Dignum, McKown
Absent: Stolk, VanEnk
Also Present: Jerry Gross, Zoning Administrator, and Ross Leisman, Attorney, and 14 residents.
Minutes from May 19, 2010 were approved.

REGULAR PLANNING COMMISSION MEETING

There were no comments from the public.

UNFINISHED BUSINESS

Red Flannel Saddle Club - Donna Newman of 4312 Russell Rd, Nancy Robbins of 9877 Cypress Ave., Tom Naffziger of 4610 16 Mile Rd presented their proposal for a new barn. Dean Wall, of 16905 Shaner, stated that starting times have changed to 8 am but would still like stronger restrictions imposed. Phil Harrison, of 5727 18 Mile, asked why a storm water retention plan is needed? The planning commission needs a more detailed site plan that includes the lot lines, fencing, speakers, parking, proposed landscape, manure removal plan, and storm water control plan. Commissioner McKown motioned to table until 10/20/10. Supported by Hoffman.
5-Y 0-N Absent 2

NEW BUSINESS

Special Land Use Permit – Mid MI Motocross 9399 Rentsman Road
Daniel Warren of 9399 Rentsman addressed the public.

PUBLIC HEARING

The public hearing was opened at 7:40 pm. Ron Stonehouse of 9851 Rentsman recited zoning ordinance for special use permits. Things he would like to see the PC restrict: only 12 hours of operation weekly ending at 6pm and no Sundays, no higher than 70 decibel noise level, speed limit signs. Mr. Stonehouse stated that the website has had 21,617 hits since it started operating. Nancy Neilson of 14130 Keller, challenged Mr. Warren's statement that everyone on Keller is supporting him. Mark Doren of Keller Ave. owns 40 acres adjacent to Motocross and says the noise spoils hunting on his property. Chad Bennet of 14021 Renstman is part owner of the Motocross property and says he rides with his kids there. John Sarniak of 9175 Becker complained of noise. Phil DiCesare of 9088 Becker, complained of the noise. Al Heydenburg of

9020 Becker complained of the noise. Chairman Grifhorst read a letter from Scott Crowley of 9720 Rentsman dated 8/18/10 asking the PC to deny the special use permit request. Public Hearing was closed at 7:59 pm.

Planning Commission needs to consider what falls under “private recreation area” and define what “private” means. Options as far as this special use permit:

Table for clarification of ordinance; PC can develop amendments then send to the TS board; ZA can come up with recommendations; continue on with special land use. A site plan and a proposal to deal with noise and traffic and other issues such as hours of operation, pollution control and setbacks are needed. A motion to table was made by McKown and supported by Hoffman. McKown removed motion. McKown motioned to request an opinion from TS attorney about the possible standing of any special use we would give in this situation. Supported by Litwinchuck. 5-Y 0-N Absent 2

Special Land Use Permit – Cynthia Karafa 5815 18 Mile Road
Cynthia Karafa was not in attendance.

PUBLIC HEARING

The Public Hearing was opened at 8:42 pm.

Phil Harrison of 5727 18 Mile Road stated he would like to see a fence put up to keep the kids out of 18 Mile Road. The public hearing was closed at 8:44 pm. A site plan is needed.

A motion to table was made by McKown and supported by Litwinchuck. 5-Y 0-N Absent 2

Proposed Zoning Amendment to Natural River Overlay District – a motion to table was made by Hoffman and supported by Litwinchuck. Commissioner Dignum will do history of Rogue River Management Plan. 5-Y 0-N Absent 2

COMMENTS FROM THE BOARD

Hoffman would like old ordinance books brought to next meeting to be recycled.

With no other business to come before the Planning Commission, the meeting was adjourned at 9:31 pm.

Lisa Heydenburg
Secretary

Next PC Meeting will be October 20, 2010