

Nelson Township
Planning Commission Meeting
2 Maple St.
Sand Lake, MI 49343
Wednesday, May 19, 2010
7 pm

The Planning Commission Meeting was called to order by Chairman Grifhorst at 7:06 pm.

Present: Hoffman, McKown, Grifhorst, Dignum, Litwinchuck.

Absent: Stolk and VanEnk

Also Present: Jerry Gross, Zoning Administrator, and Ross Leisman, Attorney, and eight residents.

Minutes from January 20, 2010 were approved.

REGULAR PLANNING COMMISSION MEETING

There were no comments from the public.

UNFINISHED BUSINESS

Wind Turbine Ordinance has been removed from the agenda until further notice per the township board.

NEW BUSINESS

Red Flannel Saddle Club – Donna Newman of 4312 Russell represents the club, the property is owned by the club. They want to tear down the old club building and build a larger one in the same place. Property is serviced by a well and septic. They do 20 horseshows a year.

Chairman Grifhorst opened a **Public Hearing** at 7:27 pm.

Resident Mike Hall of 17160 Shaner had a complaint about the PA system noise and traffic.

Resident Dean Wall of 16905 Shaner had a complaint about the PA system operating times (7 am – 8 pm), the dumping of manure on his property (suggested a fence). Also, what the proposed building will look like.

Public Hearing was closed at 7:36 pm.

Zoning Administrator, Jerry Gross, explained what the Red Flannel Saddle Club is requesting.

Donna Newman stated that they operate on Saturdays and Sundays with speaker use around 8:30 am. Practice is on T/W/Th. They have as many as 40 horse trailers present during MIHA in Sept. They operate between April and October. Club would like to begin building after last shows in October. The property is zoned AG.

Dean Wall stressed the need for specific hours of operation. Commented that he would like to see the Special Land Use granted but with restrictions on the operations.

Attorney Leisman questioned the lawful nonconforming land use and parking. Will discuss type of parameters to present at the August PC meeting.

Suggestions to The Red Flannel Saddle Club for the August meeting:

- a picture with details of buildings, speakers, fences, lighting, parking, etc.
- drawing of what it looks like and elevations
- address hours of operation and calendar year (days/hours)
- a sign about discarding manure

A motion to table until August PC meeting and direct Attorney Leisman to draft a resolution was made by commissioner McKown, and second by Hoffman. 5 – Y 0 – N

Ordinance Clean-up - clarifications were made.

Medical Marijuana Ordinance – Chairman Grifhorst would like a directive from the Board to proceed with this.

COMMENTS FROM THE BOARD

The PC was made aware that the Township Board approved waiving the permit fees for the SL Little League (non-profit).

The PC would like Attorney Leisman to prepare an amendment about accessory buildings, change name in ordinance manual (AG RE to AG), and amend PUD procedure division.

With no other business to come before the Planning Commission, the meeting was adjourned at 9:17 pm

Lisa Heydenburg
Secretary

Next PC Meeting will be August18, 2010