

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
May 11th, 2020

Meeting called to order at 7:30 P.M. by Chairman Cook, Pledge of Allegiance recited.

Roll Call: Present - Coker, Terryn, LeMahieu, Cook, Kolenda, and Zoning Administrator Draper
Absent: Beaudoin and Whelpley. Members from the public - 21

Cook explained that having the PC meeting was legal per Executive Order #77

Agenda: Accepted as written. Motion by LeMahieu, 2nd by Terryn: All AYE

Minutes of the February 25th, 2020 accepted as written. Motion by Coker, 2nd by Kolenda: All AYE

Correspondence: None

Zoning Report: Draper Stated that there were 25 Zoning permits, 152 Rental permits. Then Draper explained that a letter from Chuck Ruedi stating that in the January Planning Commission meeting minutes did not read what he actually said and that he would like that changed. LeMahieu made a motion to add the correct language to the January minutes, 2nd by Coker: All AYE.

New Business:

1. Public Hearing for West Michigan Sand Dragway Planned Unit Development (PUD).
Cook opened the Public Hearing.

Zoning Administrator Presentation: Draper stated that the West Michigan Sand Dragway (WMSD) is a Legal Non-Conforming Business that had some camping taking place that had been brought to his attention, so he approached the owners with a violation and after some discussion the owners pulled a temporary campground permit to finish the 2019 season off and agreed that they would move forward with applying for a PUD to add racers to spend the night during events.

WMSD Owners Presentation: 1. Bryan Hamlin explained that they wanted to add a couple of things to their business and also comply with Golden Township rules. Bryan stated that he didn't want to send racers back home with a long drive after racing all day, that he wanted them to get some rest first. Crystal Hamlin also explained that when racing is done at 11:00 PM the campgrounds are closed for the night, that some rigs are too big to fit in the campgrounds, and a lot of racers come from out of state. Crystal explained that there are 136 parking spots for the racers and that many racers have their own homes and cottages to go to. In order to stay the night, racers would have to be registered to race. 2. Bryan said that the Hill Climb at Mt.

Balding in the State Park would not happen anymore, and the MSBA approached the WMSD to possibly hold the Hill Climbs at their property. This is why they wanted to include Hill Climbs with the PUD because they could keep the whole event contained. 3. Bryan stated that because there was already a mud pit made out of concrete they thought they could hold mud run events.

Correspondence Pro: Draper Read all Letters (12 in all) McWethy, Kramer, Bezley, Hartman, Goodale, Wagner, Alex, Leis, Kaas, Goodale, Dangremond, Ellington.

Correspondence Con: Draper read two letters from the McKissacks

One letter from Snyder that had questions and concerns. All Letters will be included with the PC minutes folder held at Golden Township office.

Public Comment Pro: 1. Wayne Vanhuis owns property across street, had no problem with the race track but had concerns about the winter storage. 2. Mark Chandler is for the event camping because people should not be driving after racing. There were problems being able to camp with previous owners, curfews and other rules which kept me from continuing to race. 3. Craig Cihak business & campground owner stated that he is pro business and event camping is good as long as it isn't open ended and there are rules that they have to comply to. 4. Steve Staples neighbor to the race track is concerned about the noise that might come with the event camping, but okay with the PUD.

Public Comment Con: 1. Ted McKissack next door to the race track complained about noise (racing motors, fireworks, cars speeding away from the track. No limit to the 136 parking spots as to do with camping and being loud up to 2am and coming and going through the night. My wife and I can handle 9 events in the summer but mud bogs and hill climbs would create more events and that would be unbearable. All these items really need to be limited and this doesn't show a limit, for that reason we oppose the PUD. 2. Don Snyder next door to the race track stated that the PUD would need control and regulations, we are not against the PUD but don't want noise and fireworks late. 3. Linda Snyder asked could the racers leave their trailer and go to a campground. 4. Debbie Ward across road said what you are asking is for us to live next to a campground, we are against unlimited camping. I would like to see you go to approving these items on a case by case basis, we don't have a problem with the track itself. They can find a campground to go to. My concern is all the stuff that goes with these items. 5. Mike Ward the issues in the past were minimal and we don't want issues in the future to be major.

Petitioner comments; Rebuttal: Crystal explained that they used to have 14 races a year and they have dropped them to 8 or 9 events. We will make sure that racers are the only folks allowed to spend the night, not the public. Other than the events the only overnight situations would be when we open the grounds to clean up and get ready for the season. As for curfew it is 11:00 PM but we do ask the twp. board at the beginning of the season to allow us to go until 12:00 AM. But we do try to finish by 11:00.

Zoning Administrator Summary: Draper explained with a PUD the twp. has some control over the way the business is run and that he talked with the owners and told them that there would probably be a limit of lots spending the night. As for the four items suggested in the PUD along

with the actual racing, the PC board could allow all or part of the items and that the PC board should put conditions on the PUD. and that overnight stay should be allowed for events only, this should not be an opened ended free for all. If they receive this PUD it does not allow them a pass on county, state and federal laws, this should be stated in the conditions.

Cook closed the Public Hearing.

Deliberation from the board: 1. Cook does not like the idea of storage and suggested that we table this until the owners do more work to the site plan. 2. Kolenda asked if tabling would create a problem for the owners to move forward. He also had concerns about the hill climb and mud bog. B. Hamlin said they needed the permission from the township before making any plans/contracts with MSBA to do with the hill climb and that they would have to build the hill a lot taller. Hamlin also said that each parking spot is dedicated for the entire season per racer. Coker suggested to move forward with the conditions and stipulations. Coker also suggested putting limits on number of people staying overnight.

Coker made a motion "to give a tentative approval on the PUD while setting conditions on how the PUD will be run with a subcommittee before the next tentative meeting". 2nd by LeMahieu. All AYE.

Committee: Terryn, Coker, and Kolenda.

2. Public Hearing for Ortman's Site Condominium Association - Special Use.

Cook opened the Public Hearing.

Zoning Administrator Presentation: Draper explained that Mr. Ortman contacted him about a year ago for this Special Use and that after doing some research Draper gave Ortman a list of things that had to be accomplished to move forward. Ortman hired an attorney to help with the Bylaws and many other issues and now was ready to move forward. Draper also explained how the association would control what and how things would happen with four separate owners to the four cottages and that the twp. would have some control also.

Petitioner Presentation: Bill Sickle attorney for Robert Ortman explained how the property at this time is a four cottage rental property and that they would like to change it to a Site Condo Association, each cottage has a separate owner with nothing changing to do with the layout of the property. The association and bylaws would create rules for the owners to abide by. Sickle said the one change would be in the parking, that right now is partially on the neighbor's property and that the parking would be moved totally onto Ortman's property and concreted.

Correspondence Pro: None

Correspondence Con: Two letters both from Richard Krantz with pictures opposed to the Special Use, letters are included in the Planning Commission minutes folder.

Public Comment Pro: Craig Cihak suggest that there be regulations on the Special Use.

Public Comment Con: Krantz is concerned that allowing separate owners would bring more people onto the property, and that at times there has been close to 100 people on the beach.

Petitioner Comments; Rebuttal: Sikkle, we are going to correct the parking problem and move all parking onto the Ortman property. Sikkle also stated by having four owners and being part of an association, they would all have to deal with whatever issue arises and be held accountable.

Zoning Administrator Summary: Draper suggest putting the parking change as part of the condition.

Cook closed the Public Hearing

Deliberation: 1. Terryn asked if this was considered a keyhole and that keyholes are not allowed. Cook explained that this is not a keyhole because the structures are legal non-conforming and that no more structures /additions can be added and the property would be owned together as an association. 2. Kolenda is concerned about the drainage if the driveway would be concreted. 3. Coker asked if we allow this what stops someone else from doing the same. Draper explained that this property is Legal non-conforming and no one can build a situation like this again according to the Golden Zoning Ordinance. 4. Cook asked if this would have to be taken to the state and Sikkle said if the township allows this then they would have to apply the site condo association with the state. 4. Cook asked about trash and Sikkle said it was in the bylaws page 11 Article 7 #3. 5. Cook asked about the dock and Ortman said the dock would be part of the association.

Cook stopped the meeting long enough to make a motion to keep moving with the meeting past the two hour limit. 2nd Kolenda - All AYE.

Coker made a motion to send to the Golden Township Board asking to approve the Site Plan Association Special Use with a condition that the drainage be contained on the Ortman property with the Drain Commission's direction. 2nd by Terryn – All AYE.

3. Site Plan Review for Craig's Cruisers Inc.

Cook explained that the PC board already allowed tentative approval to move forward with the Roller Coaster and that the board would have to go through the procedure to make it legal. Cook asked for a motion to approve the site plan. Coker made the motion to approve the site plan as presented. 2nd by LeMahieu – All AYE.

4. Site Plan Review for Silverback Offroad

Brett Penager explained that they wanted to put in soda fountain, popcorn maker, hot dog warmer, and pizza warmer. Will sell only premade food that only needs to be reheated.

Cook asked if this would have to be approved by the state. Penager said yes and that they have already started that procedure. Coker asked Draper if this was legal in Silverbacks building and Draper explained that the PC board only had to approve a site plan because this was a permitted use in a Resort/Commercial zone.

LeMahieu made a motion to approve the site plan for precooked food as presented with the District 10 Health Department's approval. 2nd by Kolenda – All AYE.

5. PM Collision Site Plan Review

Paul Erickson explained that he is looking to build a 24' x 72' lean too to the existing business structure for storage.

Coker made a motion to approve the site plan as presented. 2nd by Kolenda – All Aye

Old Business: None

Ordinance Amendments: None

Public Comment: None

Cook adjourned the meeting at 9:49 PM.

Respectfully submitted by

Rob Draper

