

# **GOLDEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES February 28, 2023**

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

Roll Call: Present; Coker, Terryn, Kramer, Rippee, Whelpley, Dykstra, Rob Draper, Zoning Administrator, Ed McNeely, Township Attorney. Absent; Bueadoin. Members of the public: 33

Agenda Approval: Chair Coker, New Business change WTA Land LLC to b. and Offroad Amusements Public Hearing to c. Motion by Rippee to approve the agenda with changes. Supported by Kramer, voice vote, all ayes, motion carried.

Approval of the Minutes of the November 29, 2022 Meeting: Motion by Dykstra to approve the minutes of the November 29, 2022 meeting as presented. Supported by Kramer voice vote, all ayes, motion carried.

Public Comment: None

Correspondence: None

Zoning Administrator Report: 10 zoning permits issued to date, 6 are new dwellings. Processing numerous short-term rental permits.

## **New Business**

- a. Elect Officers: Rippee nominated Coker as Chair. Whelpley moved nominations be closed. Voice vote, all ayes, Coker elected chair. Whelpley nominated Kramer as vice-Chair. Whelpley moved nominations be closed. Voice vote, all ayes, Kramer elected vice-Chair. Kramer nominated Whelpley secretary. Dykstra moved nominations be closed. Voice vote all ayes, Whelpley elected secretary.
- b. WTA Land LLC change business use from restaurant to UTV rental business. UTV's will be all street legal. Site has plenty of off-street parking. Rippee asked if there would still be 10 rental vehicles as was permitted at the original site. Applicant said yes. Motion by Rippee to approve the change from restaurant to UTV rental on Parcel # 64-006-028-100-21, 7870 W Hazel Road. Supported by Dykstra, voice vote, all ayes. Motion carried.
- c. Offroad Amusements Public Hearing for a PUD Major Modification: Application is to add a 60'x120' accessory building, 40'x40' roof over a concrete slab, 20'x32' roof over existing bleachers, an off road obstacle course, septic system for shower room, electric hookups for racers. Motion by Kramer to open the public hearing. Supported by Dykstra, voice vote, all ayes. Motion carried.

Draper reviewed the application and presented the latest site plans. Written correspondences both pro and con were given to members before the meeting for their review. Pro cited improvements made to the facility and family friendly environment. Cons were noise, campground not controlled after hours, races not ended at 11:00 PM, adding more races all summer long, adding a restaurant.

Pro Public Comments: Track is and has been run well by owners, family orientated business, facility well maintained all improvements making it better.

Con Public Comments: noise not stopped on time, need mufflers on cars, PUD not registered, no health Department permits, campground being leased, vehicles running on roads all night, other groups running events, renting campground to non-racers, owners out town people, trespassing on neighboring properties, too much noise, safety issues on the property, no management on site, and leasing equipment.

Applicant Rebuttal: Owners live at Silver Lake, campground is only for racers not leased out, have not run over time last year, licensed vehicles can go where they want when they want on roads.

Motion by Rippee to close the public hearing. Supported by Kramer, voice vote, all ayes. Motion carried.

Deliberation: Rippee wants to make sure the races and noise end at 11:00 PM, the property should be surveyed.

Whelpley has a real problem with the site plan. The checklist shows many items checked yes that are not on the plan. It is not a true depiction of the site. The property should be surveyed for the owners benefit as well as the townships.

Motion by Whelpley to table the site plan review and the PUD application until a complete site plan meeting all the ordinance requirements is presented.

Supported by Dykstra, voice vote, all ayes. Motion carried.

Old Business: None

#### Ordinance Amendments & Other Reports

- a. Economic Development: Whelpley reported he is working with the economic development office in Hart to find ways to improve the Mears area and attract and enhance businesses and trying to get DTE energy to bring natural gas to Golden Township.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:45 P.M.

Jake Whelpley, Secretary