

GOLDEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES May 30, 2023

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

Roll Call: Present; Coker, Beaudoin, Terryn, Kramer, Rippee, Whelpley, Dykstra, Rob Draper, Zoning Administrator, Ed McNeely, Township Attorney. Absent; None.

Members of the public: 42

Agenda Approval: Motion by Kramer to approve the agenda as presented. Supported by Rippee, voice vote, all ayes, motion carried

Approval of the Minutes of the April 25, 2023 Meeting: Motion by to approve the minutes of the April 25, 2023 meeting as presented. Supported by voice vote, all ayes, motion carried.

Public Comment: Mr. Hartman: The sand dragway under the present owner is being directed to more family-oriented business and a great attraction to bring people to the area. The campground has worked and will continue bring racers as they can stay with their equipment.

Correspondence: None

Zoning Administrator Report: 41 Zoning Permits, 12 are new dwellings, 208 Rental permits issued to date. Two complaint letters about

New Business:

- a. Silver Scoops Site Plan Change. Request to remove a 10'x10' blighted accessory building and replace it with a 10'x12' accessory building four feet out from the original location away from the main structure overhang. No setbacks will be impacted. Request meets Section 13.18 as a minor modification. Motion by Dykstra to approve the minor modification t the Silver Scoops Site Plan To replace the existing 10'x10' structure with a 10'x 12' structure on Parcel #64-006-630-001-20. Supported by Kramer, voice vote, all ayes, motion carried.
- b. Silver Hills Campground Special Use Addition. Request to amend the existing Hunter Creek site plan to build a 3024 sq. ft. splash pad and 28'x24' pump house/laundry building. Laundry will use the existing septic system. Motion by Dykstra to approve the site plan amendment to build a 3024 sq. ft. splash pad and a 28'x24' pump house/laundry building on Parcel # 64-006-028-200-01. Supported by Rippee, voice vote, all ayes, motion caried.
- c. Silver Back Off Road Speedway PUD Major Modification. Chairman Coker recused himself due to conflict of interest. Vice Chair Kramer took over. Major

Modification of existing PUD to build 60'x120' accessory storage building, restrooms, a scramble area, roof over existing bleachers and concrete slab, electrical for racers parking area as shown on the site plan.

Chair opened the public hearing

Zoning Administrator: The application is complete as required by Section 12.9.

Applicant Statement: Wants to clean up the area to make it more attractive to neighbors and visitors. The restrooms will make the area more user friendly for visitors and customers. Wants to promote activities for more of a family atmosphere. Wants to work with neighbors.

Correspondence: 5 pro, 3 con.

Public Comment Pro: The improvements are all positive, will make the business more for families not just racers. Motion by Rippee to include Mr. Hartman's comments to this portion of the meeting as they were meant to be for this project. Supported by Beaudoin, voice vote, all ayes, motion carried.

Public Comment Con: Will they have a dump station for those campers, are they going to sell gas to the public, will there be restaurant, they don't comply with Dist.# 10 Health now. Obstacle course is too dangerous.

Big deal party time at the campground every weekend. Used to run races every other weekend not every weekend. Too much going on and noise.

Need quiet time at campground and cutdown on noise during races.

Need separate zoning for race tracks. Need a fence for gawkers and trespassers. Site plan inspection report isn't complete. Campground should be for racers only not the public.

Applicant Rebuttal: the neighbors could come work for us to help solve some problems, point out things that need attention.

Zoning Administrator Comment: Camping is already approved by District # 10 Health Department.

Chair closed the public Hearing.

Deliberation: PC has no information on the scramble area or family events. Some conditions maybe added to cover the problems. Restrooms are an important addition. The other campground owners over the years have learned a costly lesson about not controlling their campers. Surely this one will too.

GOLDEN TOWNSHIP PLANNING COMMISSION

SITE PLAN APPROVAL STANDARDS

PROJECT NAME Silver Back Off Road Speedway

1. YES_ ___ NO ___ ___ N/A ___ Compliance with Zoning District Regulations

All buildings, structures, uses and improvements shall comply with the regulations and standards established by zoning district regulations, and all other applicable regulations contained in this Ordinance. Motion by Whelpley that this standard is met. Supported by Rippee, voice vote, all ayes, motion carried

2. YES NO N/A Organization of Elements

All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character and use of adjoining property, and the type and size of buildings. The site shall be developed to not impede the orderly development, improvement, and enjoyment of surrounding property. All buildings, structures, and other improvements shall be designed and located to minimize adverse impacts on adjacent and nearby properties. Motion by Kramer that this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.

3. YES NO N/A Preservation of Natural Features and Natural Landscape

Natural features (woodlots, wetlands, watercourses, ponds, shorelines, attractive vegetation etc.) shall be preserved and protected to the greatest extent possible. Natural features of the landscape shall be incorporated into the design and layout of the site to buffer it from adjacent incompatible land uses, to preserve the character of the surrounding area and community and to control soil erosion and storm water runoff. Motion by Rippee that this standard is met. Supported by Kramer, voice vote, all ayes, motion carried.

4. YES NO N/A Drainage Provision

Special attention shall be given to proper site drainage so that storm water runoff will not affect neighboring properties, or impact area watercourses. Storm water management systems shall be designed in accordance with professionally accepted principles, and shall provide retention or detention basins designed to hold runoff from a 25-year frequency storm event. Discharge of storm water runoff from any site which may contain oil, grease, toxic chemicals, or other hazardous or polluting materials is prohibited unless measures to trap pollutants meet the requirements of the Michigan Department of Environmental Quality, based upon professionally accepted principles. Motion by Whelpley that this standard is met. Supported by Dykstra, voice vote, all ayes, motion carried.

5. YES NO N/A Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems. Motion by Whelpley that this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.

6. YES NO N/A Screening & Buffering

Screening and buffering, in the form of landscape plantings, existing vegetation, screen fences, and the like, may be required at the discretion of the Planning Commission to assure compatibility between a site and adjoining land uses. Motion by Whelpley that this standard is met. Supported by Beaudoin, voice vote, all ayes, motion carried.

7. YES NO N/A Emergency Vehicle Access

All buildings, groups of buildings, and uses shall be arranged to allow emergency vehicle access to all improved areas during all seasons of the year under all weather conditions. Motion by Whelpley that this standard is met. Supported by Rippee, voice vote, all ayes, motion carried.

8. YES NO N/A Pedestrian and Vehicular Circulation

Proposed driveway entrance and exits, parking areas, service drive and other internal circulation routes shall be located and arranged to assure the safety and convenience of pedestrian and vehicular traffic. If proposed by an applicant or required at the discretion of the Planning Commission, or as otherwise provided in this Ordinance, pedestrian and bicycle pathways, shall be insulated as completely as reasonably possible from the vehicular circulation system. Motion by Dykstra that this standard is met. Supported by Kramer, all ayes, motion carried.

9. YES NO N/A Compliance with Applicable County, State and Federal Statutes. Motion Whelpley by that this standard is met. Supported by Dykstra, voice vote, all ayes, motion carried.

Motion by Kramer based in the fact that all the Site Plan Approval Standard have been met the site plan for Silver Back Off Road Speedway on Parcel # 64-006-015-100-04 to build a 60' x 120' accessory building, sun shade over existing bleachers and concrete slab, restroom facilities, a concrete slab North side of the concession stand, and electrical hookups for racers parking. Supported by Dykstra, voice vote, all ayes, motion carried.

Planned Unit Development Approval Standards

Finding of Fact

PROPOSED PUD Silver Back Off Road Raceway

Chair asked for a roll call vote

1. Use or uses established in a proposed PUD shall be consistent with the township's Master Plan & its Zoning Ordinance. The type of development authorized by the PUD zoning will be consistent with the intent and purpose of the Master Plan, as well as the intent and purpose of the underlying zoning district in which the PUD is located. Motion by Whelpley will comply. Supported by Rippee, Roll Call vote, all ayes, motion carried.

Will Comply Will Not Comply

2. The proposed PUD will create a recognizable & substantial benefit.

The granting of the PUD zoning will result in a recognizable and substantial benefit to the users of the PUD and the township. Such benefits would not likely be realized if the PUD was not granted. Motion by Kramer will comply. Supported by Rippee roll call vote, all ayes, motion carried.

Will Comply Will Not Comply

3. The proposed PUD will not burden public roads, facilities, utilities & services.

The use or uses established in the PUD will not result in a material burden on police and fire services, nor on other public services or facilities. Motion by Terry will Comply. Supported by Whelpley, roll call vote, all ayes, motion carried

Will Comply

Will Not Comply

4. The proposed PUD will not materially impact use and development of surrounding property. The use or uses established in the PUD will not diminish the opportunity for surrounding property owners to use and develop their property as zoned. Motion by Kramer will comply. Supported by Rippee roll call vote, all ayes, motion carried.

Will Comply Will Not Comply

5. Single ownership or control required.

The proposed PUD is under single ownership or control. A single person or entity has responsibility for completing the project in conformity with the approved site plan and any conditions of approval Motion by Whelpley will comply. Supported by Terryn roll call vote, all ayes, motion carried. Will Comply Will Not Comply

6. Incorporation of natural features & environmental amenities required.

Natural features, including watercourses, natural and artificial drainageways, wetlands, floodplains, sand dune areas, lakes, ponds, stands of trees, etc., shall be substantially incorporated into the design and construction of the PUD. The PUD shall be designed so as to require minimal disturbance of the natural topography. Motion by Rippee will comply. Supported by Dykstra roll call vote, all ayes, motion carried.

Will Comply

Will Not Comply

7. Completion of construction of buildings & improvements.

Buildings and improvements must be completed prior to use and occupancy unless such use and occupancy will not impair the health safety and general welfare of the users or occupants of the PUD, and the users and occupants of adjoining property. The Planning Commission may establish conditions applicable to the completion of building and other improvements. Motion by Beaudoin will comply. Supported by Terryn roll call vote, all ayes, motion carried.

Will Comply

Will Not Comply

8. Performance guarantees.

The Planning Commission may require a performance guarantee cash, certified check, irrevocable bank letter of credit, or other surety) covering the estimated cost of completing the improvements within the PUD. For purposes of this subsection, the term "improvements" means features including roadways, lighting, utilities, sidewalks, storm drainage facilities, screening, and the like deemed by the Planning Commission as reasonably necessary to protect the health, safety, and welfare of the residents of the township and future users or inhabitants of the proposed PUD. Improvements do not include the entire PUD. Motion by Kramer not needed. Supported by Rippee roll call vote all ayes, motion carried.

Needed

Not Needed

Conditions: Motion by Rippee condition #1; an 8-foot-high solid wood fence along the West property line from the South property line North to the entry gate. 8-foot solid wood fence along the East property line from the South property line to the North property line. Supported by Beaudoin. Dykstra moved to amend the motion to eliminate the previously approved berm along the East property line. Supported by Terryn. Rippee and Beaudoin approved the amendment, voice vote, all ayes, amendment approved. Voice vote, all ayes, amended motion approved. Dykstra moved condition #2; Porta-potties be required until restrooms are completed. Condition #3 More information on the scramble area may be required by the township board. Supported by Terryn, voice vote, all ayes, motion carried.

Recommendation to the Golden Township Board.

Motion by Dykstra to recommend to the township board to approve the Silver Back Off Road Raceway PUD on Parcel # 64-006-015-100-04 as presented with the following conditions:

1. 8-foot-high solid wood fence along the West property line from the South property North to the entry gate. 8-foot-high solid wood fence along the East property line from the South property line to the North property line, to eliminate previously approve berm.
2. Porta-potties be used until restrooms are completed.
3. More information on the scramble area may be required by the Township board.

Supported by Terryn, roll call vote Whelpley Yes, Beaudoin Yes, Dykstra Yes, Terryn Yes, Rippee Yes, Kramer Yes, motion carried.

Chairman Coker returned to the table.

There being no further business to come before the commission, meeting adjourned at 9:07 PM.

Jake Whelpley, Secretary