

**IDA TOWNSHIP BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, January 6, 2009**

The meeting was called to order at 7:00 p.m. with the pledge of allegiance to the flag. Members present were Supervisor Ron Iott, Clerk Don Appleman, Treasurer Sherry Hilkens and Trustees Randy Stanifer and Elmer Bowman.

A motion to move the Special Land Use Application request from New Business on the agenda to just after approval of the minutes was made by D. Appleman and supported by S. Hilkens. Motion carried.

Public Comment:

The meeting was opened for public comment. Approximately 75 residents were present. Fifteen (15) of those present spoke in regards to the special land use request. All but two of the comments were against approving the request.

Approval of Minutes:

Minutes of the December 2, 2008 township board meeting were reviewed. A motion to approve the minutes was made by E. Bowman and supported by R. Stanifer. Motion carried.

New Business:

Special Land use Application and Site Plan request from applicant Charles D. Mudge was presented to the Board for their approval or denial by Supervisor R. Iott. Township Planner John Enos from Carlisle/Wortman Associates, Inc. presented each board member with a memorandum reiterating their findings related to the application as presented and the Ida Township Zoning Ordinance. Mr. Enos gave a brief summary of the memorandum to the audience and Township Board.

Motion to Deny: After the presentation, a motion was made by D. Appleman and seconded by E. Bowman to deny Applicant Charles D. Mudge's Special Land Use Application and Site Plan (#SLU2008-01) for a private park on Tax Parcel No. 5808 006 020 00, in the AG-2 zoning district, based on the findings, determinations, conclusions, observations and recommendations by: the Ida Township Planning Commission; the Township's Planner Carlisle/Wortman Associates as stated in their reports dated August 12, 2008 and November 7, 2008; the Township's Engineer Mannik & Smith as stated in their reports dated July 25, 2008 and November 3, 2008; and those reasons stated and expressed at this Township Board meeting in addition to the following Standards as stated in the Ida Township Zoning Ordinance Section 16.07:

- a. The location, size and intensity of the principal and/or accessory operations will not be compatible with adjacent uses and zoning of the land: **Because of the number of residential homes in the nearby and surrounding areas.**
- e. The proposed use does not protect the public health, safety, and welfare as well as the social and economic well-being of those who will use the land or activity, and the residents, businesses, and landowners immediately adjacent to the proposed land in the Township as a whole: **The track location will be located in proximity to residentially zoned and used land and as such may impact these homes with noise, dust and other nuisance issues.**
- f. The proposed use does not promote the use of the land in a socially and economically desirable manner: **Because of the dust and noise produced by such a venture to the detriment of residents in the area. This site may have effects on the value of adjacent land if not carefully regulated for noise, traffic, dust and other potential nuisance issues.**
- h. Be of such design and impact that the location and height of buildings, the location, nature and height of walls or fences and the nature and extent of landscaping on the site shall not hinder or discourage the appropriate development and use of adjacent lands and buildings or impair the value thereof: **This use has the potential to impact adjacent properties. Homes may have to be built further away than typically permitted thus taking away the value and development potential of adjacent lands.**
- j. The location, size, intensity and site layout be such that the operations will be objectionable to nearby dwellings, by reason of noise, fumes, glare or flash of lights: **The noise analysis performed by the applicant's engineers seem to conclude that noise impacts will be minimal, however, some important factors have been brought up that were possibly not taken in to account such as grading up of the tracks, shifts in wind, glare, air quality, and impacts to the surrounding natural features. In addition, that no sufficient noise management and suppression controls have been provided to prevent detrimental impact to area properties and to guarantee harmonious use with neighboring lands.**

Discussion held: R. Stanifer made a recommendation to add to the current motion to include the Ida Township Planner's report dated January 5, 2009. (Planner's Report dated January 5, 2009 is attached hereto and made a permanent part of these minutes.)

S. Hilkins made a recommendation to add to the current motion that there are 103 residential homes in Ida Township that are located within one square mile of the proposed track.

Amendment to Motion: Motion by R. Stanifer with support by S. Hilkens to add the above recommendations to the original motion. Motion carried.

Roll Call Vote: R. Iott: yes; D. Appleman: yes; S. Hilkens: yes; E. Bowman: yes; R. Stanifer: yes. Motion carried 5 to 0.

Special Land Use Application #SLU2008-01/Site Plan Application #SP2008-01 – Applicant Charles E. Mudge is denied.

Reports:

The Building Department report was submitted by Building Inspector David Friend. Six permits were issued in the month of December. No new home starts.

The Fire Department report was submitted by Fire Chief Paul Metz. 39 runs were made in the month of December and a total of 452 runs for the year of 2008. Chief Metz requested a meeting with Township Board members on January 19, 2009 at 4:00 p.m. to inspect a new 1000 gallon GMC 6500 series tanker fire truck with a 2006 chassis and 2008 equipment.

The bills were presented for payment by the clerk. After review, a motion to pay the bills was made by E. Bowman and supported by S. Hilkens. A roll call vote was taken. All votes were yes.

The Treasurer's report was submitted by Treasurer Sherry Hilkens. After review, a motion to accept the treasurer's report was made by R. Stanifer and supported by E. Bowman. Motion carried.

Supervisor Ron Iott informed Board Members that the drain trench installed at the sewage ponds seems to be working very well.

Old Business:

Treasurer Sherry Hilkens informed Board Members she will proceed with the Deland Dedication plaque for the family's service to the community and gift to the Ida Library construction project.

A motion to adjourn was made by E. Bowman and supported by S. Hilkens. Motion carried. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Donald Appleman
Ida Township Clerk