

IDA TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, May 13th, 2008
7:00 p.m.

Members:

Ron Zabawa
Larry Kreps, Jr.
Elmer Bowman
Brad Kamprath
Kevin Miller
Scott Desbrough
Karen Lieb

Visitors:

Bryan Powers (Carlisle Wortman & Assoc.)
Marty Kamprath
See attached sheet for visitors

Call to Order

Meeting called to order at 7:02 p.m.

Approval of Minutes

Minutes of the April 8, 2008 meeting were reviewed. Motion to approve the minutes as presented was made by Scott Desbrough and seconded by Brad Kamprath. All supported. Motion carried.

Public Comment: None.

New Business

PUBLIC HEARING: A public hearing was held to hear public input on a Special Land Use Application #SLU2008-01. Applicant: Charles E. Mudge. Summary of proposed use per application: "To construct an approximate 4-5 acre pond for crop irrigation and dust control for ATV and motorcycle use and a trail for wagon rides, hiking trail for school use."

Chairman Ron Zabawa opened the public hearing by reading the proposed application by Mr. Mudge.

Public Comment

The meeting was opened for public comment:

1. Attorney Tim Churchill, representing the applicant, spoke regarding the proposed use with respect to the Ida Township Master Plan and Zoning Ordinance, citing a balance of uses, preserving wetlands and recreation.
2. Applicant Mr. Charles E. Mudge: Spoke regarding the proposed use in an attempt to provide clarification on some of the issues.
3. Regina Feldpaush: Spoke regarding environmental issues, removal of wastes, gas and oil and satisfying the State of Michigan requirements. Letter submitted.
4. Cindy Wadysz: Spoke regarding traffic and property values being lowered as a result of the use. Ms. Wadysz also requested that the surrounding properties be reassessed should the use be granted. Letter submitted.
5. Rich Harmer: Spoke regarding security issues within and outside of the proposed site. He also inquired as to what measures would be implemented regarding trespassing and alcoholic beverages. Mr. Harmer suggested coordinating a proposal with Monroe County Central Dispatch. Letter submitted.

Ida Township Planning Commission Minutes

May 13th, 2008

Page 2

Public Comment: cont.

6. Karen Harmer: Spoke regarding the current road conditions on Ida West Road at the proposed site, statistics relating to injuries and fatal accidents on the Ida West Road stretch to US-23. Ms. Harmer requested a road study by the Monroe County Road Commission and the Michigan Department of Transportation. Letter submitted.
7. Jennifer Dluzen: Spoke regarding noise pollution and the manufacturer's specifications on the types of vehicles at the proposed site, the potential for exhaust modifications to the vehicles after the vehicles leave the manufacturer. Letter submitted.
8. Jill Loughney: Spoke of concern regarding the township's liability and safety in the event of an accident if the special use permitted is issued. Letter submitted.
9. Kenneth Osgood: Spoke regarding how much tax revenue if any will be generated to Ida and surrounding townships, and jobs it may or may not produce to the area. It was also stated that there are two other tracks in the close area.
10. Tom Dluzen: Spoke regarding concern of a commercial operation. Letter submitted.
11. Sally Schafer: Spoke to encourage officials to read the Ida Township Master Plan's Goals and Objectives. Also spoke regarding noise pollution, ground water pollution and commercial operations. Ms. Schafer also submitted petitions of signatures circulated in opposition to the special use permit. Letter submitted.
12. Darrin Felkey: Spoke to clarify issues related to the special use application filed with the township such as dust control, lighting issues and noise. The applicant's engineer, Keith Gere from Intec, will do a noise survey.
13. Trudy Hill: 2211 Lewis Ave. Raisinville Twp. – Stated that she has a track in her back yard. Made comments regarding noise level being too high and concerns over dust and dirt. She also made comments regarding the quality of life as a homeowner.
14. Josephine Gerber: Commented on Mr. Mudge's current track and the cooperative attitude of Mr. Mudge. Ms. Gerber is in support of the proposed special use permit.
15. Chuck Mudge: Spoke that he will have insurance on the property for proposed use and further commented on dust control.
16. Beverly Sulfaro: Lives nearby Mr. Mudge's current track and stated that the noise level is not too noisy.
17. Dean Hazel: Commented on noise, quality of life and road traffic on Ida West Rd.
18. Jeremy Nadeau : Raisinville Township resident. Mr. Nadeau stated that motorcross racing is a sport he enjoys. He believes it keeps kids out of trouble and that kids need a place to ride. He is in favor of track.
19. Tony Sofo: Lives adjacent to the proposed track by approximately 100 yards. He is concerned about the track being open to the public and what will happen. He asked that everyone look at the bigger picture and respect one another. Letter submitted.
20. Dorothy Baker: Spoke regarding traffic concerns at the corner of Ida West Road and Wells Rd.
21. Jody Motylinski: In favor of the sports park. Buying house to be closer to the area as a result of park.
22. Daneen Cole: Spoke against the sports park.
23. Wes Weiss: Lives across from proposed park. Doesn't disagree with this type of sport, however, disagrees with number of bikes. Spoke of concerns regarding noise level and water.
24. Mark Simmons: In favor of proposed sports park. Stated that aforementioned concerns are not valid.

Public Comment: cont.

25. John Holmes: Referred to Racemra.com (the entity that runs Milan and Delta tracks.) Mr. Holmes questioned what happens when there is a serious accident and if the track were to be shut down as a result. Concern regarding the future use of the property if use is allowed. He stated that 90% of the households approached signed against the track.
26. William Bradstreet : Currently lives in house on the property. Has a contract with owner Mr. Dahlquist. He agrees with the use as long as it is supervised.
27. Adam Yeager: Former neighbor of Mr. Mudge. Spoke against Mr. Mudge.
28. Todd Carlson: Stated that he loves kids and kids loves motorcross. He is in support of the track.
29. Dorothy Rosare: Concerned about pond being dug and her water supply. Also concerned about noise.
30. Rosie Assenmacher: Supports letters opposing the track. Believes it is a commercial operation. Concerned about noise and dust. Letter submitted.
31. Rick Spangher: Lives on Lowe Rd. in Dundee. Concerned about noise levels and dust.
32. Mike Grant: Lives on Lowe Rd. in Dundee. Lives ¼ mile away from proposed track. He is opposed. Spoke of concerns regarding noise, dust and increased traffic.
33. H.E. Roscoe: Lives ¾ miles west of proposed track. He is concerned about dust control, 2 cycle oil and the affect on the enviornment, maintaining peace and quiet (noise levels) and the increase traffic placing a burden on the roads.
34. Ernie Hohner – Lives on Ida West Road. He believes that kids need a place to ride and is in support of the track. He suggests 1 year pilot program. Mufflers have noise control. Encourages cooperation and agreement amongst all involved.
35. Brad McMichael: (non resident) Recommended that officials listen to the comments made.
36. Theresa Gregg: Ida Village resident. Encourages implementation of a noise ordinance.
37. John Henning: owner of Carl's Hide-a-way and resident. Commented on project and encouraged respect amongst neighbors. Encouraged more research to be done on this type of project.
38. Casandra Barkenquast: Commented on noise and dust in neighborhood. She spoke of concern that track could cause people to move out of the neighborhood.
39. Tom Assenmacher: Commented on the fact that applicant does not own the property.
40. Paula Grant: Works in a hospital. She stated that most accidents she sees are from Motorcycle related accidents. She is concerned regarding supervision.
41. Jim Sotillie: Currently lives next to Chuck Mudge. Commented on the good structure of Mr. Mudge's current track. He is in favor of safe recreation and stated that the proposed track is in a good location.
42. Steve Pinkham: Lulu Rd. resident. He is in favor of the track. Commented on the issues mentioned.
43. Ed Hurley: Albain Rd. resident. Concerned about the wildlife. In his opinion, allowing hunting and wildlife preservation are in conflict.
44. Tim Taylor: Made mention that a fence on the proposed track enroaches on his property. He is against track. Concerned regarding property values.

PUBLIC COMMENT CLOSED AT 8:50 P.M.

Ida Township Planning Commission Minutes
May 13th, 2008
Page 4

Public Hearing Cont.

A motion to continue the public hearing on June 10th, 2008 at 7:00 p.m. at the Ida High School Cafetorium was made by Karen Lieb and supported by Kevin Miller. All in support. Motion carried.

Old Business

Karen Lieb informed the board that the assessor has completed his review of the land use maps and made corrections accordingly. Corrections have been submitted to Bryan Powers of Carlise/Wortman and should be completed by June meeting.

Kevin Miller asked the status of the zoning ordinance revision. Karen Lieb stated that they were still in review at Monroe County Planning.

Adjournment

Motion to adjourn made by Scott Desbrough seconded by Larry Kreps. All supported. Motion carried. Meeting adjourned at 9:00 p.m.

Submitted by,

Karen Jo Lieb