

IDA TOWNSHIP PLANNING COMMISSION

Minutes of Meeting Tuesday, June 10th, 2008 Ida High School Cafetorium 7:00 p.m.

Members:

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

Visitors:

Marty Kamprath
Others present: see sign in sheet attached hereto

Call to Order:

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

Approval of Minutes

Minutes of the May 13th, 2008 meeting were reviewed. Motion to approve the minutes as presented was made by K. Miller and supported by B. Kamprath. All in support. Motion carried.

Public Comment: None.

New Business: None.

Old Business: Continuation of Public Hearing Special Land Use Application #2008-01.

Chairperson R. Zabawa opened the continuation of the public hearing regarding Special Land Use Application #SLU2008-01 – Applicant Charles E. Mudge. Project name: Private Park. 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.”

PUBLIC COMMENT:

1. Larry Feldpausch of 14361 Ida West Rd. - Mr. Feldpausch did not speak at the May 13th, public hearing and therefore requested additional time to speak at this meeting. Chairperson R. Zabawa allowed Mr. Feldpausch to speak for 8 minutes as requested. Mr. Feldpausch spoke regarding comments made by Mr. Mudge and Mr. Felkey at the May 13th meeting, read excerpts and commented on letters submitted to the township by the applicants dated February 14th, 2008 and March 18th, 2008, and commented on his opinion regarding the creditability of the applicants. Also referenced were Monroe Evening News and Toledo Blade articles. Letter submitted.
2. Sally Schaefer of 14057 Ida West Rd. – Ms. Schaefer commented regarding statements made on a website blog monroetalks.com. Referred the planning commission to the special land use procedures in the Ida Township Zoning Ordinance.
3. Tom Dluzen of Dundee Township. – Mr. Dluzen spoke regarding comments made on monroetalks.com by Mr. Felkey and also made reference to an article in the Toledo Blade. Mr. Dluzen questioned what precedent the special land use permit will set in the future if granted.

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PUBLIC COMMENT: (cont.)

4. Jennifer Dluzen – Dundee Township. Ms. Dluzen had one question for the applicant: “Why Mr. Mudge is not riding at his current track?” The Chairperson R. Zabawa informed Ms. Dluzen that this was public comment and not a question and answer forum.
5. Sharon Blankenship of 14450 Tunncliffe Rd. – Ms. Blankenship stated “we are a community” and questioned whom benefits from this park, i.e., the government, the community, the school? She also questioned why an LLC would spend such a large amount of money. It is her opinion that the project will be detrimental to the township.
6. Francis Sweet – stated that she appeared before the Ida Township Planning Commission approximately one year ago complaining that a motorcross track was in her neighbor’s yard. She asked why the planning commission did not implement a noise ordinance at that time as recommended. She made reference to her comment at that prior meeting that “it is only going to get worse.”
7. Dean Hazel of 12050 Ida West Rd. Dundee Township – Commented regarding noise and the recent activity at Milan Dragway and it’s noisy races that were heard in Ida. Not in favor of the track.
8. Tim Tater of 14301 Ida West Rd. – Questioned the planning commission if they would want a track in their back yard. Referred commission to Mr. Mudge’s previous neighbor and questioned Mr. Mudge taking care of the track. Also questioned enforcement of any restrictions.
9. Wesley Weiss of 14400 Ida West Rd. – Commented on his research regarding a previous court case in Ohio, similar to this issue. He believes that motorcross park will result in a reduction of property values.
10. Daneen Cole of 3995 Wells Rd. – Concerned about statement previously made about personal injury. Concerned about load on fire department. Also concerned about noise elevations.
11. Adam Yeager – previous neighbor of Mr. Mudge. Stated that he is concerned about mufflers being removed off motorbikes and further made statements about water in his basement and other action of Mr. Mudge during the time that Mr. Mudge was his neighbor.
12. Mark Williams of 2929 Wells Rd. – Stated “what is the public so upset about” without a site plan. Property is zoned agricultural. Mr. Williams suggested that everyone wait to see site plan before getting so upset.
13. Bob Rado, resident of Bedford Township since 1969. He purchased a piece of property on Ida West Road that is near the proposed track. Mr. Rado stated that motorbike use in his current neighborhood is disrespectful to others. He is going to “take a step back” on his future plans for the Ida West property he bought until this issue is decided.

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PUBLIC COMMENT: (cont.)

14. Tony Sofo of 3535 Wells Rd. – stated that previously someone was on the front of his land to do noise readings from his property. He requested that it be publicly noted that he was not notified prior to this event that people would be on his land.
15. Cindy W. – Commented in response to a monroenews.com statement that the petitions submitted contained inaccurate information and the legality of the petitions as a result. Spoke regarding the rights of the people and compromise.
16. Debbie Overbee of 14245 W. Albain Rd. – stated that she has been a resident for 2 years. She came from Detroit. She reminded the commission to be conscious of safety and security should more outsiders be visiting the area.
17. Tim Churchill – attorney representing the applicant. Mr. Churchill stated that the official site plan would be submitted to the township within 2 weeks; that a noise study was performed from the borders of the property; that there is still a lot of “misinformation” being generated regarding this issue and requested that judgment be reserved until the site plan is submitted. He also stated that camping was omitted from the proposal, however, swimming in the pond and hiking still exists. Mr. Churchill informed the public that an LLC is not required to register all 17 investors and assured the public that nothing underhanded is being done. Mr. Churchill further stated that parties do intend to go through with the purchase of the property and can use the property as the zoning ordinance allows.
18. Harvey Roscoe of 3332 Wells Rd. – stated that he is concerned regarding the digging of a pond and the area water supply. Also concerned about dust control, fog, smoke, injuries, road traffic and conditions.
19. Charles Mudge – applicant – made a statement in reference to a previous comment made about a house nearby his current track not selling. Mr. Mudge informed the public that another house nearby recently sold at market value. Regarding noise concerns, Mr. Mudge stated that a noise study was just completed and to the best of his knowledge, not one negative complaint regarding noise or dust was made to him or the township.
20. William Howard, a nearby resident, commented on property he owns in northern Michigan. He stated that the neighbors moved in with ATV’s and as a result, there is a lot of noise and dust.
21. Jill Loughney – 13987 Ida West Rd. - Ms. Loughney lives one farm field away from the proposed track and stated that she did, in fact, hear the dirtbikes on the day of the noise study.

PUBLIC COMMENT CLOSED.

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CONTINUATION OF PUBLIC HEARING (cont.)

A motion to continue the public hearing to July 8th, 2008 at 7:00 p.m. at the Ida Township Community Room was made by B. Kamprath and supported by K. Miller. A roll call vote was taken: L. Kreps - yes; E. Bowman – yes; B. Kamprath – yes; K. Miller – yes; S. Desbrough – no; K. Lieb – yes; R. Zabawa – yes. Motion carried 6 to 1.

- B. **Review Master Plan – Existing Land Use map.** Chairperson R. Zabawa informed the board that Bryan Powers of Carlise/Wortman was unable to attend the meeting. However, Bryan Powers informed R. Zabawa via telephone that he forwarded information from the township-assessing department to the Monroe County Planning Department. He is awaiting their review and changes to the map accordingly.

Adjournment:

Motion to adjourn was made by S. Desbrough and seconded by E. Bowman. Motion carried. Meeting adjourned at 8:20 p.m.

Submitted by:

Karen Jo Lieb