

IDA TOWNSHIP PLANNING COMMISSION
Minutes of Meeting
Tuesday, July 8th, 2008
7:00 p.m.

Members:

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

Visitors:

Phil Goldsmith
Barry Buschmann
Bryan Powers
See Attached Sheet

Call to Order:

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

Roll Call Vote:

All members present.

Approval of Minutes

Minutes of the June 10th, 2008 meeting were reviewed. Motion to approve the minutes as presented was made by S. Desbrough 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 at 7:03 p.m.

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. Ken Jaworski - 14600 Ida West – Dundee Township – stated that the project would not be harmonious with the township ordinance and made reference to the petitions containing signatures against the proposed special use.
2. Peter Loughney – 13987 Ida West Rd. – Ida Township – commented on the following issues on the site plan: 1) Gates proposed on old right of way – all right of ways east of the farm are private; 2) Has concerns regarding the noise study submitted to the board.
3. H. Roscoe – concerned about water supply. Also concerned about noise, wildlife, roads and traffic.
4. Daneen Cole – 3995 Wells Rd. – Spoke about concerns regarding wetlands and the noise study. Letter submitted.

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PUBLIC COMMENT: (cont.)

5. L. Feldpausch – 14631 Ida West. Rd. – Ida Twp. – Has concerns about the noise study, more specifically the wind directions when the study was performed, the test locations, ground level of bikes while being tested, and conflict of interest with the testing agency.
6. C. Mudge – Applicant – 8935 Ida West Rd. – Commented regarding the railroad bed and that they are, in fact, purchasing it.
7. Township Attorney Phil Goldsmith addressed the Planning Commission and the public regarding the process and procedures regarding a special land use request. The public was advised to put all concerns in writing and submit their concerns to the Ida Township Planning Commission as soon as possible should they have comments regarding the site plan review process.
8. Sharon Blankenship – 14450 Tunncliffe Rd. – Ida Twp. – addressed the Planning Commission regarding her concerns that the use is a commercial venture, that she does not think this special use request is of an educational value and that she is opposed to the proposal.

A motion to close the public hearing was made by K. Miller and supported by S. Desbrough. A roll call vote was taken: L. Kreps - yes; E. Bowman – yes; B. Kamprath – yes; K. Miller – yes; S. Desbrough – yes; K. Lieb – yes; R. Zabawa – yes. Motion carried 7 to 0. Public Hearing Closed at 7:40 p.m.

Township Planner Comment: Ida Township Planner Bryan Powers of Carlisle Wortman & Associates gave a brief statement regarding the status of his preliminary review. He stated that they are still waiting on reviews/reports from required agencies (Monroe County Road Commission, Health Department, DEQ, etc.) Reporting from these agencies could, in fact, result in a change to the site plans. His preliminary review includes, but is not limited to, MDEQ permit, noise study, farming operations, usage of wooded area, ATV's in wooded area, fire department use of bodies of water and input from the fire chief on use of the driveway and rescues, total number of patrons using the park at one time, sanitation and county regulations on porta-johns, entrance gate, size of berms, grading and barriers, parking lot areas, pavement and handicap spaces and greenbelt area.

Township Engineer Comment: Ida Township Engineer Barry Buschmann from The Mannik & Smith Group. Mr. Buschmann gave a brief statement regarding the status of his preliminary review. He stated that wetland verification is required. The applicant has applied for flood plain certification. One of the proposed tracks does, in fact, fall within the flood plain. Mr. Buschmann also stated that several agencies are still pending submittal. They also are evaluating the noise study. Mr. Buschmann suggested that the township board members and township planning commission members create a committee to visit current motorcross sites and speak to appropriate governing agencies and obtain their input regarding special land use approval and requests of this nature.

A motion was made by K. Miller and supported by B. Kamprath to table site plan review until all site plan information is received. All in support. Motion carried.

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Old Business: cont.

The public will be notified via posting at the township hall and on the Idatownship.org website as to the status of the special land use request.

B. Review Master Plan – Existing Land Use map. Motion to table was made by S. Desbrough and supported by E. Bowman. All in support. Motion carried.

Adjournment:

Motion to adjourn was made by B. Kamprath and seconded by E. Bowman. All in support. Motion carried. Meeting adjourned at 8:00 p.m.

Submitted by:

Karen Jo Lieb