**Woodhull Township Planning Commission**

**February 11, 2020 Board Meeting 7:00pm**

**Woodhull Township 7315 Beard Rd. Shaftsburg, MI 48872**

**DRAFT Minutes**

**Call to order –** The meeting was called to order by Chairman Scovill at 7:00pm.

**Roll Call –** Members present at roll call: Scovill, Slavik, Daenzer, Thronson and Webb. Excused Absent: Betts

**Delegation of Visitors –** Welcomed all visitors/voluntary sign-in sheet.

**Approval of Agenda –** Moved by Slavik and supported by Daenzer to approve the agenda as presented.  Motion passed 5 yes/0 no.

**Approval of Minutes –** Moved by Daenzer and supported by Slavik to approve the minutes as presented.  Motion passed 5 yes/0 no.

**Public Comment Period:** Public comment period was opened by Chairman Scovill. No public comment was made at this time.

**Old Business –
      A.  Welcome New Commissioner** Steve Webb was welcomed as a new member to the planning commission.
**B.** #**PSUP19-12 Barnes/Badgley** (the applicant and property owner)

Representative Mike Barnes was given first chance to speak on behalf of PSUP19-12. He stated that in years past, property owner and applicants have strictly followed the information that was laid out in the application. This year they are requesting a renewal of their SUP, with an increase of events to now total 3 public and 1 private outdoor recreation and entertainment events. Mr. Barnes made comments pertaining to the noise levels and conceded that noise levels at the property line did exceed the maximum allowable by the SUP as monitored during the event several times and at several locations on the property. He shared that trucks start time/end and are enforced. If trucks are not loaded by 6:30pm, participant must come back the next day to pick up their truck. Other members in attendance were also allowed to comment. Multiple members of the community stated that the noise does not bother them nor the animals living right across the road. The road is clean with no dirt that has been brought on to the road from this event. This is a clean family, friendly event. The event planner and property owners take several steps to enforce the drinking laws. Another member of the community stated that they do have concerns that the noise is a non-stop throughout the whole day. That the noise could possibly become a more frequent weekend problem for the whole summertime. Public comment period was closed by Chairman Scovill after all community members in attendance were given time to speak.

Planning commission members then reviewed the standards for special use based on the information available to the commission. **The finding of fact responses to the SUP questions, as agreed upon by the Woodhull Township Planning Commission, are as follows:**

1. **The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surround area.**

The applicant and property owner has been credited for every effort that they have put into place for these events. It is our hope that they will continue the ongoing effort for the events to come. The noise could be a challenge with surrounding subdivisions that have been brought forward; being harmonious with surrounding areas.

1. **The special use shall not inappropriately change the essential character of the surround area.**

The concern of water quality and fluids leaking from trucks that could run off to water sources in the surrounding areas. Commissioners brought forth the question if any of the wells in the area are being tested for contamination, or at least to set a base level for future testing to be compared against if issues do arise.

1. **The special use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also be in keeping with the natural character and environmental quality of the site.**

Yes, this could represent an improvement of the property.

1. **The special use shall not be hazardous to adjacent property or involve use, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, ground vibration, water runoff, fumes, light or glare.**The noise has been measured to a higher decimal then allowed. The noise is monitored in different locations on the property. Smoke, odor and ground vibration has not been an issue.
2. **The special use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequately for the services and facilities deemed essential to the special use under consideration.**There is a concern of the bridge on the property is a one way. Commissioners ask that the continued practice of two staff members be placed on each side of the bridge for safety reasons during all events.
3. **The special use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.**Capacity is monitored during the event time.
4. **The special use shall be consistent with the intent and purpose of this Ordinance and the objectives of the County Land Use Plan.**

The location of the events is primarily agricultural rural A-2 farmland which does allow for this use as a SUP.

1. **For special uses in the A-1, A-1 1/2 , and A-2 Districts, approval of a permit shall further to be determined on the basis of the proposed land use’s effect on a loss of prime agricultural land or in the right to farm of any adjacent farm.**
The concern is of 5 acres that have been taken from the use of agricultural farming. Prior to the event, the use of the land was for farming.
2. **The special use meets the Site Plan Review Standards of Section 14.5.**

Commissioner Slavik made the motion to approve PSUP19-12 with 3 public/1 private outdoor recreation and
entertainment event. Supported by Thronson.Motion to amend the motion was made by Daenzer and supported by Thronson to add the words “with a renewal every seven years”. **Amendment passed 5 yes/0 no. Amendment by Daenzer and supported by Thronson to change “3” to “2”. Amendment passed 3yes/2 no. The motion, as amended, to approve 2 public and 1 private event with a renewal in seven years for PSUP19-12 Barnes/Badgley passed 5 yes/0 no.**

**New Business –**

 **C. Shiawassee County Planning Commission Master Plan –** Mr. Plowman presented to the commissioners that during the monthly meetings, county commissioners take one section of the master plan to discuss at a time. Mr. Plowman encouraged that everyone is welcome to the meeting. The master plan discussion takes place towards the end of the meetings. Currently, Mr. Plowman, speaking on behalf of the county, suggests that business stay towards Lansing Road and keep surrounding areas as stated agriculture. He also stated that there has been talk of increasing interest in subdivisions.

**General Public Comment – A general comment period was opened. No comments were offered. The comment period was closed.**

**Adjournment –** Motion to adjourn was made by Daenzer and supported by Slavik.  Motion passed 5 yes/0 no.

Meeting adjourned at 8:19pm.

Respectfully Submitted,
Stacey Brewer
Recording Secretary