

Wexford Joint Planning Commission

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APPROVED ~~Proposed~~ Minutes

Time, date: 6:30 pm, Monday, April 23, 2108

Meeting location: Wexford County Road Commission meeting room, 85 West Highway M-115, Boon, Michigan. Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

A. Call to order, roll call, and Pledge of Allegiance.

Vice President, Paul Osbourne called meeting to order at 6:31 pm

Members Present: David Schroeder, Chair, Bev Monroe, Sec., Paul Osbourne, Vice Chair, Dave Williams, Richard Harvey, Marty Dahlstrom, Cliff Redes, Ron Bates, Donna Taylor

Members Absent: Erica Szegda, Thelma Paul

Others present: Bob Hall, Planning/Zoning Administrator; Marli Wendel, Recording Secretary, Ben Townsend, Assistant Zoning Administrator

There were 21 people in attendance from the general public.

B. Matters pertaining to citizens present at the meeting, in the following order:

1. Advertised Public Hearings (TWO on this Agenda) David Schroeder, chair, resumed chair position at 6:35pm and announced the two hearings.

Public Hearing #1: Conditional Rezoning Language Amendment Application

Public Hearing #2: Hoxeyville Productions, LLC - amendment to Special Use Permit

Public Hearing #1:

The Chair will declare such a public hearing open and state its purpose. The future petitioner, or proponent of the action advertised will be heard after the ordinance has been changed.

a. Petitioner / Proponent: Ann Addison Holdings, LLC / Staff Presentation

Request to amend the ordinance and to use it at a later date to add a conditional rezoning. Questions to Bob after his introductory statement. We will be amending the Ordinance and send it back to the Townships for their approval. There is a difference between spot zoning and rezoning, and conditional rezoning the developer comes with a specific purpose in mind.

Questions from public: Carol Redick, how the public can make comments? They would go to their township meeting.

A. Public participation related to the subject matter of this public hearing: none
The Chair will declare such a public hearing closed. A vote will be taken later.

B. Article 98, Section 9802.E (Conformance with adopted plan)
(See planner memo - conditional rezone language)

C. Resolution and Recommendation to the legislative bodies of the WJPC participating municipalities

Bob has letters with correct language for Townships and handed them out.

Public Hearing #2:

The Chair will declared such a public hearing open and state its purpose. The petitioner, or proponent of the action advertised will be heard first.

a. Petitioner / Proponent: Hoxeyville Productions, LLC Agent: Nathan Piwowarski- Presenting

b. Planning and Zoning Administrator: Staff - Presentation

A. Public participation related to the subject matter of this public hearing. The Chair will declare such a public hearing open. They would like to have a second event. Last year they had 3,465 attendees on one day. Happy that event went smoothly.

B. Site Plan Review (amendment) [Hoxeyville Productions, LLC] - Findings, Conclusions, and Decision (article 94, Section 9411)

C. Special Use (amendment) [Hoxeyville Productions, LLC] - Findings and Conclusions, and Decision (Article 86, Section 8609.A)

Nathan, the Attorney mentioned to add a second event, and change to the Site Plan. To move stage and add stage. They would like to have security check in changed from SE corner to SW to have and add a drive in check in and have three to five check in spots. Does not affect sound levels. Second change to have a second event, shorter in May along with event in August. Run times and operational will be same as August. Campers only event, no day event tickets. One stage will be running at a time, to reduce sound levels. Expect to have around 2000 attendees.

Audience: Michelle Horina is a resident and would not like 3000 people in their backyard. Dennis Horina said noise is not tolerable and would not like another event added. A Board member of the Cadillac Tourism Authority said that the County and industries in the area thrive on festivals. Would like to see another event added for the community. Carol Sternick and talk to commissioners about having a festival in their backyard. Can not sell the property with many events throughout the year and to think about the residents. Carl Sternick read the July 2017 minutes stating that there will be one event per year. Less than a year after approval and now asking for another event and he is a resident and against it. Joe Host, Ski Shop, and have worked with Festival and use as a fundraiser for high school ski programs. Many new people come into the area to move here. Kevin Tupin attends festival and knows many of the residents and some are benefiting and enjoying the festival. As a citizen and attendee and is safe venue and many family members that make money off festival and enjoy the venue. Feels it is beneficial to the area and is for

having another event. Sheila Pratt, Harrietta, said trespassing should not be allowed. Pete Finch from Hoxeyville and Coyote Grill is supporting the festival and adding the new event. Ask Commissioners to consider to add the new event. Donna Taylor spoke as a public attendee, that the community has to grow to thrive. This event is very clean and family oriented and the community supports it. Carol spoke that this is a residential area zone so put the event in a commercial area. Rick Emhart attends the festival and knows the promoters and many people work there and enjoy the festival. Nathan talked that it is forest use and used for camping and family event. Believe it is benefit to the community. Carl made a suggestion to move the venue with other properties that owners have up for sale on Hwy 55.

Staff: Bob and Ben will walk through staff report. Bob wants to let them know that both properties owned are zoned rural residential. Ben spoke to represent the ordinance itself. Event is going to add a longer check in inside the grounds and get cars off road, and preserve east side for performers. Need to approve a three day event in May. Bev asked about the decibels of sound and Bob referred to Nathan and the 110 decibels levels is max when they were under another zoning laws. This level is safe and is leveled by sound engineers and inside the property. Has had 75 decibels on the western boundary it limits at 110 decibels at the stage. Organizers hire security and in camping areas music is played but no electric instruments and drums are allowed. Ben went through the standards, requested by Bev. Read and went through. Questions on fencing. Bob received several letters and put online and promoters should address the trespassing issues. Dave has closed the public hearing.

Discussion on Public Hearing #1, Bev Moved and Marty second to recommend the adoption of the proposed conditional rezoning ordinance. Discussion, Motion passed. (Dave Williams is opposed)

Discussion on Public Hearing #2, Nathan said that the event organizers would agree to limitations discussed as to limits to 3500 attendees per day, two events per year, that a fence be put up at north end by Horina Trail north 200' and south 200' and all the way to 37 on east in the northeast section, using metal stakes with four wire across with no trespassing signs. Moved by Marty second by Dave to accept the recommendation of the administration for the Site Plan with the issues of fencing on the site plan with two events per year, 3500 attendees max per day. Motion passed.

Discussion on Special Use; All standards are complied. Motion by Marty second by Richard to accept the addition of an event in May with special use permit. Also to have the second event to not hold the event over the Memorial Day Weekend. Motion passed.

Discussed ending the meeting at the two hour limit. All agreed to continue through the treasurer's report and pay bills.

2. Other public participation for items on this agenda. None.

C. Housekeeping business.

1. Consent Business.2

a. Approval of February 26, 2018 - Annual meeting minutes

Moved by Bev second Marty to accept the minutes Feb. 26 minutes as corrected. Motion passed.

b. Approval of Commission's expense report (pay the bills)

(1) February 2018 Bills (no quorum for March 2018 meeting)

(2) March 2018 Bills

2. Treasurer's budget report – Donna Taylor [March and April 2018]

Redid Jan and Feb. report and balance was forward on March.

Add bills and \$751.16 and fee to pay March meeting people.

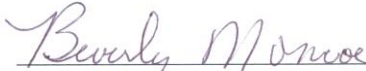
Motion by Dave second Paul to accept the Treasurer's report. Motion passed.

Two sets of bill for March and April and \$2052.48 for March with an additional payroll. Richard moved and second by Ron to pay the bills. Motion passed.

G. Adjournment: Moved by Marty and second by Richard to adjourn at 8:46 pm. Motion passed.

Prepared by Marli Wendel, recording secretary, for Secretary

Respectfully submitted:



Beverly Monroe, [elected] Secretary