

Wexford Joint Planning Commission

c/o Cherry Grove Township
 4830 E. M-55
 Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | www.wexfordjpc.org

Approved Minutes

Date and Time: 6:30 pm, Monday, July 24, 2107

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)

Call to Order: 6:37 pm, Monday, July 24, 2107

A.

The Pledge of Allegiance.

Dave Schroeder , Chair, called the meeting to order at 6:30pm.

B. Members Present: Present: Dave Schoerder, chair; Paul Osborne, Vice-chair; Beverly Monroe, Sec.; Richard Harvey, Marty Dahlstrom, Thelma Paul, Sharon Zakrajsek, Ron Bates, Donna Taylor, Treas.; Erica Szegda, Dave Williams

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

C. Matters pertaining to citizens present at the meeting, the hearings are in the following order:

1. Advertised Public Hearings: Case: Jerry Perry
 a. Dave, Chair, opens the hearing at 6:07

b. Petitioner: Dan Miller, (Harry Luciaus is engineer). Property owned by Jerry Perry at M55 and M37 elevation of property of construction. sand clear, commercial purpose, 2,000' facility going up, convenient store, sports bar and antique car museum and entertainment center to hold events on site. Event planned and petitioning for Temporary Event Permit. Site plan shows that berm its 8'high, around edge property, safety for community, use of permit for rural mud pit event center, permitted use and capable to adjacent land use. Approved health dept. and believe it is compliance with ordinance and water and well with septic has been licensed for property.

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by

- special
- c. Zoning Administer: Bob has staff report that most applicants don't give me nice report like they have had and everything that they are proposing use of commercial and rural residential use and special use. Report describes property and permits from Wexford County, site plan and use permit. Site plan doesn't have parking and lighting plans.
 - d. Public: Terry Garlett, owns a business and cabins and is worried about the trucks with their noise. Dan addressed with stating that he had state events for mud bog events will be one event for year. The event will be from noon to 7:30 pm. in the summer, one day event per year. Will buffer the zone with the wall. Chair asked if any other public comments, none. Public questions ended at 7:02pm
 - e. Commission: Ron Bates asked about parking, and working with safety issues on monster trucks, and extra parking will be on residential and working with police department and EMS and South Branch Fire Dept. . Site plan was presented by video. Richard has questions about traffic plan, parking spaces and trees. Bev asked about signage and will be on billboard and other on buildings. Dan said that all other signage will be on the commercial building being built. Lighting should be on site plan and discussion and lighting in the resort/residential area. Concern for parking is resort area and what is the lighting for safety and define this area and for parking and lighting. Safety issue for people going in commercial area and not wondering into event area. Fencing will be put up. Flow patterns of pedestrians and parking should be on site plan. They are working with 1000 in attendance and 500 cars. Port a potties will be setup. Bathrooms will be in commercial facility. Special use permit, resort/residential bringing the berm down to the driveway on the east side. What are the vegetation plans for noise? There are landscaping standards in the ordinance and if they comply with that. Lighting restricted to event area. Bev moved to table voting until site plan is completed with issues proposed. Second by Richard. Discussion, and Ron and Donna would like to approve this and have the applicant work with Bob and give Bob the permission to work with them. Roll Call vote done and motion failed. Ron moved and second by Marty that we give approval of the event permit and include all of the requests to be added to the staff report and put on site plan and we authorize Bob to get approve information and a new copy of the correct the site plan after it is corrected. Discussion on getting site plan updated. Dave would like to see all discussions and notes be made part of the public record. Bob has list of lighting, parking, traffic flow and pedestrian flow, landscaping, berm with noise, clarification of size of mud pit and hazard spills, areas of pets and parking, parking for event, ADA compliance, sanitation and safety, sign is billboard and signage of building. Dumpster screening and have lights in compliance; don't interfere with tow state

highways, extension of berm on east, traffic flow for 1 1/2 Rd and for pets. Any questions and Dave called the question. A roll call vote was taken and Motion passed unanimously.

g. Dave, Chair, closed the hearing at 7:41 pm

2. Case: Hoxeyville Productions, LLC

a. Dave, Chair, opens the hearing at 7:46 pm.

b. Zoning Administrator, Site plan and event use.

c. Petitioner: Nathan, attorney, represents the Hoxeyville Productions and owners of property which is the site of the event. Site plan review, 48 1/2 Road is access and waste and port johns were pointed out. Special Use permit for temporary Music Festival, Aug. 18-20 and set up prior to date. Festival has been running for 9 years where 500 camp sites that are approved on this site, conditions to this permit, waste disposal, sanitary water and samples. Size of event is around 3000 people and had 80 ports johns and will have 125 johns with is more than permit suggests. Stages were pointed out. Special use factors were reviewed and run times are important, Fri to Sun evening and runs from noon to midnight. Sound level is turned down by 10 pm. Sound engineers to monitor it and not to exceed 110 decipals. West boundary will not have sound 75 decipals at the boundary.

Fencing is on west and east sides of event. Security is about 21 service people throughout event. Short event in summer and outdoors, talent will use outdoor activities. Temp use and have low impact on community. Stage and well are permanent and week cleaning up. Traffic flow is good and set up is day before. Electric cable and put cable ramps in place with foot traffic. Good communication with our staff. Would like to set up a permanent use in years to come.

Bob: Staff report, temporary use permit in the ordinance, and on staff report #3, use will be permanent and short use for three days, and recommendation would be if Planning Commission approves and makes this a permanent fee and not having a special meeting in future years.

d. Public speakers and correspondence at 8:10 pm

Bob went to the ordinance and have a general concern from area near the site and noise. Nathan addressed that family has hosted other events and private events. Know that it is not quite, with music and have addressed the noise issues.

Carol Stark, property owner near event and is concerned and is a five day event not three day. Early bird attendees can come in Thursday and music starts on Thursday night an RTV come out on Monday. She believes that traffic is backed up and things don't stay the same every year.

Pete Finch, here as supporters of the event. that brings in others to the community and is financially helpful.

Mike Battaglia, impact on our property is none existent. Very clean and great event and economic impact owns store and had best that year.

Mr. Stark, not commercial but residential area and not to have constant approval of their permit.

Bob, Thirsty's owner, good for entire community and people in area preparing for events.

Joe Host, Ski Shop owner, not open in summer and music festival that brings up people and find other things in the community and brings in new business.

Laure Dunmark, it brings in lots of people to area and they spend money.

Dave, Chair, closed the public comments at 8:26.

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- e. Commission questions and discussion: Richard asked if music start on Thursday night. Nathen responded that there is music Thursday night and yes it plays until 10 pm. Trespassers and there is merit to establish property boundaries. Yes they have an operations plan for emergencies share it with MI State Police and fire and local authorities. Questions for Bob, Paul asked if Bob receives comments from public would he go to the applicant. He would yes go to them and usually receives them after the fact but would bring them up next year. Marty mentioned that event is gone on for years. Nathan, Works closely with law enforcement and working with traffic flow and noise. Yearly review about event and residents will know that it is happening every year.
Bob to the commission had comment that it does not need to come back to commission, and zoning is with the land, not the people. The law is clear that it is permanent just short time of the event.

Marty moved, Donna seconded, that approve site plan and use permit recommended that it follows the recommendations of ordinance.

Discussion is that use permit is for the land and for once a year, in August and for five days. All narrative that information from past and pre event and that is agreed to have in motion. Recommended annual renewal fee as recommended in permits. Marty agrees with additives. Site plan, special use and permeant permits. Discussion on generators and have 5 generators and all in the same area.

Dave, Chair called motion and roll called vote taken: 10 Yes and 1 No.
Motion Passed.

- g. Chair closed hearing at 8:46 pm
- D. Erica moved second by Marty to reconvene the meeting and should end at 9:00.
Motion passed after a voice vote.
 - E. Public Comment for on this agenda but which are not items subject to a hearing at this meeting.

Wexford Joint Zoning Board of Appeals

[_date_] minutes

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John from Greenwood, attended Board of Appeals and meeting in Jan. and not paid yet. Wants to know when he will receive his money. Donna addressed this with the protocol for the releasing of funds and they will be paid by end of July.

F. Housekeeping business.

1. Consent Business.

a. Approval of June 26, 2017 Minutes: Sharon had some corrections: please correct, members present should be Dave Williams not Gary and change Ben from Bev, Cherry Grove p. 2.

Erica moved and Sharon 2nd to approve the minutes as corrected.

Motion passed with a voice vote.

2. Treasurer's Budget Report: Donna Taylor

Receipts from Bob for June, and report change with supplies by dept.

Question on audit, and budget is not balanced. Bookkeeper took out of wrong account and will be corrected by Donna.

Marty moved and Paul second to approve to all bills. Question on wording of invoice. Motion passed after a voice vote.

Permit money is on report and individual line item.

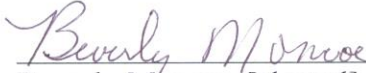
Motion by Bev and second by Thelma that we pay ZBA members \$619 to attend the training meeting in Jan. Motion passed after a voice vote.

G. Adjournment.

Moved by Marty, second by Paul, to adjourn at 9:06 pm. Motion passed after a voice vote.

Prepared by Marli Wendel, recording secretary, for Secretary

Respectfully submitted:



Beverly Monroe, [elected] Secretary



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August 11, 2017

M-55 and M-37 Hit-list for Completion of Site Plan

Perry Site Bullet Points

- Special Use Area (Rural-Residential) includes only the building for use for mud bog
- Special Use Area only to be used for **overflow parking** for mud bog entertainment.
- **For entire property, both Commercial and Rural Residential.**
- Lighting, lighting and more lighting, whether parking, building, access gates needs to be shown on site plan.
- Parking, for principle uses in the commercial district area, but showing parking as well as pedestrian traffic throughout the entire facility shown on site plan.
- Landscaping related to the perimeter of the property, green spaces as well as the berm to assist in noise mitigation
- Clarification on size of the mud pit in Commercial Area
- Clarification by narrative on how a hazardous spill might be contained around the mud pit or anywhere else on the property.
- Guard rails for protection of the vehicles and pedestrians and to clearly identify what areas vehicles and pedestrians do not belong in related to the mud bog.
- Parking, lighting, employee parking, loading areas for the businesses around the perimeter of the primary building.
- Parking for mud bog vehicles and trailers.
- Traffic control, both vehicle and pedestrian within the entire site.
- American Disabilities Act compliance for handicap parking and access to building and mud bog.
- Sanitation for both the Building and the Mud Bog.
- Signage will take place only on the building.
- Dumpster screening behind building.
- Lighting with type of luminaires and being confined to the subject property.
- Extension of the berm to match what is shown on the site plan.
- Ingress and egress for trucks and traffic for 1 1/2 Road.

Thank you for your compliance.

Dr. Ben Townsend
Assistant Zoning Administrator

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Permitted & Zoning Admin.