

## Planning Commission Meeting

Thursday, May 12, 2022

Call to Order: 7:00 PM by J. Howes

Roll Call: Present: K Clough, D. Hawkey, B. Dore, D. McClintock, J. Howes Absent: None

Approval of Agenda for 5/12/22: Motion: D. Hawkey 2nd: K. Clough Motion Carried

Approval of Minutes from 4/11/22 Minutes: Motion D. Hawkey 2nd: K. Clough Motion Carried

### Communication:

1. Three emails sent to Bridgeton Township Supervisor Janis Barnhard were read by D. McClintock. The emails expressed concern with the extended excavating, construction noise, and potential impacts on well water to the neighboring properties.

### Reports:

Zoning Administrator: Brian Kolk reported that he had been working with Mr. David Brooks on a Zoning Forbearance Agreement for his property. Mr. Brooks operates a vehicle repair service on his property. The accumulated vehicles have caused a concern for blight. The Zoning Forbearance would only be in place while Mr. Brooks owned the property and would end with Mr. Brooks ownership of the property. Mr. Kolk reported that Mr. Brooks had been cooperative with efforts to clean up and organize the property. Mr. Kolk discussed with Mr. Brooks he provided a needed service in the community and wanted to work with him on cleaning up the property. Discussion of a privacy fence and a small holding area for vehicles waiting to be worked on.

Brian Kolk also reported on the history of the Mansfield property (related to the 3 emails read during the Communication section of the meeting). In April 2019 Mr. Mansfield came with a request to put a pond on the property. The request was granted by the Township board. In June 2020 Mr. Kolk said Jason Mansfield presented a site plan for a house on the property. Mr. Kolk spoke with Mr. Mansfield about the progress on the property and Mr. Mansfield explained that he was healing from a broken foot and had not been able to begin the construction of the house. Mr. Kolk reported that when checking the site there were 3 large piles. One the piles were millings that Mr. Mansfield reported it was for building a driveway on the site. Mr. Kolk observed that to be the case.

### Work Session:

David Brooks property: Mr. Brooks was in attendance at the meeting and reported a desire to work with the Planning Committee on obtaining a Zoning Forbearance for his vehicle repair service. There was discussion: of a number vs. lot size limitation for the vehicle waiting area-type of privacy fence-new construction vs. scrap materials and how far from the road the fence would be built. The Planning Committee asked Mr. Brooks to bring a site plan to the June meeting of the Planning Committee. The issue was tabled until the June meeting.

Mansfield Property: The meeting was opened for public comment:

Mr. Jim Louwenstein stated he owns the property across the road from Camp Courage. He can hear loud noises coming from the Mansfield site all day. He has observed that pond water on the site is blue/gray indicating to him that there is clay at the bottom of the pond. He notes there is a pole building and appears to be several small ponds.

Mr. Chris Foster stated that 20 acres of property has been cleared. Mr. Foster asked for a site plan of the property. He has noticed that his well water has deteriorated. He has asked the Department of Health and Human Services to come out and take water samples

Mr. Phillip Errick stated that the ponds were completed two years ago. There is excavating equipment running from 7 AM to sunset. It is loud and noisy all day long. He has noticed that the piles of dirt and rock on the site move locations.

Ms. Vickie Baker stated she was denied a permit to build a pole barn on her property with a house being built. She wondered how the Mansfield's were able to build a pole barn without a house being built first.

Ms. Amber Richardson-stated she has been making complaints about the noise and excavation for 3 years with no response. She questioned why there had not been a response.

Mr. Tim Priddy stated that it usually takes a few weeks to build a pond. He wondered if the DEQ should be called to address the concerns.

Mr. Burkle stated that he thinks the concern over the property has gotten blown out of proportion. He believes when it is done it will be a great piece of property.

Amber Mathers stated the garage, house, and pond should be finished. He shouldn't be destroying drinking water.

Board Member Hawkey asked about the site plan for the site.

Board Member McClintock asked for site visits to be coordinated so that board members could visit the site in small groups so as not to violate the open meetings act.

Board Member Dore asked what is in the ponds? If there is sand what is holding the water in?

Motion made by Mr. Dore to table the issue while the board studies the issues and gathers information. 2nd by K. Clough Motion Carried.

### Muskegon River Campground

Mr. Bryan Kolk Zone Administrator provided background on the property. The property had previously been owned by a church who operated it as a campground called Camp Courage. The property is currently zoned RR-2. A large section of the property is a Waterfront Corridor that does allow for camping. The church sold the property to Mr. Jason Carmer who has been working with EGLE to open the site as a campground. Mr. Carmer is seeking Special Land Use within the RR-2 zone for the campground. EGLE has approved the property for 24 sites.

Mr. Carmer stated that he planned for 24 campsites for public camping and that he would like to use the back part of the property with the picnic shelter and bunkhouse for retreats, devotional church groups and youth group activities.

The meeting was opened for public comment with a request that each person limit their comments to 3 minutes.

Mr. Scott Johnson expressed concern about the poor quality of the road (112th St). He was concerned that the additional traffic from a campground would reduce the quality of the road further.

Mr. Joe Higgins asked Mr. Carmer if he is going to open a public campground. (Mr. Carmer who was in attendance stated yes)

Mr. Robert Heinz expressed concern that the quality of the road was bad and that the road would be degraded with the extra traffic from a campground. There would be increased traffic with a commercial campground vs the private campground that was there previously.

Mr. James Lowenstein-He owns the property across from the former Camp Courage. He has had items stolen, dirt bikes have ridden through his food plot, and extra garbage in his ditch line. He was concerned that a public campground would cause additional concerns. He does not support the additional traffic on 112th St.

Donna Sanders had concerns about using the site as a campground. She wanted to know if the buildings on the site plan were already there. (Mr. Carmer stated that all building on the site plan were already there)

Amber Richardson wanted to know why there was not any notice to the community about the plan for a campground? (Mr. Kolk explained that by law the owners of land within 300 ft of the property have to be notified by a mailed letter and it must be advertised in a local community paper.)

Carrie Crawford expressed concern with future expansion of the campground without an opportunity for a public meeting.

Victoria Baker stated please don't grant this special use-don't do this to us.

Faith Harper stated she wanted to support local businesses but nobody would have purchased the property if there was a campground next door.

Dennis LaFort read a communication form Dan Keift-Mr. Kieft lives at 6025 W. 112th. He stated he was against the campground because 112th is a terrible road and can not handle the extra traffic, transient populations will get worse and raised concerns about theft in the community and that the corner of 112th and Warner will become more dangerous with the extra traffic.

Michelle Drusell stated that her driveway is the Kings Court easement that goes through the campground property. She was concerned about potential dirt bikes and 4-wheelers would use that easement road recklessly.

Steve Hathway stated he lived at the dead end of 112th. He expressed concern that large campers who miss the drive into the campground would have difficulty managing the turn around at the dead end.

Shawn Decker expressed concern with traffic concerns at the corner of 112th and Warner and litter that would come with a campground.

Thomas (?) expressed safety concerns for emergency vehicle access for fire trucks because the road is so narrow. He expressed concerns with trespassing.

Tim Priddy stated it was easy to put limits on what is allowed in the campground. Restrictions could be made to address the concerns. Quiet hours-limit camper size, limit motorized vehicles etc.

Michelle P wanted to know who was going to be monitoring the campground.

Steve Pebble expressed concern that there would be no stopping this from growing.

Donna Sanders wanted to know if any of this would change with the sale of the property.

Brian Kolk gave and explained the definition of a Special Land Use permit.

Bob Dore explained that the Planning Commission does not have control over the road conditions. The Planning Commission needs to make a recommendation about granting the Special Land Use request to the Township Board. The Township Board will then vote to approve the recommendation or not. The road is a Township Board issue and not a Planning Commission issue.

Public comment was closed. With input from Mr. Carmer limitations for the campground were developed.

D. McClintock made the motion The planning commission recommends to the township board that Mr. Carmer is granted a Special Land Use permit understanding that it is a licensed campground with 24 sites maximum, with an on site host to be on site whenever campers present, with the campground open from May-October with the campground road compliant with emergency vehicle use and improved signage within zoning limitations. The King's Court easement road is to be closed to camper vehicle use with 1 daily visiting vehicle during non-quiet hours per site. ORV, dirt bike, 4-wheeler , golf cart use is prohibited by campers and only to be used by camp staff. Any further changes need to be brought before the Township Board.

The motion did not receive support. Motion died.

Board Member Comments: J. Howes thanks everyone for their input at the meeting tonight. He asked that everyone work to find a way for us all to live together.

Audience Comments: Bryan Kolk stated that Mr. Mansfield will be available for tours of his property site. Mr. Kolk asked planning commission members to see him about setting up three different dates to tour the site.

Adjourn: Motion to Adjourn at 9:13 PM: Dore 2nd: Clough Motion Carried  
Respectfully Submitted by DeAnn McClintock, Planning Commission Secretary

