

Dorr Township Planning Commission
October 18, 2011

1. Chairman Robert Wagner called the meeting to order at 7:00 p.m.
2. The Pledge of Allegiance was recited.
3. Roll call – Members Present: Bob Wagner, John Conklin, Melissa Harding, Robert Traxler, Gordon Lieffers, Larry Dolegowski and Dan Gesink.
Members Absent: None.
Public present: 15
4. The minutes of the September 20, 2011 meeting were presented: one correction was noted Dan Gesink was listed as absent but he was present. A motion was made by Gordon Leiffers and supported by Dan Gesink to approve the minutes with one correction. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. Public Hearing – Special Use Permit – Foxfire Pullers LLC.

At 7:00 P.M. the Public Hearing to consider the request of Foxfire Pullers, LLC, a Michigan Limited Liability Company, for a special use permit that would allow them to operate and conduct tractor pulls and related accessory uses, pursuant to Section 14.08 (g) of the Dorr Township Zoning Ordinance on the property located at 2283 144th Avenue, Dorr Michigan which is assessed to Adrian and Mary Potter was held.

Paul Lodenstein Presented. 15 attended.

Discussion:

Foxfire Pullers formed a club looking to have 6 to 10 pulls a year from May to October.

Cheryl Snyder expressed concerns about the modified tractors. They cause her house to shake and vibrate.

Robin Snyder expressed concerns about the noise. She lives across the street and has to shut her windows in order to have a conversation when the pulls are going on. She also was concerned about alcohol and spectators using her driveway to turn around. Applicant says they have rules regarding no alcohol and they are going to post parking

signs so the street would be clear for traffic. She also stated that the pulls were an invasion of privacy.

Frank Fiala spoke on his involvement with 4 different pullers over the years and told the Board of speed regulations and that Foxfire Pullers is consistent with the other pullers he is involved with.

The Mainstreet Planning Company Staff Report dated October 11, 2011 was reviewed.

1. The applicant should state if these events will take place every weekend and during with months of the year. 1 to 2 weekends per month May to October.
2. How many people are anticipated to attend each event on Average? 75 or less, pullers come first and spectators come and go during the day.
3. The types of tractors involved should be described and the anticipated noise levels. Antiques 1957 or older 4 – 6 cylinder. Noise is not louder than any large farm equipment used in fields.
4. Will there be a loud speaker? Yes.
5. Provide information on safety precautions. Signs for parking to keep spectators off the road and lanes clear for emergency vehicles. Some tractors have fire extinguishers on their tractors but Foxfire has extinguishers ready.
6. Will there be concession stands? Not at this time.
7. Will the bleachers, announcer shack, fence, be left in place or removed during the winter months? They will be left up.
8. Are any signs proposed? Yes, parking.
9. Will there be a need for dust control? They have water tanks on site.
10. Will fuel for the tractors be stored on site? No.

Site Plan & Project Design Comments

11. The site plan does not illustrate each of the items required by Section 14A.04 of the Zoning Ordinance. However, the Planning Commission is allowed to waive those requirements which it determines are not needed for proper review. The requirement to show contour elevations at five feet intervals is not necessary for this project as no buildings are proposed and no earth moving will take place. The site plan submitted is accurately drawn and contains sufficient information to allow for proper review with the exceptions as noted below.
12. The parking area is located about 50 feet from the right of way line of 144th Avenue which is sufficient. The parking area is sand which is acceptable per Section 15.05 as this would be considered a use in conjunction with a farm.
13. The site plan shows that 61 parking spaces will be provided plus there is sufficient area available for additional parking. The Zoning Ordinance does not stipulate the number of parking spaces required for this type of use however, Section 15.04(d) allows the Zoning Administrator to determine the required number of spaces

when the Ordinance does not list this. The Planning Commission directs the Zoning Administrator to provide his opinion on the parking situation.

14. The driveway into the parcel is from 144th Avenue and is called out on the site plan as sand. Because the contests will occur on weekends on a regular basis with a fair number of vehicles entering and leaving the driveway will be subject to significant wear. The applicant provided the tubes for the driveway and the Allegan County Road Commission installed the driveway. Because 144th is gravel the Board did not see a need to asphalt the driveway at this time.

15. The site plan shows a fence and cement block barrier in front of the bleachers and parking area. The cement blocks are 2x2x6 along the front of the bleachers with rope attached. Bleachers and porta johns are in the same area to prevent spectators from crossing into the pull.

Compliance with Special Land Use Standards

- (a) The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof.
- (b) The special land use must not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation. This only issue was parking on the road and road signs will be placed to help this situation.
- (c) The special land use must not have an adverse effect on police and fire services and other public safety and emergency services and (d) The special land use must not have an adverse effect on the need and demand for other public services. Chairman Wagner talked to the Dorr Township Fire Chief and he was concerned with the amount of people attending. Paul Lodenstein estimated 75 at most.
- (d) The Special land use must not have a significant adverse effect on the natural environment of the site and nearby properties. The use will directly affect only about 5-6 acres of land which will be taken out of agricultural production but should otherwise have no significant effect on the land.
- (e) The special land use must be consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect the public health, safety and welfare. The proposed use is allowed by the Zoning Ordinance in the Agricultural Zone as a use designed to promote agri-tourism and support farming in general.

The Public Comment Section was closed at 7:40 P.M.

Motion was made by Robert Traxler and supported by Gordon Lieffers to approve the Special Use Permit with the following conditions:

1. The Zoning Administrator shall approve the parking spaces.
2. Limit the pulls to the months May to October from dawn to dusk.
3. Foxfire Pullers must return to the Planning Commission next year to review.

Roll Call vote: Conklin-Yes, Dolegowski-Yes, Lieffers-Yes, Wagner-Yes, Harding-Yes, Gesink-Yes, Traxler-Yes. Motion carried.

8. Old Business:

A: Medical Marijuana

As stated in the September 20, 2011 minutes, there will be a public hearing November 15, 2011.

9. New Business:

A. Review Zoning January to September 2011 by PCI.

B. Election of Officers

A motion was made by Robert Traxler and supported by John Conklin to nominate Robert Wagner as Chairperson. No other nominations.

A motion was made by Larry Dolegowski and supported by Bob Wagner to nominate Robert Traxler as Vice Chairperson. No other nominations.

A motion was made by Larry Dolegowski and supported by Bob Wagner to nominate Melissa Harding as Secretary. No other nominations.

Chairperson Wagner called for a vote to elect the nominees.

All Aye. Motion carried.

10. Commissioner Comments

Bob Wagner will be looking into having a zoning class after the first of the year.

11. A motion was made by Larry Dolegowski and supported by Dan Gesink to adjourn.

All Ayes. The meeting was adjourned at 8:10 P.M.

The next scheduled regular Planning Commission meeting is November 15, 2011.

Jane Rens

Jane Rens
Recording Secretary

Melissa Harding
Planning Commission Secretary