

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb Street, Manchester, Michigan 48158

Regular Meeting Minutes Approved
May 3, 2007

A. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Kopka

Members Present: Les Kopka, George Daubner, Pete Stumpo, Jim Samonek, Deena McIntosh, Lyle Widmayer, and John Seefeld

Absent: None

Others Present: Ron Mann (Manchester Township), John Enos (Carlisle/Wortman), Gary Sleiman (22218 Ford Road, Dearborn Heights - G.C. Kirkman Construction), Carl Macomber (Township), Bill Goodrew (Civil Design Services), Mark Jones (T-Mobile – 704 Palisades Drive, Median, OH 44303), Chris Sirvinskis (457 Territorial), Richard Fredendl (1574 Mull Highway), Mary and Pat Vallad (1550 Mull Highway), Jeff and Valerie Konz (12787 Mull Highway, Tipton), Jacqueline Campo (1648 Mull Highway, Tipton), Debbie Jacobs (1648 Mull Highway, Tipton), Greg Wise (Franklin Township Planning Commission), Dan Lauer (1628 Mull Road), Matt Schepeler (1678 Lakeside), Jody Quinnell (1610 Mull Road), Mr. and Mrs. Jonathan Peake (2100 Lakeside Dr, Tipton), Martin and Bonnie Kolakowski (1680 Lakeside Dr), Eric Kay (32156 Ann Arbor Trail, Westland, MI), Sherry Marchyok (7982 US-12, Coldwell Banker Archway), Billy and Marie Bingham (1880 Bingham's Cove), Chuck Chaney (1888 Lakeside Drive), Diana Patten (1888 Lakeside Drive), George Mikalu (1638 Mull Road, Tipton), Bill White (1454 Lake Drive), Bruce Lilley, and Evie Ruhlman

B. APPROVAL OF AGENDA

Planning Commissioners and Sirvinskis discussed that Sirvinskis was pulling his application for special use for the portable barbeque business. Motion made by McIntosh and seconded by Seefeld to approve the agenda as amended.

Voice vote: ayes all. Motion carried.

C. APPROVAL OF MINUTES – April 5, 2007

Motion made by Daubner and seconded by Samonek to approve the 04/05/07 minutes as presented.

Voice vote: ayes all. Motion carried.

Kopka closed the regular meeting at 7:04 pm for the Public Hearing on T-Mobile Collocation.

D. PUBLIC HEARING – T-MOBILE COLLOCATION

Mark Jones (T-Mobile) introduced himself and detailed the proposed collocation on an existing tower. Jones highlighted the antenna to be attached to the tower, the 10-foot by 18-foot concrete slab to be installed, and the ground equipment proposed for the collocation request. Enos referred to the Carlisle/Wortman two-page memorandum regarding the T-Mobile Collocation (dated 04/25/07 – prepared by Enos and Paul Siersma). Jones advised that they had obtained Consumers Energy permission to use the tower and that the existing easements and power would be used. Jones advised that the site would be unmanned but would be maintained monthly. Enos referred to the proposed language changes to Section 16.20 that would allow for collocation on existing towers to be an administrative decision. Kopka called for public comments. Hearing no public comments, motion made by Samonek and seconded by Daubner that due to the benign nature of this proposal and few, if any impacts, to the surround land uses, we approve the conditional use application subject to administrative review and approval of a complete site plan. Roll Call Vote: McIntosh – yes, Stumpo – yes, Daubner – yes, Widmayer – yes, Samonek – yes, Seefeld – yes, and Kopka – yes. Motion carried.

Kopka closed the Public Hearing on T-Mobile Collocation at 7:10 pm.

E. PUBLIC COMMENT

Kopka queried the public present if there was public comment other than comments on the Whispering Lakes Resort agenda item. Hearing no public comment, Kopka indicated that the public would be able to comment during the Whispering Lakes Resort agenda item later in the meeting.

F. REPORTS AND CORRESPONDENCE

Reports

1. Report of Chairperson:

Kopka inquired if Planning Commissioners would like to continue to receive the Planning and Zoning News publication. A majority of the Planning Commissioners indicated that they would like to.

2. Report of Township Board Representative:

Widmayer distributed the minutes from the last Township Board meeting to the Planning Commissioners. Widmayer indicated that Ron Mann had advised that the Board decision regarding the Night Hawks was in error and that the Board needs to listen to the Night Hawks presentation. Widmayer indicated that the burn ordinance is being reviewed. Stumpo indicated that he has seen a lot of field burning and that field burning can get out of hand. Planning Commissioners discussed the procedure for burn permits. Widmayer inquired on the status of the multiple use language. Enos indicated that Carlisle/Wortman will resume work on the draft language. Widmayer indicated that the next Board meeting is scheduled for 05/15/07 at 7:00 pm with Washtenaw County Road Commission doing a presentation at the start of the meeting.

Daubner inquired on the status of the Sportsmen's Club financial difficulties and if the Township would take over the property if the group goes broke. Daubner inquired if the group had non-profit status and how that would relate to fundraising efforts such as the Texas Hold'Em Tournament.

3. Report of Zoning Board of Appeals:

Kopka indicated that the land split for Dave Kirk will be reviewed at the next meeting.

4. Report of Planning Consultant:

Enos indicated that training on roles and responsibilities of the Planning Commission was presented to the Village recently and is available to the Township if interested.

5. Reports of Committees:

a. SWWCOG

Daubner indicated that Joshua Long has presented information on the County wind studies at the last SWWCOG meeting. Daubner indicated that wind turbines are 300 feet tall and he also indicated that he has a brochure presented at the last meeting. Daubner indicated that work on the LIAA grant continues and discussion on the regional planning effort occurred. Planning Commissioners discussed that the local planning commissions would be in effect until the joint planning commission is set up and a regional plan is in place. Enos noted that there has been discussion at the state level on the roles of Townships and sharing services. Daubner indicated that regional planning has been discussed as a more legally-defensible plan for development. Widmayer indicated that Gary Blades (Sharon Township) mentioned that the regional plan needs to be tweaked. Enos commented that a regional planning commission may not be the greatest idea and that some of the State laws and processes would need to be changed.

Daubner updated the group on the following information presented at the 01/10/07 SWWCOG meeting:

- Bridgewater – newsletter and budget are done
- Manchester Township – working on outdoor burn ordinance
- Village – regional commercial zoning public hearing was held – working on sign ordinance
 - reviewing Limpert property commercial rezoning
- County – Mark Ouimet presented information on the expansion of Road Commissioners on the Board – the 2008 budget study – jail expansion

b. Township/Village 425 Agreement

Planning Commissioners discussed that the issue is on hold pending resolution of the SWWCOG regional planning effort.

6. Correspondence

Daubner advised that the following items had been received:

- Land Division Application copies

- Planning and Zoning News
- Leadership Academy training announcement
- Green Spaces, Open Spaces informational brochure prepared by Carlisle/Wortman
- Wind Power brochure presented at the SWWCOG meeting
- Michigan Leadership Academy conference scheduled for 05/04/07 through 05/06/07
- 2007 Advanced Academy Citizen Planner scheduled for 06/20/07 through 06/21/07
- Township Board meeting minutes

G. UNFINISHED BUSINESS

1. T-Mobile Collocation

Planning Commissioners noted that the agenda item was discussed earlier.

2. Whispering Lakes Resort

Planning Commissioners indicated that discussion on the agenda item will begin at 8:00 pm.

3. Wireless Washtenaw – Section 16.20 Amendments

Enos discussed the administrative approval of collocation requests. Planning Commissioners referred to the eight-page draft language – Proposed Amendments to Section 16.20 of the Manchester Township Zoning Ordinance (dated 05/03/07 – prepared by Carlisle/Wortman). Enos indicated that the proposed language would allow for an administrative review by Carl Macomber and Carlisle/Wortman for collocation on an existing structure. Planning Commissioners and Enos discussed the application of the language for the Wireless Washtenaw effort. Enos indicated that a new tower would still require a special use and site plan review. Samonek inquired how a small antenna on an existing structure would be handled. Enos inquired if language should be added that an antenna would project no more than 15 feet above the existing structure. Samonek inquired if the 15 feet would be enough height for Wireless Washtenaw efforts. Planning Commissioners discussed the rolling land in the township that may dictate a taller antenna. Enos indicated he would look into the issue a bit more and be prepared to talk about the issue at the June meeting. Enos indicated that the Planning Commission could set a public hearing for the July meeting for the proposed language revision. Kopka indicated that would be discussed at the June meeting.

H. NEW BUSINESS

1. Election of Officers

Planning Commissioners discussed the members interested in the Secretary, Vice-Chair, and Chair positions. Motion made by Stumpo and seconded by Widmayer for the existing officers to continue in the following positions – Daubner-Secretary, Samonek-Vice-Chair, and Kopka-Chair. Voice vote: ayes all. Motion carried.

I. COMMENTS FROM COMMISSION

Stumpo inquired about the call-in process for a burn permit. Stumpo suggested that a statement like “use good judgment if the weather is appropriate for burning” on the call-in message. McIntosh inquired if anyone from the Fire Department checks if a requested burn is going through. Widmayer indicated that the Fire Department does not have full-time staff that can answer burn permit calls and check on the status of burn permits. Stumpo inquired what number of burns get out of control. Widmayer indicated that it is very fortunate that there have not been a lot of issues this year. Kopka inquired if there is a fine if no burn permit is obtained. Widmayer indicated no.

Daubner indicated that he and Seefeld attend the Intergovernmental Cooperation of the Purchase of Development Rights seminar on 04/30/07. Daubner indicated there are still a number of unanswered questions. Daubner indicated that the next SWWCOG meeting is scheduled for 05/09/07 at 7:00 pm at the Freedom Township Hall and he will not be able to attend. Daubner inquired if anyone else could attend to bring back a report for the next meeting.

J. PUBLIC COMMENT

Mann indicated that an alternate SWWCOG representative had been set up and that someone needs to attend the meeting. Mann indicated that information from the recent Purchase of Development Rights had been forwarded to the Planning Commissioners. Mann also indicated that he recently received a third call regarding setting up a special assessment for private roads. Mann confirmed that Planning Commission’s work on the issue is complete. Mann discussed the options for setting up a special assessment for private road maintenance. Mann and Stumpo discussed the road conditions for Whippoorwill Lane and Whippoorwill Court.

Samonek inquired on the recent driveway permits on Austin Road that the Road Commission has approved. Planning Commissioners discussed that Austin Road has a 66-foot right-of-way and that driveway permits should only be approved when 600 feet in each direction is visible.

Kopka called for a five-minute recess at 7:55 pm.

Kopka called the regular meeting back to order at 8:00 pm.

G. UNFINISHED BUSINESS

2. Whispering Lakes Resort

Kopka indicated that the Applicant was not present but was anticipated to attend the meeting. Enos indicated that he would begin the presentation by reviewing the two-page Carlisle/Wortman memorandum dated 04/25/07 regarding Whispering Lakes Resort Conditional Use (prepared by Enos and Paul Siersma). Enos indicated that a camp is permitted under the current zoning as a special use permit. Enos noted that a site plan was presented to the Township and a public hearing was held last month. Enos indicated that the plan could be approved as a special use with conditions to be attached to the approval. Enos indicated that he believed the Applicant has submitted a deficient plan. Enos indicated that the island had more wetlands than originally

thought and that the sports fields and bathrooms were moved off the island. Enos reviewed a few of the missing information items mentioned in the two-page Carlisle/Wortman memorandum that was needed to assess the impact for the special use permit including experience of the operators of the camp, references, transportation plans, roadway plans, and onsite sewer plans. Enos indicated that he has been in contact with the Applicant. Enos indicated that with all the missing information that the Planning Commissioners should consider tabling the item until June so that all the information can be assessed. Kopka called for any public comment.

Bill White (1454 Lake Drive) – White inquired if the onsite sewer system fails, who would be responsible for the repair. White inquired if it would be the Township or the camp. White indicated that he hopes it doesn't pass. White inquired if the adjacent property owners would go up.

Valerie Konz (12787 Mull Highway) – Konz inquired if the Planning Commission planned to postpone the decision. Konz indicated that the site plan should be available for the public to review. Kopka indicated that there would be a copy to look at following the meeting. Konz inquired if the plans had significantly changed since the last plan. Konz inquired if the sports fields and drain fields were moved to the Lenawee County property and if the camp housing remained in Manchester Township. Kopka confirmed that was true.

Janet Peake (2100 Lakeside Drive) – Peake inquired if there would be any island construction. Peake indicated that the lakes would be negatively impacted by the proposed camp. Peake inquired what type of children would attend the camp. Kopka indicated that the Applicant has not advised. Peake indicated that if obese children would be attending, there should be health facilities for the kids. Peake inquired what the health facilities plans are. Kopka indicated that the Applicant has not advised. Samonek did note that a portion of the existing hall is indicated as an infirmary on the site plans. Samonek indicated that the plans are unclear what type of health services would be available.

Jonathan Peake (2100 Lakeside Drive) – Peake inquired what type of kids would be attending the camp – would it be obese children or would it be juvenile delinquents. Kopka indicated that all the Applicant has said regarding the children attending is that the camp would be a high end camp. Peake indicated that he would like to make sure that they are not getting elements that they do not want to get. Peake indicated that the Applicant doesn't appear to have a website presence. Peake indicated that the buildings would be visible from his house. Peake indicated that the camp would have an impact of 10% to 15% loss of property value for adjacent property owners. Peake indicated that the proposed camp would make it harder for him to sell his house. Peake inquired if the Township would adjust his property values for taxes.

Unidentified Public Member – Unidentified Public Member inquired who the camp manager would be. Unidentified Public indicated that they had heard it was Camp Retreats.

Unidentified Public Member – Unidentified Public Member inquired what kind of revenue would come into the Township other than taxes. Unidentified Public indicated that campers and staff would not come into the Village to do purchases. Kopka indicated that the Applicant indicated that the investment would be four million dollars so the taxes could be significantly larger. Kopka indicated that the Township tax assessment services could provide the tax increase that could occur if a four million dollar investment is made to property.

Billy Bingham (1880 Bingham's Cove) – Bingham inquired what kind of traffic would use the adjacent roads and how would the traffic impact the roads. Bingham indicated that Lakeside Drive should not be used and that Lakeside Drive is a mix of private and public roads. Bingham expressed concern for the upkeep of Lakeside Drive.

Jacqueline Campo (1648 Mull Highway) – Campo inquired if the camp is using a tax abatement for development. Enos indicated that there are no tax abatements for private development.

Jody Quinnell (1610 Mull Road) – Quinnell indicated that the developer is not here and the information missing from the developer has not been received. Quinnell thanked the Planning Commission for considering tabling the agenda item. Quinnell indicated that the Planning Commission should make a detailed review of the impacts to the adjacent properties. Quinnell noted that the area is a pristine and special place. Quinnell indicated that he would not like to lose it.

Matt Schepeler (1678 Lakeside) – Schepeler indicated that he is concerned about the use of North Twin Lake. Schepeler inquired if the Planning Commission has reviewed the camper to acreage of lake for other camps. Schepeler indicated that he contacted the Story Lake – Storer Camp and the camp has 800 campers and a 200-acre lake with a four campers to one acre of lake ratio. Schepeler acknowledged that the Story Lake – Storer Camp has horseback activities as well. Schepeler indicated that he was glad that the wetlands on the island were defined.

Eric Kay (32156 Ann Arbor Trail, Westland, MI) – Kay indicated that he was a property owner to the west of the proposed camp and he has a survey that indicates that the lot line on the site plan is off by 30 feet and that the lot line on his survey falls where the camp cabins would be located.

Pat Vallad (1550 Mull Highway) – Vallad indicated that he does not like the number of campers and size of the cabins. Vallad indicated that he does not like the proposed use and plan. Vallad referred to the four-page letter presented to Planning Commission members.

Richard Fredendl (1574 Mull Highway) – Fredendl indicated that he is a current resident of Washington DC and recently moved back to his property adjacent to the proposed camp. Fredendl indicated that it is an atrocity that the proposed plan is even being considered due to the impact to the lake. Fredendl confirmed that the proposed plan does not include use of North Twin Lake. Kopka indicated that the Applicant has said that North Twin Lake would not be used.

Samonek inquired if the Applicant would still be cleaning out the channel if the island is not being used.

Pat Vallad (1550 Mull Highway) – Vallad inquired if the Applicants stated intentions would be included as conditions to the conditional use permit if the Planning Commission recommends approval.

Chuck Chaney (1888 Lakeside Drive) – Chaney commented that if the Applicant was not able to show up to the meeting and that the Planning Commission had intention to table the agenda item then the public should have been contacted to advise them. Kopka confirmed that the Applicant was expected for the meeting and that the Planning Commissioners would act on tabling the agenda item at the meeting – not before. Kopka advised that the table issue was simply a recommendation from Carlisle/Wortman regarding the agenda item that the Planning Commission would need to act on. Chaney indicated that there is no reason for the Planning Commission to consider approval on the proposed use. Chaney indicated that a number of pitfalls exist in the proposed plan including health issues, policing issues, environmental issues, and sewer issues. Chaney indicated that he is in favor of tabling the agenda item pending more information.

At this time, Gary Sleiman (Applicant - 22218 Ford Road, Dearborn Heights - G.C. Kirkman Construction) and Bill Goodrew (Civil Design Services) arrived.

Deborah Jacobs (1648 Mull Highway) – Jacobs indicated that her parents are adjacent landowners and that her father passed away on 04/11/07. Jacobs read a letter from her mother (Sophie Stelzer, 1648 Mull Highway, Tipton, MI 49387) dated 05/03/07 regarding Whispering Lakes Resort Conditional Use Permit. *The proposed project would not enhance our lakes. I hope the Planning Commission would not approve this permit. Sophie Stelzer, 1648 Mull Road.*

Gary Sleiman (Applicant) – Sleiman inquired what information the Planning Commission is looking for. Enos indicated that the information is outlined in the two-page Carlisle/Wortman memorandum dated 04/25/07 regarding Whispering Lakes Resort Conditional Use (prepared by Enos and Paul Siersma). Sleiman indicated that he is looking for preliminary site plan approval tonight. Sleiman indicated that the proposed camp investment is a business and the partners need to put up a camp this year. Sleiman indicated that they have spent \$10,000 to \$12,000 already on information gathering for the proposed property. Sleiman indicated that the information will be provided to the Township.

Bill Goodrew (Civil Design Services) – Goodrew presented the site plan and outlined the feasibility work with the design issues that have been drafted. Goodrew discussed the sanitary sewer and drainage issues. Goodrew indicated that the boardwalks running through wetlands will be elevated. Goodrew indicated that the septic system will be located in Lenawee County. Sleiman indicated that the camp is approved in Lenawee County as the property is already being used as a camp. Enos indicated that he has reviewed a number of site plans and feels like the

conditional use requirements of information needs to be met so that Carlisle/Wortman can complete their review and provide a recommendation to the Planning Commission. Enos indicated that without the information it would be hard to accurately assess the impact.

Gary Sleiman (Applicant) – Sleiman indicated that he would like direction from the Planning Commission on the functionality of the camp outstanding the information issues. Enos indicated that the Planning Commission members could comment on their leanings on the project but without the complete picture it would be hard to assess the impacts. Enos indicated that his personal opinion based on the Master Plan and the zoning ordinance that if the standards of the conditional use permit are met that he would recommend approval.

Unidentified Public Member – Unidentified Public Member inquired about the impacts to homes adjacent to the proposed camp.

Pat Vallad (1550 Mull Highway) – Vallad inquired about the rights of the homeowners being represented. Mann responded that the homeowners have rights to the property they own, the right to comment on agenda items and attend meetings. Mann indicated that the Township must balance the rights of the public versus the private owner. Mann discussed that around his home a number of homes have been built that have affected his views from his home.

Unidentified Public Member – Unidentified Public Member inquired if the Planning Commissioners were against or for the proposed camp.

Unidentified Public Member – Unidentified Public Member inquired if the reasonable use of the lake could be defined to limit the number of boats on the lake and limit the number of campers as part of the conditions of the permit.

Unidentified Public Member – Unidentified Public Member inquired if there is any timeline for review or for answers to the questions posed at the meetings. Unidentified Public Member inquired if there is a timeline to complete the review. Enos reviewed the ordinance and noted that the only timeline is that a public hearing must be held 65 days from the application.

Jonathan Peake (2100 Lakeside Drive) – Peake inquired if the conditions on the conditional use permit could be reviewed by the residents of the area. Enos and Kopka advised that the conditions have not been written but that a copy of the conditional use would be available for comment before the Planning Commission votes on the item.

Pat Vallad (1550 Mull Highway) – Vallad inquired on a renewal time frame for the conditional use permit. Enos advised that the conditional use permit can be revoked at any time if the conditions are not met. Vallad inquired if the Planning Commission would use a renewal. Mann indicated that the state law has changed so that as long as the conditions are met, the conditional use permit goes with the land.

Unidentified Public Member – Unidentified Public Member inquired if the Applicant declares that ten boats will be used in the conditions and 25 boats are in use, what would happen. Mann indicated that the zoning officer can red tag the project.

Unidentified Public Member – Unidentified Public Member inquired if the name of the owner of the property is indicated on the plan.

Unidentified Public Member – Unidentified Public Member inquired that if there are changes to the site plan from last month, does the Applicant need another public hearing. Kopka indicated no.

Bill Goodrew (Civil Design Services) – Goodrew indicated that they have been gathering information from the Planning Commission and from the public comments. Goodrew indicated that they have hired an environmental consultant for the wetland issues and that the island is a Michigan Department of Environmental Quality regulated wetland. Goodrew explained the tightened camp facilities and indicated that they have met with the Health Department in Lenawee and Washtenaw Counties.

Unidentified Public Member – Unidentified Public Member inquired if the maximum number of campers could be lowered. Sleiman indicated that the partners would like 500 campers maximum.

Unidentified Public Member – Unidentified Public Member indicated that they had advised that the island was not build able due to the wetlands. Unidentified Public Member inquired if the Applicant had walked on the island. Sleiman indicated he had and that the property is currently owned by Whispering Lakes LLC.

Bill Goodrew (Civil Design Services) – Goodrew indicated that the current design has no impacts to the onsite wetlands.

Unidentified Public Member – Unidentified Public Member inquired if the current plan could be reduced and put on the Township website. Goodrew indicated he would email the plan to the Township and Mann indicated it would be posted on the website.

Kopka inquired what the plans were for health services. Sleiman indicated that a doctor and nurse will be onsite and that the infirmary area will be stocked to handle routine issues.

Kopka inquired what the plans were for the channel on the revised site plan. Sleiman indicated that he would still like to dredge the channel so that canoes can access it. Sleiman indicated the channel would be as is but with some cleanup. Sleiman indicated that cutting and filling would not be needed just the brush removed. Sleiman indicated that they would need to get a permit for the channel.

Unidentified Public Member – Unidentified Public Member commented that the channel would allow for access to North Twin Lake. Sleiman indicated that the camp has no need to use North Twin Lake and campers would not be allowed on North Twin Lake because they would not be supervised.

Unidentified Public Member – Unidentified Public Member inquired on the status of information on the past experience with camps and the make-up of the partnership. Sleiman indicated that the partners have had significant exposure to camps with the last rented camp in Pennsylvania. Sleiman indicated that past information is not available because the partnership is a new entity.

Unidentified Public Member – Unidentified Public Member indicated that the site plan is a different deal than last month. Unidentified Public Member inquired on the brochures the Applicant promised to bring to tonight's meeting. Sleiman indicated that no brochures are available.

Unidentified Public Member – Unidentified Public Member inquired if camp fires would be allowed at the camp. Sleiman indicated of course.

Unidentified Public Member – Unidentified Public Member inquired on the proposed amphitheatre. Sleiman indicated that the amphitheater is tucked away and would not be used for loud uses – more like plays.

Unidentified Public Member – Unidentified Public Member indicated that he has huge road concerns. Unidentified Public Member inquired if the residents can provide conditions for the conditional use permit. Kopka indicated that the Planning Commission has a copy of the Franklin Township Road Ordinance which would be part of what would be considered. Kopka indicated that the Planning Commission would work with Franklin Township.

Bill Goodrew (Civil Design Services) – Goodrew indicated that they have spoke to Franklin Township and are willing to work with them.

Mann discussed that the Planning Commission members are appointed by the Township Board which are elected officials. Mann indicated that the Township and Planning Commission are open for all comments regarding any agenda items.

Unidentified Public Member – Unidentified Public Member inquired if the ball fields would be lighted for night-time use. Sleiman indicated that a combination of both the ball fields and the tennis courts would be lit.

Janet Peake (2100 Lakeside Drive) – Peake inquired if the time the camp could be used could be limited and defined in the conditions. Peake indicated that hunters still use the woods for hunting. Peake discussed that hunters that do not live in the area are trespassing on the private road to use the property for hunting. Sleiman indicated that the plans include the use of the camp

as day camps for schools throughout the year. Sleiman indicated that the camp would be primarily used June through August for approximately 2-½ months with the full camp and possibly for school vacations and holidays.

Jonathan Peake (2100 Lakeside Drive) – Peake inquired if the conditions for the day camp use could be defined as no overnight campers October through May.

Unidentified Public Member – Unidentified Public Member indicated that the density of 500 campers would be very loud. Unidentified Public Members inquired if 500 campers would be needed to be profitable. Unidentified Public Member inquired if the breakdown of the campers would be 200 girls and 200 boys with counselors. Sleiman indicated the investment would be three million dollars so that the 500 campers would need to be the maximum. Unidentified Public Member indicated that 100 campers seemed like a reasonable use.

Unidentified Public Member – Unidentified Public Member indicated that the proposed plan is too much impact.

Kopka called for Planning Commission questions for the applicant. Kopka indicated that Enos still needs to review the conditional use request pending the Applicant providing the missing information. Kopka indicated that the agenda items could have significant discussion.

Samonek inquired on the type of campers the camp would draw. Sleiman indicated that obese kids are not the target for type of campers. Sleiman indicated that the camp would be an all sports camp. Sleiman indicated it would be the type of camp where a parent can say: take my kid and see if you can teach him something in a week. Sleiman also advised that they plan to offer weekend camp for handicap children. Sleiman indicated that problem children (juvenile delinquents) are not what the camp wants to have.

Jonathan Peake (2100 Lakeside Drive) – Peake inquired if the juvenile delinquents can be added to the conditions.

Unidentified Public Member – Unidentified Public Member inquired what the cost of the camp would be for a week. Sleiman indicated around \$450.00.

Kopka referred to the two-page letter from James E. and Pamela M. Van Doren dated 05/02/07.

Motion made by Daubner and seconded by Samonek to table the Whispering Lakes Resort agenda item until Carlisle/Wortman receives the missing information from the Applicant.
Voice vote: ayes all. Motion carried.

Samonek inquired if it has been determined that Lenawee County would allow a camp of that size and the onsite sewer system proposed. Planning Commissioners discussed that Goodrew has met with both the Washtenaw County and Lenawee County Health Departments but that no

documentation has been provided to the Planning Commission. Goodrew indicated that the soil was reasonable to accommodate the use. Samonek inquired if the Applicant is still working on hooking up to an adjacent system. Goodrew indicated that he is still looking into the issue.

I. COMMENTS FROM COMMISSION

Kopka called for another round of comments from the Planning Commissioners. Stumpo indicated that he is unclear how he feels about the proposed camp. Widmayer indicated that he needs the information from the Applicant mentioned in the Carlisle/Wortman memorandum. Daubner mentioned that concerns about the proposed camp are more based on “not in my backyard” issues. Enos indicated that the Applicant does need to prove that the level of impact to adjacent property and the natural resources would be reasonable. Daubner indicated that sometimes what you want and what is legal are two different things. McIntosh indicated that she is a former camp counselor and McIntosh stressed that the kids need structured activities. McIntosh indicated that the camp she worked at did have limited periods of noise. Stumpo commented on the ratio of campers to counselors. Planning Commissioners indicated that the ratio would be determined by the State licensing department. Seefeld indicated he is concerned with the response from the Applicant regarding the previous camps and camp managers. Seefeld indicated he would like see the Planning Commission contact the previous camp references. Enos indicated that $\frac{1}{4}$ of a mile between the proposed camp buildings and the adjacent homes. Seefeld indicated that the amount of kids proposed is a lot of kids for the area. Stumpo indicated that noise language should be included in the conditions. Samonek reminded the Planning Commissioners that dark in the summer is sometimes after 10 pm. Seefeld indicated there are a lot of unanswered questions. Samonek indicated that more work is needed on the information submitted to Planning Commission and that the Planning Commission needs the information mention in the Carlisle/Wortman memorandum. Samonek indicated that he is not sure if the Applicant is being up front with the information. Samonek indicated that the public comments need to be appropriate. Samonek indicated he understands how the public feels. Samonek indicated that some of the land has already been a camp for some time.

Stumpo confirmed that Whispering Lakes LLC owns all the property. Widmayer indicated that the Applicant needs to put all the information down on paper and there are a lot of unanswered questions. Widmayer also indicated that the Applicant needs to provide the missing information. Daubner indicated that he can relate to the people in the audience and that the public does not understand why the Planning Commissioners are not participating in the comments or taking sides. Widmayer indicated that Mann has had comments from the public in person. Widmayer inquired if comments could be submitted on the website. Widmayer indicated that some public may be afraid to comment. Daubner indicated that the camp would be open to the public and that the proposed \$450.00 is pretty stiff. Kopka discussed a camp with 350 campers adjacent to his home. Kopka indicated that he hears the camp dinner bell and cheering. Kopka indicated that the camp is a high end camp and he was impressed with the services when his girls attended. Daubner expressed concern for sound traveling across the water for the proposed camp. Samonek indicated that it is human nature to focus on the negative aspects of issues. Samonek indicated that noise issues should be addressed for the proposed camp. Samonek indicated there

must be some positive aspects of the proposed camp. Stumpo indicated there was sure to be a few rowdy kids at any camp.

K. NEXT MEETING

Next regular meeting – Thursday, 06/07/07 at 8:00 pm

L. ADJOURNMENT

Motion by Widmayer and seconded by Seefeld to adjourn meeting at 9:33 pm.

Voice vote: ayes all. Motion carried.

Prepared by, Approved by,

Jennifer Crumb, MTPC Recording Secretary George Daubner, MTPC Secretary

Date