

**CLEON TOWNSHIP  
MINUTES FROM THE PUBLIC HEARING  
TWISTED TRAILS OFF ROAD PARK  
NOVEMBER 2<sup>ND</sup> 2022**

**THE PURPOSE OF THE PUBLIC HEARING IS TO DISCUSS THE PROPOSED 80 CAMPSITES, BATH HOUSE AND DUMPSTATIONS AT TWISTED TRAILS OFF ROAD PARK**

**MEETING CALLED TO ORDER AT 6:30 BY CHAIRMAN TODD HUMPHREY**

**ROLL CALL:** Todd, Terri, Gary and Chris, absent Paul

**GUESTS:**

Rick and MARTHA MCPHERSON, DONNA HUMPHREY, DALE HUMPHREY, JASON PHILO, DAVE MYERS, EVELYN HAWKINS, KAYLYNN PHILO, Kyle FERLEY, BRAD WINDRIM, KEN GROSS, BOB AND MARILYN EDGINTON, ALSO A COUPLE FROM MARILLA TOWNSHIP ATTENDED.

**PUBLIC COMMENTS FROM GUESTS:**

**EVELYN HAWKINS-CONCERNS AND COMPLAINTS**

- 1.Plans for the expansion and building at the park were not made common knowledge to the public, and this is not what the park was intended for.
- 2.The original intention of the park was supposed to be a safe harbor for people to enjoy a sport.
- 3.80 more campsites would be very intrusive to the neighbors
- 4.Traffic is a big issue
- 5.Two major issues-Evelyn feels that they massacred trees, and they took a berm down on her property without her permission. They do not seem concerned about the neighbors.
- 6.Four wheelers and people from the park going on her property, crashing into her fence.
- 7.Her property value has gone down, someone that lives near there has not been able to sell their property due to the park.
- 8.She says she can't even sit out and enjoy her backyard because of twisted trails noise, that seems to be a complaint from other neighbors as well. Also there are people with complaints that will not come forward as they are afraid of retaliation.

**RESPONSES FROM DONNA**

She says the expansion of the park is only a slight change from the original Master Plan which shows future expansion, it was never shown to the planning commission as it went to the State, so no one knew about it. She would like more input from neighbors, as she said she can't fix a problem if she doesn't know about it, they are trying to make improvements on the traffic, and the noise, has worked with M Dot and the Sherriff, trying not to disturb the neighbors. They will replace the berm at Evelyn's.

**Todd H. -Questions for Donna**

Why the 80 additional camp sites?

**Donna-** To be able to allow the big trucks with trailers and bigger campers to have room to pull through. It would also accommodate the larger groups that come in.

Will campground be open year-round for camping? **Donna-** no

Will dump station be open to the public? **Donna-**possibly

Will there be potable water available? **Donna-** yes

Will bath house be open to the public? **Donna-**possibly for a fee

Will you be using existing well or a new one. **Dale-**we will put in a new one

**Donna-** we would like to attract better customers, nice campers etc., trying to keep the roudy campers out and have better facilities than porta johns available for campers. They say their customers are demanding electric and water! They want to put 55 campsites in the wooded area and 55 campsites in the open area.

**Donna-** not expecting to add any new events, they were only supposed to have 12 events, per their special use permit, and they have gone over that amount. Just because we have not enforced it does not mean it's ok.

**Letters were sent and read from concerned neighbors against the additions to Twisted Trails**

The reasons why, noise, outdoor floodlights, theft, trespassing, calling the police, 4-wheelers on their property, no common courtesy, they would like to enjoy their backyards in peace!

**Dale-** Says they don't think they are doing what the people say! Maybe other neighbors of theirs. He was very surprised .

**Letter was sent from the Edgintons and the Schneiders** recommending that Twisted Trails be allowed to expand their current facilities with other improvements to enlarge their business, they say all new independent businesses should be encouraged to come to our community, they would like the township to do all they can to make this happen. Marilyn wants to know why the zoning ordinance was not changed to accommodate businesses. Reasons why we can't, see below zoning reasons.

**Comments from some of the public** were made as to why they are trying to stop progress, it would make more revenue for the township, feel they are not letting their business grow and expand. Want to know the reasons why. Some have said they are in agreement for the expansion and would like to figure out how they can expand. They do bring a tremendous amount of revenue to our area. Nobody is trying to stop a business from growing

**Barb-**our Zoning Administrator says it all has to do with how the township is Zoned, it was set up years ago. The land the park is on is zoned agricultural, but they pay commercial taxes for the business. Property cannot be spot zoned. There is no commercial building allowed in Cleon Township. It is not in our best interest to start rezoning now, want it left as rural and residential. If we allowed one business to come in, then we would have to open it up to anyone else that would want a business.

MEETING ADJOURNED AT 7:25 By Todd

MINUTES SUBMITTED BY: TERRI MILARCH, SECRETARY