

CLEON TOWNSHIP
PLANNING COMMISSION MINUTES
DECEMBER 7TH 2022

CALL TO ORDER:

Meeting was called to order at 6:30 by Todd Humphrey

ROLL CALL:

Todd Humphrey, Terri Milarch, Paul Beaudrie, Gary Porter and Chris Herrst

GUESTS:

Mark Sohlden MCRC, Dave Myers, Evelyn Hawkins, Donna Humphrey and Barb Stanton

APPROVAL OF MINUTES:

The minutes from November 2nd Public Hearing were read and approved with corrections, Gary made a motion to accept the minutes, 2nd by Paul

The minutes from November 2nd regular meeting were read and approved, motion by Gary to accept the minutes 2nd by Paul

OLD BUSINESS:

Review of the special use permits were done for the two gravel pits, there were no changes for Jamie Milarch's gravel pit.

Mark Sohlden from MCRC attended the meeting and updated us with future plans for the gravel pit, there were no changes to their Special use Permit

Discussion on the Campground at Twisted Trails. Questions for Donna Humphrey Todd wanted to know how many campsites would have electric, Donna- no electric at this point, future phase two 55 campsites will have electric and water.

Phase one-dump station, septic tank and bath house. **No Store.** There is still no information about the store, there Lawyer has not talked to our Lawyer.

Paul was asking Donna if the campground will be open during the week for camping, it will just be weekends now. Architect will contact health dept, State still has to approve it all.

Questions from Evelyn Hawkins, wants to know what has been approved so far.

She feels 80 new sites is excessive, we as a board will be discussing the amount of campsites. There was a berm between Evelyn's property and twisted trails, it was taken down by Twisted Trails as they needed the dirt, the berm was on Twisted Trails property, but it was a barrier that that helped keep the noise down.

Twisted Trails will put the berm back, same size as before and with vegetation like trees etc. so it looks nice!

Evelyn feels the road will not be able to handle all the extra traffic coming in and out. Also wants to make sure the entrance and exit stay where they are.

Donna says that all 110 campsites will only be filled during special events, she has been getting temporary permits when she has special events, so whether or not we allow 80 extra sites she will get temporary permits for the extra sites anyways.

Motion made to decide how many camp sites we as a board will approve, we were talking about 40 sites for now, but since she is going to get the extra permits for the special events anyways, we approved the 80 sites, reluctantly! Motion made by Chris 2nd by Paul to approve 80 additional camp sites, dump station and bath house. 4 yes votes Todd, Terri, Paul and Chris.

They are in the process of building a pole barn, now they want to add a lean to also, 12 feet by 60 feet which was approved, they do have to pay \$50.00 for a land use permit.

There will be stipulations in their special use permit, for the pole barn and lean to. The pole barn and lean to are **ONLY** for equipment that belongs to Twisted trails, For storage and maintenance of their equipment. We need a list of all the equipment they own and maintain. They are not allowed to work on any other vehicles otherwise they will be in violation of their special use permit.

No retail business can be done out of this building, can't be used as a dwelling or office space.

The berm has to be put back up the same size as it was before, with vegetation, trees, etc. Need to get the measurements for the berm. Gravel from Read Rd in. This will all be put in their special use permit! Dale Humphrey will sign it.

**THE DUMP STATION AND THE BATHHOUSE HAVE BEEN APPROVED,
NOT THE STORE!**

NEW BUSINESS: Barb will put all the stipulations in there special use permit for Dale Humphrey to sign.

PERMIT:1. Twisted Trails Off Road Park for pole barn and lean to

PUBLIC COMMENTS: Dave Myers wants to understand how the special use permits are used, what happens when they violate their permit? They have 30 Days to rectify the violation, if they don't comply with the permit their permit is revoked and they will be shut down.

MOTION TO ADJOURN at 7:45 by Chris 2nd by Paul

MINUTES SUBMITTED BY: TERRI MILARCH, Secretary