

**IMLAY TOWNSHIP  
PLANNING COMMISSION MINUTES  
January 12, 2021- 7:30 PM (VIRTUAL MEETING)**

**ATTENDANCE-**

**Roll Call-** Acting Recording Secretary Jepsen called roll. Chairperson Farkas declared a quorum of the Commission present.

**Present-** Chairperson Farkas, Vice Chairperson Cantrell, Commissioners, Goodreau, Martin, Parsch, Stoldt, Brousseau and Super

**Absent-** Secretary Priehs

**Others Present-** Supervisor Hoeksema, Planner Habben, Recording Secretary Stephens, Acting Recording Secretary Jepsen and members of the public

**CALL MEETING TO ORDER**

Chairperson Farkas called the virtual meeting to order at 7:30 pm. Due to the virtual nature of the meeting, all votes were held as roll call votes.

**APPROVAL OF AGENDA**

Commissioner Stoldt moved to approve the agenda of the January 12, 2021 Planning Commission Meeting as presented; seconded by Commissioner Goodreau. A roll call vote was held: yeas- Parsch, Brousseau, Martin, Super, Stoldt; nays-none. **Motion carried.**

**APPROVAL OF MINUTES**

Commissioner Martin moved to approve the minutes of the December 8, 2020 Planning Commission Meeting as presented; seconded by Commissioner Brousseau. A roll call vote was held: yeas- Parsch, Goodreau, Brousseau, Martin, Super, Stoldt; nays- none. **Motion carried.**

**CITIZEN'S COMMENTS**

1. None.

**PUBLIC HEARING FOR SUNDANCE SHORES RV PARK**

Chairperson Farkas called to order the Public Hearing at 7:35 pm.

Planner Habben reviewed the special land use for Sundance Shores RV Park, including the standards for a special land use and her findings.

Justin and Darrel Racz spoke as the developer of the property.

**Letters & Petitions** (on file in Clerk's office)

1. Chairperson Farkas presented a petition with 116 signatures; includes reasons against the project
2. Jason & Katie Weaver (2665 S Van Dyke) against the project
3. Kanaziz Family (2417 S Van Dyke) against project
4. Dennis W Collison (2666 Bowman) against project
5. Tony and Wendy Smith (2114 Bristol) against project
6. Judith Bourgeois (2747 S Van Dyke) against project
7. Evan and Teddy Hall (7469 Springshire Court) against project
8. Michael Shumacher (2747 S Van Dyke) against project

9. Catherine Patten (7414 Springshire Court) against project; Realtor Dave Ramsey comments regarding project
10. Patrick and Julie Fever (342 Corneil) against project
11. Bill & Sharon Foutch (2721 Bowman Road) against project
12. Michael and Jennifer Gebauer (2739 Bowman Road) against project
13. Marty & Ann Radelt (7543 Ross) against project
14. Karen Racz (7452 Springshire) against project

Farkas called a three-minute recess at 8:34pm; back in session at 8: 37 pm.

#### **Virtual Participants Comments**

1. Dale Duckert (2386 Bowman Road) against project
2. Rich Evans (2801 Marlea Court) against project
3. Joellyn Guthrie (2371 Bowman Road) against project
4. Tillie Morrow (2460 Bowman) against project
5. Wayne Hoslet (7601 Rider) against project
6. Kristen Letke (2446 Bristol) against project
7. Andrew Measel for Todd Measel (north side of project) against project
8. Marty Radelt (2825 Bowman/Ross Road) against project
9. Crystal Zabel (2330 Bowman Road) against project
10. Sue Curlett (2670 Bowman Road) against project
11. Mike Schumacher (2747 S Van Dyke) against project
12. Catherine Patten (7414 Springshire Court) against project
13. David Knust (2655 Bowman Road) against project
14. Chris Kanaziz (2417 S Van Dyke) against project
15. Jason Dundas (7956 Rider Road) against project
16. Kelly Lacommare (7433 Springshire) against project
17. Mark Samuelson (2486 Bowman Road) against project
18. Jamie Pegg (8157 Rider Road) against project

Farkas moved to close the Public Haring; seconded by Cantrell. Ayes: Parsch, Goodreau, Brousseau, Martin, Super, Stoldt, Cantrell; nays: none Closed Public Hearing at 9:29 pm

#### **NEW BUSINESS**

1. **Special Land Use Sundance Shores RV Park** – Discussion was held by Commission members.

Jason Racz spoke asking for tabling the motion so that he can come back next month to address the concerns.

Stoldt moved to recommend denying the special land use for recreational vehicle campground and resort at 2410 Bowman Road based on the following findings of fact: It does not comply with standard A based on the proposed special land use shall be of such locations, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located. It does not comply with standard E

based on the proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township. It does not comply with standard H based on the proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

Seconded by Super. Ayes: Cantrell; Parsch; Goodreau, Brousseau, Martin, Super, Stoldt.  
Nays: none. **Motion Carried.** Special Land Use Denied.

### **OLD BUSINESS**

1. None

### **OPERATIONAL MONITORING**

1. **Township Board Report-** Stoldt reported that the Township renewed deputy contract.
2. **Planner's Report-** Habben mentioned that there will be a February meeting with discussion regarding annual report and election of officers.
3. **Building Report-** none
4. **Correspondence and Communications-** none

### **ADJOURNMENT**

Commissioner Cantrell made a motion to adjourn the meeting at 9:52; **Motion carried.**

### **RESPECTFULLY SUBMITTED**

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Rick Farkas, Chairperson

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Travis Priehs, Secretary

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Carla Jepsen, Acting Recording Secretary

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Cristy Stephens, Recording Secretary