

Planning Commission
Combined minutes of Special Use Permit Public Hearing and Planning Commission meeting
Thursday, August 29, 2024

The Public Hearing for a Special Use Permit was called to Order at 6:45 by Kelly Bennett and the Pledge of Allegiance was recited.

Roll Call Attendance:

Present: Bennett, Barkell, McKee, Conway and Fritz

Absent: none

Staff Present: Melissa Townsend, Zoning Administrator, and Tom Vaughn, ZBA Chair.

Guests: 4

Public Hearing: Bennett explained to all present the purpose of the hearing. We then went onto the discussion of the 12 conditions of Mr. Brennan's request for a Special Use permit to open a haunted trail at 6710 Mostetler Rd, Harrison, MI.

There was 1 public comment by Millie Leach on Dodge Lake Rd stating she is for the business Mr. Brennan intends to bring to the Township.

There were no comments against.

B.2. Storage will be used for picnic tables. All agreed it is Mr. Brennan's concern of how and where he stores his picnic tables on the off season.

8.22. B.6 Will use construction string lighting with temporary poles powered by a generator. There will be 4 5000-to-6000-watt gas generators on site for use. Mr. Brennan was advised of safety requirements for use of generators. Mr. Brennan will do decimal testing and provide to the Planning Commission. Mr. Brennan explained he will be using a different type of generator that will be quieter. We did advise him of the Hamilton Township Noise Ordinance and expected him to comply with it. He understood.

8.22. B.7 Two-way radios will be provided and used by employees. This is part of doing business and he will take care of radios and communication for the employees.

Parking: 40 parking spaces with 2 Handicapped spaces provided. Overflow parking will be provided, if needed. Covered in the site plan.

12.4. A 3 agreed to waive-added as a condition to the SUP.

12.4 B agreed to waive-added as a condition to the SUP.

15. K. Advised of sign permits and will address next year before opening the Haunted Trail. Added as a condition to the SUP and Mr. Brennan agreed to comply.

15.3. O Mr. Brennan advised of refueling of generators and tractor requirements per State and Federal Regulations. Mr. Brennan is aware and will have County or State Fire Inspections as required.

Food Trucks: Mr. Brennan will comply with Health and Safety regulations. Health Dept and licensing is between Mr. Brennan and his vendors he hires.

Fencing Site Plan: Discussed the 660 ft. run on the East side of the property between the event area and the pond. PC recommended 6 ft. high solid fence but will accept the 4 ft. high snow fence as a barrier. Barkell explained to the PC that the fencing is an insurance issue between Mr. Brennan and his insurance carrier. We should not regulate the height of the fence.

There will be a dedicated Service Drive for Emergency Vehicles with no Parking signs. That is up to Mr. Brennan, his insurance company and the emergency depts.

It was suggested to Mr. Brennan that he arrange a 1-day training course on Security and Health and Safety with his employees. He will take under advisement.

After discussing all of the above, it was made clear by the Planning Commission that we will issue him a Special Use Permit for the business of the "Mafia Haunted Trail" with 4 conditions. They are: The PC will waive Sections 12.4.A 3 and 12.4 B. He will comply with the Z.O. for Signs and he will have Fire inspections as mandated by the County/State.

There was a motion to accept the site plan with the 4 above bullet point (conditions) as amended by Jesse Fritz and 2nd by McKee. All in Favor, M/C.

Motion by Barkell and 2nd by Fritz to adjourn the Public Hearing at 7:25 PM, all in favor, M/C.

At 7:27 PM we opened the Planning Commission meeting.

Conway brought up concern about an interested party looking to purchase property in the Township for development of Duplex housing and a Mobile Home Park. There has been no movement on this so far as report to us by Melissa Townsend. We will study Article 5 and be ready to discuss at the next PC meeting.

Motion by Conway and 2nd by McKee at approve the minutes of 5-1-2024. All in Favor, M/C.

Motin by Conway and 2nd by McKee at adjourn at 7:42 PM. All in Favor, M/C.

Meeting of September 4, 2024 has been canceled and next regular meeting will be Wednesday, October 2, 2024 at 6:30 PM.

Linda Barkell
Secretary.