

**SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING**  
**July 10, 2018**

Chairman Ford called the meeting to order at 7:00 PM.

Members Present: Alan Ford, Kathy Sahli, Lance Thornton, Vince Mifsud, Bill Pueschel, Roger Krontz, Frank Kalasky

Members Absent: None

Visitors: Don Leeth, Rod Borgert, Ben Rouch, Jamey Rouch, Chris Hamilton

Minutes: Motion by Thornton, support by Pueschel, to approve the June 12, 2018 minutes as presented. Motion passed 6-0, Krontz abstain.

**New Business:**

Ben and Jamey Rouch presented an application including a site plan and description dated 06-27-18 for a Planned Unit Development (PUD) on five parcels of property (212.62 acres) located in the 63000 block of M-66.

Upon review by the Planning Commission it was noted that parcel 014-012-010-30 is currently zoned neighborhood commercial (NC). PUD ordinance 14.02 permits a PUD in only Agricultural (AG), Rural Residential (RR), or Rural Preservation (RP) zoning districts. This parcel was rezoned from Rural Preservation (RP) to Neighborhood Commercial (NC) at the December 8, 2015 Planning Commission meeting to accommodate the then riding arena and event center. The Rouches had no objection to rezoning this parcel to ~~RR~~ RP and including it in the PUD.

A motion was made by Krontz, support by Mifsud, to conduct a public hearing at the August 14, 2018 PC meeting to rezone parcel 014-012-010-30 from Neighborhood Commercial to Rural ~~Residential~~ Preservation. Motion carried 7-0. Secretary Kalasky to prepare the notice in the Sturgis Journal and contact required adjacent landowners.

The PUD application did not include parcel 014-012-004-00 (119.5 acres) which contains the previously permitted ORV park. Upon discussion with the PC, the Rouches decided to consolidate this parcel into the PUD. The PUD would include all operating conditions set in the ORV park SLUP.

A general review of PUD application requirements per 14.04 followed. Section 14.04 (E) (5) requires state and county agencies approval.

Michigan Department of Transportation (MDOT) has been contacted regarding entrance/exit from the ORV park location. The proposed campground in the PUD is to utilize the same entrance area.

There has been no discussion with the St. Joseph County Drain Commissioner regarding the PUD project. The Rouches are to contact the County Drain Commission prior to the August 14, 2018 PC meeting.

The St. Joseph County Health Department has not been contacted to date but will be involved in the construction permits for all water and sewage installations.

The MDEQ has issued a construction permit for the campground. There are no activities planned in the wetlands for this stage of the PUD.

A preliminary review of each planned activity in the PUD was conducted per the submitted 06-27-18 PUD site plan and description.

1) North Camping Area (Area 1 on the site plan). Camping limited to ORV park users. No fencing between the camping area and the ORV park, can drive up to camp site.

2) Wood Shop Building (Area 2 on the site plan). No noise concerns as all equipment will originally be located inside the building. Occupancy load based upon the use. Will meet commercial building code when retail operation is opened. Building designed to block view of outside dust collector if needed.

3) Indoor Event Center (Area 3 on the site plan). Parking per current ordinance. Personal insurance required for events including alcohol.

4) North Outdoor Event Center (Area 4 on the site plan). To be used in conjunction with Indoor Event Center. Outdoor ceremonial music. Reception inside. Personal insurance required for events including alcohol.

5) South Outdoor Event Center (Area 5 on the site plan). Outdoor music for ceremony and reception. No large outdoor music festivals. Separate restroom/water and sewer systems. Parking lots C/D per current ordinance. Meets current outdoor lighting ordinance. Hours of operation would be 10:00 AM until 11:00 PM weekdays and Sunday, 10:00 AM until 1:00 AM Friday and Saturday. Personal insurance required for events including alcohol.

6) Resort Cabin Area (Area 6 on the site plan). Cabins likely used in conjunction with weddings on site. A disposition plan for the resort cabins if the PUD was dissolved was discussed.

A motion was made by Krontz, support by Mifsud to conduct a public hearing for the Rouch PUD application at the August 14, 2018 Planning Commission meeting. Motion carried 7-0. Secretary Kalasky to prepare the notice in the Sturgis Journal and contact required adjacent landowners.

Adjourn: Motion by Sahli, support by Pueschel, to adjourn. Motion passed 7-0 at 9:10 PM.

Next scheduled meeting Tuesday August 14, 2018, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.  
Secretary

