



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
June 6, 2012
Wednesday at 7:00 P.M.**

*Planning Commission Members;
Chair Al Wason, Vice Chair Andy Webb, Secretary Jeff Polonowski,
Scott Reising, Karen Burns, Mike Bosch, Tammy Hoppe, Bill Rohr, & Roger Rumble*

The Chairman Al Wason called the meeting to Order at 7:00 p.m.

Members Present: Scott Reising, Jeff Polonowski, Bill Rohr, Al Wason, Andy Webb, Karen Burns, Mike Bosch, Tammy Hoppe, Roger Rumble

Members Absent: None

Also present were PCI Zoning Administrator Kirk Scharphorn, Jr., PCI Building Official Kirk Scharphorn, Sr., Township Planning Consultant Russell Wicklund, Township Attorney Kenneth Sparks and approximately 27 other persons.

Approval/Correction of Minutes:

Motion made by Tammy Hoppe, support by Jeff Polonowski, to approve the June 4, 2012 Planning Commission meeting minutes with the following correction:

Insert the word “minutes” after the word meeting in the Approval/Correction of Minutes section.
9- yes, 0- no, 0-absent. Motion carried.

Special Use Permit – Temporary Campground - Matthew Koenig – Case 12-11

The Chairman indicated that this meeting had been called in order to hold a public hearing and consider the application of Matthew Koenig requesting a Special Use Permit for a temporary campground on property owned by Dan Hoyt located at 1210 112th Avenue in Otsego Township. The subject property is located in the AG-Agricultural zoning district. The Chairman indicated that it was requested that persons speaking at the public hearing confine their comments to 2 minutes and direct their questions to the Chair. The Chairman indicated that Township Planning Consultant Russell Wicklund, Township Zoning Administrator Kirk Scharphorn, Jr., and Township Attorney Kenneth Sparks were present at the meeting.

The Township Attorney noted that the matter before the Planning Commission involved both special use approval and site plan review approval. The Township Attorney then explained the nature of special uses and the procedure by which they are reviewed and approved under the Township Zoning Ordinance. He noted that the Planning Commission was responsible for holding a public hearing on a special use request and making a recommendation to the Township Board regarding the same. He noted that all special use requests must be accompanied by a site plan. He indicated that the final responsibility for approving or denying a request for special use and site plan approval rested with the Township Board. He indicated that the Planning Commission’s recommendation and the Township Board’s decision would be based on the informational requirements and standards set forth in the Township Zoning Ordinance. The Township Attorney indicated that in addition to general standards for special use approval, the Zoning Ordinance contained specific standards pertaining to campgrounds. The Township Attorney indicated that some of the specific standards were, in his opinion, preempted by state law and that he would be advising the Township in this regard.

Mr. Mat Koenig, the applicant, then introduced himself. Mr. Koenig apologized for the fact that a special meeting was being held to hear this matter and indicated that this had been necessitated by the fact that needed information had come in later than he would have liked. Mr. Koenig indicated that the proposed temporary campground activity would be conducted from June 22nd to June 24th at the same time as the B-93 Birthday Bash. He indicated that many people attend the Bash one day, come home and come back for the second day. He indicated that the temporary campground would give many of these people the opportunity to stay in the area overnight. He indicated that a temporary campground activity had been conducted last year by a different group of people and that it had not been a good event. He indicated that he was working with Allegan County Emergency Management Director Scott Corbin and his group. He indicated that Mr. Corbin and his group had made recommendations to try to keep things good. Mr. Koenig indicated that he hoped to conduct this temporary campground activity every year and that next year will be better planned. Mr. Koenig indicated that he had the head of security for the proposed temporary outdoor campground activity present, along with the deputy head of security. He indicated that the activity will be kept on-site and that there would be no walking traffic into or out of the campground. He indicated that if an occupant of the campground attempted to walk into or out of the campground, that person and his/her entire group would be thrown out of the campground. Mr. Koenig indicated that he has been working with Lieutenant Larsen of the Sheriff's Department regarding traffic safety issues. Mr. Koenig indicated that while he was looking to make money from the event, he was not looking to make the Township unhappy because he wants to do this event for many years.

Mr. Koenig indicated that there would be entertainment provided at the campground. He indicated that there would be a band that had played at the Birthday Bash in the past. He indicated that the entertainment activities would be conducted in compliance with the Township's Noise Ordinance. He indicated that he had insurance to cover the event. He indicated that there would be 8 designated fire areas within the campground. He indicated that this number had been reduced from an earlier plan for 22 campground fire areas.

The Chairman asked Township Planning Consultant Russell Wicklund if he had any comments that he wished to make. Mr. Wicklund indicated that the Planning Commission must consider both the special use and the site plan review requirements in the Zoning Ordinance. He indicated that the site plan submitted by the applicant did not meet the site plan review informational requirements in the Zoning Ordinance.

Mr. Kirk Scharphorn, Sr., the Building Official for the Township, then addressed the Planning Commission. He distributed pictures of the subject property. He indicated that there is a 2-story abandoned farmhouse upon the subject property that is in a dangerous condition. He indicated that there is also an abandoned full-size barn that is in dangerous condition and structurally unsafe. He indicated that there is also a detached accessory building on the site that is structurally unsafe. He provided the Planning Commission members with copies of correspondence between him and the property owner giving notice of these dangerous structures as well as a 100 amp electrical service on the property that was in a dangerous condition. He indicated that while the abandoned farmhouse had been boarded up, it had been boarded from the inside, which would make it easier for someone to knock the boards out and enter the structure. He indicated that the abandoned barn is wide open to casual entry and that its beams are failing. He expressed concern regarding the danger that these structures pose to casual entry by campground occupants. He indicated that most of the needed repairs to the electrical service had been performed, but that a main disconnect was still needed.

Mr. Koenig indicated that the applicant would fence off the area in which the abandoned buildings were located and that his security staff would monitor the area.

Mr. Kirk Scharphorn, Sr. indicated that there is an old well on the property and that it appeared that the applicant was looking into reactivating the well and using it in connection with the campground activity. He indicated that the well is shallow and that he did not believe it likely that the water from the well could be used for consumption. Mr. Koenig indicated that work was being performed on the well and that the County Health Department will be testing the well and to determine whether it can be used to provide water to campground occupants. He indicated that the County Health Department's approval is required in order to conduct the proposed campground activity. He indicated that the applicant would comply with whatever the County Health Department required.

Mr. Bill Hinz, the Director of Environmental Health for the Allegan County Health Department, then addressed the Commission. He indicated that he had reviewed some preliminary plans for the campground and made some preliminary comments to the applicant regarding some concerns regarding the same. He indicated that he had expressed concerns regarding the location of privies, the water supply, campsite layout, adequacy of the proposed parking area and the presence of the old buildings and abandoned vehicles upon the property.

Chairman Wason opened the public hearing at 7:20 p.m.

Ms. Cheryl Schmidt indicated that she lives across the street from the proposed campground. She expressed concern that this proposed campground would be the same as last year, when there had been numerous people walking on the road, fighting and creating disturbance. She expressed concern regarding the need to maintain emergency vehicle access for the residences in the area. She expressed concern regarding any proposed blocking off of roads. She indicated that there are sick people living in the area that need to be able to rely upon emergency vehicle access if needed. She noted that the applicant had indicated that up to 3,600 people might be occupying the campground. She indicated that the proposal to have 24 security people for the campground did not appear adequate. She indicated that the subject property is swampy land.

Mr. Koenig indicated that he had not run last year's campground. He indicated that a traffic checkpoint will be established by Lieutenant Larsen of the Sheriff's Department. He indicated that all campground occupants will be required to wear wristbands and to place a permit upon their vehicles. He indicated that the wooded areas on the subject property would be taped off and that his staff would monitor to make sure that people did not walk off or onto the campground.

Ms. Jeanne Green indicated that she lives at the corner of 12th Street and 112th Avenue. She indicated that her husband is on dialysis. She indicated that she needs to know that things are kept safe. She indicated that last year two cars had gone off the road into the swamp at the corner by her residence.

Mr. Koenig then reviewed the proposed traffic route. He indicated that vehicles exiting the campground parking area to travel to the B-93 Birthday Bash would take the long route and would not go by her property. He indicated that there would be more security staff than there were last year. He indicated that he would work with the Sheriff's Department and the Emergency Management Coordinator.

Ms. Cheryl Schmidt expressed concern regarding the presence of up to 3,600 people at the campground and there being only 24 security guards. She indicated that the traffic path would go past her property and other houses in the area.

Mr. Koenig indicated that 3,600 is the maximum number of people that would occupy the campground. He indicated that this was the maximum number that would be allowed under state law. He indicated that currently not even 40% of the campsites are sold. He indicated that his brother-in-law had been a worker at last year's campground and that many of the staff had not been professional.

The Township Attorney indicated that it should be clarified that there is nothing in the state statute or the Township Zoning Ordinance that mandated that the applicant propose that up to 3,600 people occupy the proposed campground. He indicated that this was the statutory maximum, but that the applicant would have been free to propose restricting the proposed campground to a smaller number of persons.

Ms. Heather Christman indicated that she did not want to have the chaos of last year. She indicated that there are other existing campgrounds in the area and she questioned the need for the proposed campground. She expressed concern regarding safety.

Mr. Koenig indicated that he had gone with the 3,600 person maximum in his proposal because he did not want to surprise the Township or others by going above a proposed limit. He indicated that if Lieutenant Larsen feels there is a need for more staff, Mr. Koenig has built in an allowance for this. He indicated that he will provide entertainment on the campground site to keep people in the campground occupied after the Birthday Bash is over. He indicated that he has a great local band that will entertain. He indicated that there would also be karaoke and a mechanical bull.

Ms. Jeanne Green inquired as to what would be the hours of quiet. Mr. Koenig indicated that he believed the Township's Noise Ordinance specified 11:00 p.m. He indicated that the sound system would not be aimed toward the homes. He indicated that the noise level would not be anywhere near that of the Birthday Bash.

Mr. Matt Case indicated that he lives in the area. He indicated that while he was not necessarily opposed to the proposed campground, he has had numerous people in his yard in the past. He indicated that he was not sure if 24 security people would be enough.

Mr. Koenig indicated that more security will be brought in if needed. He indicated that he would give neighbors in the area a telephone number to call if they experience any problems.

Mr. Aaron Redford expressed concern regarding the adequacy of security. Mr. Koenig indicated that there would be 24 security guards and that as of right now, 100 campsites accommodating 400 people had been sold. Mr. Redford inquired as to what would happen if someone got drunk and walked out of the campground and got killed. He noted that people attending the Birthday Bash do sometimes get drunk. Mr. Koenig indicated that the campground would have security and that there would be a Sheriff's Department checkpoint.

Ms. Heather Christman inquired as to what type of fence would be used to fence off the dangerous buildings. She inquired as to what would happen if there was a fire at the campground.

Mr. Kevin Jack, the head of security for the proposed campground, indicated that there would be dedicated fire routes. He indicated that snow fencing would be used to fence off the abandoned buildings.

Mr. Tim Kolhoff inquired about liability insurance. He indicated that he had been told that the applicant should have the surrounding property owners covered under the applicant's insurance. Mr. Koenig indicated that there was no such insurance. He indicated that he would have event insurance. He indicated that if damage occurred to a homeowner, the homeowner's insurance company could then sue Mr. Koenig's insurer.

Mr. Joe Moulder indicated that he supported the applicant's request. He noted that he had sent the Planning Commission a letter stating his support. Mr. Moulder then read that letter.

Lieutenant John Nichols of the Otsego Fire Department indicated that the Department is planning a periodic drive-through through the proposed campground. He indicated that they would attempt to make sure that it was as safe as possible and that the department would extinguish any fires in excess of the 8 allowed. He inquired as to how wide the interior lane in the campground would be. Mr. Koenig indicated that he did not have this information at hand. Lieutenant Nichols indicated that the lane would need to be at least 20 feet wide. Mr. Koenig indicated that the applicant would comply with this.

Mr. Kirk Scharphorn, Sr. indicated that the B-93 Birthday Bash had an electrical contractor that worked in connection with the event. Mr. Scharphorn indicated that he was hearing for the first time that there would be a mechanical bull and a band at the campground. He indicated that the existing 100 amp electrical service on the site could not handle this. Mr. Koenig indicated that the applicant will be bringing in a 50,000-watt generator and that there will be two light tower generators. Mr. Scharphorn indicated that he would want to inspect the electrical connections. Mr. Koenig indicated that this would be acceptable.

Mr. Roger Hoover indicated that he owned the property next to where the port-a-johns were to be located. He indicated that he had no problem with the proposed event. He indicated that he was concerned as to clean-up. Mr. Koenig indicated that he was contractually obligated to do an adequate job of cleaning up the property. Mr. Koenig indicated that the boundaries of the campground would be marked so as to prevent people from going outside the campground.

Mr. Matt Case inquired as to how campground occupants would be getting the firewood for the fires. Mr. Koenig indicated that it had not yet been decided whether a vendor would be brought in to sell firewood or whether occupants would be allowed to bring their own firewood into the campground. He indicated that campground security would monitor the fire pits. In response to a further question, Mr. Koenig indicated that the proposed campground was not affiliated with the B-93 Birthday Bash.

Mr. Scott Corbin of the Allegan County Emergency Management Department then addressed the Planning Commission. He indicated that an Incident Action Plan Committee had been formed with respect to the B-93 Birthday Bash. He indicated that when the Committee had learned of the proposed campground, it had communicated with Mr. Koenig and reviewed plans for the campground. He indicated that the Committee does not make an endorsement as to the campground, but it did review the applicant's plans and make recommendations regarding the same. He indicated that the Committee also then makes its own emergency plans. Mr. Corbin indicated that the Committee had recommended that the applicant comply with all local ordinances and obtain all required permits. He indicated that the Committee had recommended that the applicant coordinate with Martin Speedway as to how to deal with foot traffic and access control from the backside of the venue. He indicated that the Committee had recommended that the junk vehicles and other objects on the property that pose a danger be removed or at least identified as restricted areas. He indicated that the Committee had recommended that no parking occur on the roadway in accordance with the County's order. He indicated that the Committee had indicated that no RV's will be permitted past 112th Ave and 12th Street inasmuch as there is not enough room to turn around and that they will not be permitted to travel north on 12th St. once the roadway has been closed. He indicated that there was a traffic plan. He indicated that access control points would be established. He indicated that if additional Sheriff's Department Deputies were needed for public safety, the Township would have to assure the County that it would be paid for the public safety costs. He indicated that the Committee recommended that there would be an access route for emergency vehicles through the center of the proposed campsites. He indicated that from a Global Information System (GIS) analysis of the parking area identified by the applicant, there did not seem to be enough parking for the campground. He indicated that the Committee had also expressed concern regarding an unknown power line over the camping area and indicated that this should be removed or discharged.

Mr. Corbin indicated that Allegan County has limited resources. He indicated that it would be stretching its resources in order to be able to accommodate the B-93 Birthday Bash and the proposed campground. He indicated that the Sheriff's Department cannot bill a private party for extra costs and that the Township would have to cover this cost and should in turn, take steps to require the applicant to provide necessary financial guarantees to cover those costs. He indicated that Allegan County will guarantee that the residents have emergency vehicle access.

Mr. John Schipper of the Martin Fire Department indicated that he was a member of the Incident Action Plan (IAP) Committee and that the Committee did have liability concerns and concerns about safety. He indicated that an additional traffic officer will be required. He indicated that there are no interior roadways on the subject land, just grass.

Mr. Koenig indicated that in his communications with Lieutenant Larsen, it had been agreed that if additional staff was needed, it would be provided at BeeCamp expense. He indicated that if it rains, the applicant will take additional measures such as dumping gravel on interior roads. He indicated that he apologized for the problems of last year. He indicated that the power line over the campground is high and not a problem. He indicated that the site plan showed an additional area that had been cleared in order to accommodate overflow parking. He indicated that there would be no parking on the street.

Ms. Heather Miller of Plainwell EMS indicated that she had worked closely with Mr. Corbin. She indicated that emergency vehicles will get through. She indicated that the applicant's plan referred to EMT's being present. She indicated that since the EMT's would not have medical direction, they would not be able to perform anything other than basic first-aid. She indicated that the applicant's plan and website should be changed to reflect this. She indicated that with respect to concerns about such things as flooding, it is important that plans to address such concerns be in place. She indicated that while the applicant has indicated that there would be 24 staff persons providing security, the staffing schedule included in the applicant's plan indicated that not all 24 persons would be on duty at the same time. She expressed concern that the applicant's website was not clear with respect to the extended traffic route that would have to be taken to and from the BeeCamp.

Ms. Michelle Redford indicated that there is heavy drinking in connection with the B-93 Birthday Bash, including underage drinking. She inquired as to whether underage persons would be allowed in the campground. She expressed concern about the adequacy of 24 security people.

Ms. Cheryl Schmidt indicated that she was not against the B-93 Birthday Bash, but did have a problem with the proposal to extend it into the neighboring area through the establishment of the proposed temporary campground.

Mr. Koenig indicated that there would be minors in the campground, but that adult supervision would be required. He indicated that underage persons would be required to wear a different color wristband. He indicated that persons purchasing a campsite would be paying \$140 for two nights and that they would be foolish to risk that amount by allowing minors to drink. He indicated that during the daytime, people will be at the Birthday Bash and therefore less security will be needed at the campground. He indicated that there would be more security staff present when the campground was conducting its entertainment and at night.

Mr. Jack indicated that there would be extra security people on-site that were off duty and available if needed.

Mr. Tim Kolhoff expressed concern as to whether this type of temporary event could morph over time to the point where such events occurred 3-5 times per year. He expressed concern as to whether the subject

property was going to ultimately become a permanent campground. The Chairman noted that the application before the Planning Commission was for a 1-time event. He indicated that if additional such events were desired in the future, the applicant would have to come back to the Township for approval.

Mr. Tom Thornton inquired as to whether the proposed entertainment activity was part of a camping permit. He inquired as to whether Otsego Township has a noise ordinance.

The Township Attorney indicated that it should be recognized that prior to this evening's meeting, the only documentation that the applicant had provided the Township Planning Commission with was a one page application form and a Google area map of the subject property with hand drawn lines showing the outline of the proposed campground. The Township Attorney indicated that until the applicant had submitted its additional written plan to the Planning Commission immediately prior to the meeting, the Planning Commission had no information regarding a proposed entertainment area component to the campground. The Township Attorney indicated that the Township Zoning Ordinance does not specifically provide for an outdoor entertainment activity in the Agricultural Zone. The Township Attorney indicated that, accordingly, one of the issues that will have to be addressed by the Planning Commission and the Township Board is whether the proposed entertainment activity can be considered accessory to the proposed temporary campground use.

The Chairman noted that the Planning Commission had received 4 letters pertaining to the application before it. Copies of these letters were provided to the applicant.

Chairman Wason closed the public hearing at 8:35 p.m. and invited Planning Commissioner questions and comments.

In response to a question from Mr. Polonowski, Mr. Corbin indicated that if the BeeCamp is approved, the traffic control point would be established so as to allow traffic to enter and exit from the campground. He indicated that if BeeCamp is not approved, then the control point would be at a different location. He indicated that the County cannot contract with a private individual with respect to expenses incurred by the County for extra services and that the Township would have to contract and pay for such services.

In response to a further question from Mr. Polonowski, Mr. Corbin indicated that buses would not be allowed to and from the campsite because of the size of the road. He indicated that it is a narrow, stone road. He indicated that if heavy rains occur and the added traffic results in damage to the road, the Allegan County Road Commission will not pay this expense, but would instead charge the expense to the Township.

In response to a question from Mr. Polonowski, Mr. Koenig indicated that larger vehicles would be located towards the front of the campsite. He indicated that he was planning for pop-ups to be allowed on the campground.

Mr. Polonowski expressed concern regarding potable water for the campground. He indicated that if the existing well on the property is only 1¼ inches, that will not be sufficient. Mr. Koenig indicated that if the existing well is not adequate, the applicant will address this and follow Health Department directions. He indicated that the applicant must meet state guidelines. In response to a question from Mr. Polonowski, Mr. Hinz indicated that there have been instances where state licensed water haulers have been deemed sufficient to provide water to an event.

Mr. Polonowski inquired as to whether the Township has a noise ordinance. Treasurer Joan Squibbs indicated that the Township does not have a noise ordinance. Mr. Koenig indicated that the subject

property is also in the vicinity of Martin Township, which does have a noise ordinance. He indicated that the applicant would honor the Martin Township Noise Ordinance.

Mr. Webb indicated that he was not adverse to a temporary campground. He indicated that he was very concerned about the inadequate preparation by the applicant in its submissions to the Planning Commission. He indicated that the Zoning Ordinance contains 2½ pages detailing the information required for a site plan. He indicated that the plan submitted by the applicant did not come close to providing this required information. He expressed concern that the applicant was coming before the Planning Commission for an event that was only approximately 2½ weeks away. He indicated that this gave the Planning Commission and the Township Board very little time to consider this. He indicated that while it had been indicated that the proposed event would occur on 18 acres, only approximately 9 of those acres are usable. He indicated that he was concerned that potentially a number of people equal to the population of the City of Otsego would be occupying this area. He indicated that without detailed, well thought out plans, he did not see how the Planning Commission could approve the proposal. He indicated that a number of good issues had been raised, including issues as to adequacy of electric power and roads for traffic. He indicated that he did not quite understand the applicant's statement that his insurance could not also cover area homeowners. Mr. Webb indicated that he is in the professional fireworks business and that his insurance for fireworks events frequently also covers neighboring properties.

Mr. Webb indicated that he would question the adequacy of taping or snow fencing to prevent people from going into restricted areas such as where the dangerous buildings are located. He indicated that from his experience, people go under tape and are also not deterred by snow fencing. He indicated that as to the adequacy of the proposed number of security staff persons, he would want professional input as to the adequacy of the number. He indicated that the last minute nature of the application made it difficult for the Planning Commission to obtain needed additional information. In response to a question from Mr. Webb, Mr. Corbin indicated that the IAP Committee does not endorse events, it reviews plans and makes comment. Mr. Webb indicated that there appeared to be some discrepancy between the applicant and the IAP Committee on the issue of recreational vehicles. Mr. Corbin confirmed that the IAP Committee had said that there should be no RV's on the campground site because the roads were not adequate to support. Mr. Webb indicated that it appeared from the applicant that it was planning on some types of RV's being allowed.

Mr. Webb indicated that for an event this size, there was no time to adequately assess the plan. He indicated that the Planning Commission had not been provided with the information that the Zoning Ordinance required.

Mr. Koenig indicated that the B-93 Birthday Bash has approximately 1 security person per 1,000 persons in attendance. He indicated that the Bee Camp would have a much greater number of security persons in relation to the total number of campground occupants. Mr. Koenig indicated that the applicant would be willing to provide any additional needed information before the end of the week. He indicated that the plan is not that complex.

Mr. Webb indicated that Section 18.03 of the Zoning Ordinance sets forth the site plan data that is required. He indicated that Section 18.02 provides that site plans shall be submitted for all special exception uses. He indicated that the Planning Commission has not been provided the required Zoning Ordinance information.

Mr. Koenig indicated that the Planning Commission could table this matter in order to give him an opportunity to provide additional information. He apologized for not having provided additional information.

Mr. Webb indicated that without the required information, he did not believe the Planning Commission could go forward. Mr. Koenig indicated that he would like to be given the opportunity to provide additional information. Mr. Webb expressed concern that given the very tight timeframe between now and the date of the proposed event and given noticing requirements, he was not sure that there was sufficient time for this matter to be tabled.

Mr. Koenig indicated that he believed he could pull the needed information together.

The Township Attorney noted that the Planning Commission's role under the Township Zoning Ordinance is to make a recommendation to the Township Board regarding a proposed special use and site plan, with the Township Board having final decision making authority. The Township Attorney indicated that, given the tight timeframe faced by the Township and the applicant, he questioned whether a tabling action by the Planning Commission would be desirable. He indicated that the Planning Commission could at this meeting make its recommendation based upon the information provided to it by the applicant and, if the Planning Commission determined that the information was inadequate to allow the Commission to conclude that the applicant met the Zoning Ordinance standards for special use and site plan approval, recommend denial of the same. The Township Attorney indicated that the applicant would have the opportunity to provide additional information to the Township Board prior to or at the next Township Board meeting, which would be the following Monday.

In response to a question from Mr. Polonowski, Mr. Koenig indicated that this was the first time that he has hosted an event of this type. He indicated that this is why he has hired staff with experience in such events. Mr. Jack indicated that he was a security manager at Wings Stadium and had also managed a number of smaller events. Mr. Chris Pryor, Mr. Jack's deputy head of security, indicated that he has 15 years experience in security matters and had worked for security at rock concerts and racetrack events.

Mr. Polonowski indicated that he had viewed the subject property from the road. He indicated that one of his biggest concerns is the adequacy of the parking area. He indicated that there could be potentially 800 cars to be parked within the campground. He indicated that the pond and other features of the site serve to limit the available parking area. He indicated that he also believed it would be a stretch to have 3,600 people occupying the campground. He indicated that this number would in his opinion be overwhelming for the size of the property. He indicated that he questioned whether the site was appropriate for that number of people.

Mr. Koenig indicated that the proposed maximum numbers had been drawn up so as to not under-promise. He indicated that he could control the number of people that actually came into the campground.

Mr. Reising indicated that he had scaled the area designated for parking and that it would not be possible to get 600 cars in that area when consideration is given to needed traffic lanes. He indicated that the site plan submitted by the applicant was totally inadequate.

Mr. Bosch indicated that he is an excavator and that one cannot just throw gravel down to establish a traffic lane or to handle problems from rain. He expressed concern that a snow fence would not be adequate to keep people from the pond on the site. He indicated that from a safety standpoint, there should be an engineered drive within the campground and one cannot just lay some gravel.

In response to a question from Ms. Burns, Mr. Koenig indicated that campground occupants will be required to drive from the campground to the B-93 Birthday Bash. He indicated that persons will not be permitted to walk to the Bash.

Mr. Scott Corbin indicated that one police officer per 1,000 persons is required on site at the Bash event. He indicated that there would be 40 certified law enforcement officers on the B-93 Birthday Bash premises.

The Township Attorney indicated that Mr. Corbin had made reference previously to the Township having to bear the cost for any additional required police services from the Sheriff's Department with respect to the event. The Township Attorney indicated that the Township has not agreed to bear any such costs and that he suspects the Township would have little enthusiasm for doing so. He indicated that this was an issue that the applicant might wish to address.

Mr. Koenig indicated that at last year's campground event, law enforcement officers had come out on only two occasions. He indicated that other existing campgrounds are sold out and they are not required to pay for additional services and yet those campgrounds do not have 20 security people on site. He indicated that while he recognized it was late in the game, the applicant had done more than the permanent campgrounds in the area. He indicated that the applicant would still have to get County Health Department approval.

Mr. Webb indicated that the Planning Commission must concern itself with Zoning Ordinance requirements. He indicated that he was not willing to compromise the Township's position by ignoring those requirements.

Motion made by Andy Webb, support by Scott Reising to recommend denial of the application for a special use permit for a temporary campground. The motion reads as follows:

"I, Andrew Webb, move to recommend the Township Board deny the application for special use permit for temporary camping due to failure to submit a proper site plan in accordance with Article 18 of the Otsego Township Zoning Ordinance."

Further discussion by the Planning Commission ensued.

Mr. Polonowski inquired as to whether the Planning Commission should also address the substantive concerns it has. Mr. Webb indicated that unfortunately the information provided by the applicant is insufficient to enable the Planning Commission to identify stipulations that the Township might wish to impose with respect to the proposed campground use.

Mr. Polonowski indicated that he was concerned that the size of the potential number of campers on the site was out of whack with the size and nature of the property.

Mr. Reising indicated that the site plan fails to show where fire pits would be located, where all traffic lanes would be located and how parking would be accommodated.

In the discussion that followed, Mr. Koenig expressed concern that if the Planning Commission makes a blanket "no" recommendation, the Township Board will just reject the proposal. Mr. Webb noted that the Planning Commission has a member of the Township Board upon it who can communicate to the Township Board concerns expressed by the Planning Commission. He indicated that given the lack of information provided by the applicant, there was no time to adequately consider a list of stipulations.

Mr. Bosch indicated that he believed the dangerous buildings should be eliminated.

Mr. Koenig expressed concern that he had not been aware of the Zoning Ordinance site plan requirements. The Planning Commission was then provided with a copy of an e-mail from Zoning Administrator Kirk Scharphorn, Jr. responding to an e-mail dated May 25, from Mr. Koenig's staff in

