



SYLVAN TOWNSHIP

**RE-CONVENED PUBLIC HEARING CENTRAL LAKES
MOTORSPORTS CUP MEETING MINUTES AND
ZEBROSKI ACRES LANE SW – PETITION FOR TOWNSHIP TO
TAKE OVER THE ROAD**

JUNE 20, 2019 6:00 PM

(Recorded for Transcription Purposes Only)

Call to Order/Pledge of Allegiance/Roll Call: Chair Booth called the re-convened meeting back to order at 6:00 PM and the Pledge of Allegiance was said. Roll Call: Supervisors Greg Bennett, John Wulff, Arlene Schmit, Greg Booth, Yvette Adelman-Dullinger (6:20 PM) and Faith Broberg Clerk/Treasurer. Sign-In Sheet Attached.

Agenda: Supervisor Schmit **moved to approve the agenda**, seconded by Supervisor Wulff and the motion carried.

Purpose of the Hearing –

To consider any additional information regarding the application for a Conditional Use Permit for Central Lakes Motorsports Conditional Use Permit.

The Public Testimony portion of the Public Hearing was closed so Chair Booth asked if any of the Board Members had additional information.

Chair Booth's main concerns and findings;

- Location in a residential area – the Sylvan Commercial Ordinance does allow Home Businesses in residential areas, but the business would have to be less than a full fledge operation. This location would not be consistent with Sylvan's Comprehensive Plan.
- There are available commercial areas in the Township for commercial operations.
- Delivery methods allow for UPS, FedEx but not for any commercial vehicles going in and out to deliver supplies.
- The business has the potential to generate excessive noise with the testing of vehicles.
- Traffic safety would also be a concern.

Supervisor Bennett also had some of the same concerns that Chair Booth had in regard to Location, testing of vehicles could generate excessive noise and heavy use on Township roads.

Ben Forland asked if the Board would be agreeable to doing just a three-year permit and see if there are any complaints from the neighbors.

Supervisor Wulff – this business would not be a home business but more of a full fledged business and too much for a residential area. It looks like it would not change the look of the property.

Chair Booth explained that a three-year permit is a possibility if a Board member would put that into the motion.

Supervisor Wulff **moved to not allow this business at this location**, seconded by Supervisor Adelman-Dullinger. There was discussion and then Chair Booth called for the question. The motion carried with Supervisors Wulff, Booth and Adelman-Dullinger voting for the motion and Supervisors Bennett and Schmit voting against the motion.

Chair Booth explained to Ben Forland he could appeal the decision, or he could check out other options if he wants to look into them.

**PUBLIC HEARING ZEBROSKI ACRES LANE RD
PETITIONING TOWNSHIP TO TAKE OVER AS A TOWNSHIP ROAD
JUNE 20, 2019**

Chair Booth explained that Zebroski Acres Lane is a public road but not a Township road.

Public Notice – read at this time.

Affidavit of Publication – an Affidavit signed/notarized was presented at this time.

Any written comments – one comment (emailed) was received and read at this time from James and Holly Hines, 2660 Zebroski Acres Lane – in support of Zebroski Acres Lane becoming a Township road and bringing the road up to the Township Standards either as a Local Road or a Rustic Road. The current cul-du-sac is not centered in the right-of-way and is on their property. The Township's standard for a cul-du-sac would not work on this road and they recommend a T-Type turnaround, Y-Type turnaround or L-Type turnaround at the end of Zebroski Acres Lane.

The Board has received the legal petition to take over Zebrowski Acres Lane SW and many of you are aware that the road would have to be brought up to Township Road Standards and that the Township has a process that can help with the financing of that.

At this time Public Testimony was opened by Chair Booth.

Tina Parkki – in favor of the Township taking over the road.

Robert Raymond – is all for the road becoming a Township road.

Lisa Hoglin – the road needs to be widened as it is very narrow. Tarring would be nice.

Thomas Street – Would like to know the process. 1) have the road surveyed and get an estimate on the cost (Township Road Engineer), hold a public hearing to create a Subordinate Service District (SSD). There is a 60-day waiting period when any residents on the road could do a reverse referendum petition (about 70% signatures) for the creation of a SSD to stop.

At this time Supervisor Wulff explained his experience as a resident on Wilderness Drive when the residents on that road wanted to get the road paved. They went with a

SSD and then individuals either paid their portion of the cost – out right, or had the amount added to their property taxes.

Supervisor Bennett had the understanding that the residents were asking the Township to take over Zebroski Acres Lane as a “rustic” road. He and Supervisor Schmit had gone out to the road and viewed the road. A” rustic” road would be a narrower road.

Supervisor Adelman-Dullinger **moved to approve Bryan Drown, Sylvan’s Road Engineer to getting an estimate of the cost of bringing this road up to Township Standards**, seconded by Supervisor Bennett and the motion carried.

Supervisor Bennett mentioned that when we did 134th Street SW that the Township paid for the engineering cost in having our Road Engineer, Bryan Drown, view the road and feels that we can do this also in this situation.

At this time, Chair Booth closed the Public Testimony portion of the hearing.

Adjournment – Supervisor Schmit **moved to adjourn**, seconded by Supervisor Adelman-Dullinger and the motion carried with the meeting adjourning at 7:00 PM.

Minutes submitted by,

Faith C. Broberg, Clerk/Treasurer

Chair, Greg Booth

Supervisor Schmit moved to approve the minutes **as presented**/as amended, seconded by Supervisor Adelman-Dullinger and the motion carried.

Amendments: None

Date: July 11, 2019