

**White Oak Township Planning Commission
Meeting Minutes
June 5, 2023**

The meeting was called to order at 7:00 p.m. by Chairperson Missy Noll, with the reciting of the Pledge of Allegiance. In attendance were John Kemler (recused himself due to his relationship to the applicant.) David Mullins, Aaron Graf, Missy Noll, and Megan Willis-Redfern.

Also in attendance were citizens, see attachment.

Introduction of the Board: Introductions were made of the Board.

Rules of the Public Hearing: Missy indicated that there were going to be set rules for the Public Hearing on the Allen Baker Special Use Permit and that they were going to be stringently enforced. Those rules are as follows:

- a. Must raise hand and wait to be called on in order to speak.
- b. Must state your name prior to any argument for or against.
- c. Three-minute time limit for each argument for or against.

Discussion Prior to Public Hearing:

Request was made to Allen Baker to get an updated DNR permit in order to confirm the address of the business. Mr. Baker did indicate that the DNR had been out and walked the fence line and knew where the correct area was located, and they confirmed that the signs were in place. Discussion took place about whether he needed an updated permit. It was decided that we were good.

A discussion took place regarding the dates in the DNR letter, and it is confirmed that Mr. Baker's plan is to run year-round.

WOT Special Use Permit is limited to only coyotes, and not fox as the DNR permit includes.

It was confirmed that all neighbors were notified of this Public Hearing.

Public Comment Open

Missy opened the Public Comment at 7:13 pm and went over rules again.

My name is Danielle Behrens – coming into this new, are you saying the applicant didn't file the permit properly to begin with? Do they have to refile, or where does it stand at this point? Or do we have to fill in the blanks?

Missy gave a history. The applicant filed his original application with one parcel number on it. He came in and did an amended application which included two parcel numbers. That was the correct one that included all 120 acres. At that time the Zoning

Administrator was under medical care due to a bad accident he was in out of state. And the notices to the neighbors that have to be sent out on the Special Use Permit were only sent out to the neighbors that were adjacent to his personal address. When they were mailed out the first application was used. Mr. Baker stated that our Zoning Administrator was at the previous hearing, Missy stated that he was under medical care. We did not know that when we voted as a Planning Commission to recommend to the Board to approve the Special Use Permit. The only stipulation we had was that he had to have all DNR approvals and all necessary State and Local requirements were met. After we submitted the request to the Board, it was after that vote that we received a complaint from one of the neighbors that did not receive notice that abutted up to the second parcel number where the actual business is. I think I have that story correct.

Mr. Baker indicated that it had both parcel numbers – or that the original application was lost. That is what happened. They called me back in because all the original paperwork was lost. The notices were sent out to any property owner within 300 feet of the address he had on his application which is the 4005 losco Road address. Mr. Baker stated that none of his neighbors received notification. Clerk Vernon stated that copies of the letters that went out are in Mr. Baker’s file and that they were sent out.

Mr. and Mrs. Crandall voiced their complaints about the noise from the coyotes and dogs barking. Brian Baker stated that he lives next to the site and does not feel that there has been an increase in noise. Several other members of the community stated the same.

Public comment closed.

After deliberation, the Planning Commission decided to recommend to the Township Board to require Allan Baker to plant spruce trees for a sound barrier. Trees must be 4-6’ tall, two rows, staggered, with trees spaced 12-15 feet apart, for the entire length of the fenced in area along losco Road and along the west side of the fenced in area up to where the property is already wooded. Mr. Baker had stated on his application that he would plant spruce trees for a sound barrier since there was a “possibility of hearing barking dogs.” These trees may be planted either inside or outside of the fence but must be planted along the north fence line and partial west fence line.

Missy asked if there were any comments, not relating the Training Facility issue. Mr. Bauder asked about his Special Use Application and Brian Baker asked a question about the noise ordinance that the Planning Commission was working on.

Meeting Adjournment:

Aaron Graf made a motion to adjourn; Megan Willis-Redfern seconded. Motion approved unanimously.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,
Missy Noll, Planning Commission Chair