

**White Oak Township Planning Commission  
Special Meeting Minutes  
June 21, 2023**

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were Planning Commission Members John Kemler, Aaron Graf, Missy Noll, and Megan Willis-Redfern. Board Members Leela Vernon, Dorwin Marshall and Katrina Griffith-Zoning Administrator.

Also in attendance were citizens Steve Bauder, and his attorney Zac Clark.

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

**Approval of Agenda:** John made a motion to accept the Agenda; Meg seconded. Agenda approved.

**Approval of Minutes:** Meg made a motion to approve the minutes from the May 24, 2023, meeting as written; John seconded. Minutes approved.

**Special Meeting – Steve and Sally Bauder’s Request for a Special Use Permit:**

Received an application from Steve and Sally Bauder for a special land use permit to hold “Equine Exhibition Events” on their property in the township located at 4881 Swan Road, Stockbridge, MI 49285, Tax ID #33-12-12-35-200-008.

**Public Hearing on Bauder’s Special Use Permit:** Missy opened the Public Hearing on the special use permit. Mr. Clark began the discussion and thanked the Planning Commission for their work on this matter. He then went over the request, and the ask from the Bauders.

After numerous questions from the Planning Commission, and discussions,

Aaron made a motion to present the Special Use permit for approval to the Board, with the following conditions:

1. The events will comply with all other Zoning Ordinances.
2. The events will only take place from April through September and will be limited to two events per month.
3. Bauders will make sure that there are always at least three functioning hydrants on the property and at least three porta pots on the premises during the events.
4. Traffic to the events will be directed down M-36 to Brogan Road to Swan Road. Traffic from the events will be directed down Swan Road, to Brogan Road to M-36.
5. Bauders will maintain liability insurance in the amount of \$1 million and an aggregate amount of \$2 million at all times that events are scheduled.

- Bauders will also confirm that all events involving Michigan Roper's Association will have an additional insurance in the amount of \$1 million and an aggregate amount of \$2 million. Should there be any events not involving Michigan Roper's Association, Bauders must purchase additional insurance in the amount of \$1 million and an aggregate amount of \$2 million. Copies of all insurance policies shall be provided to the Township prior to any event.
6. First aid kits shall always be available during the events.
  7. Fire extinguisher shall always be available during the events.
  8. Bauders shall place emergency contact signs on the property during events. Signs are to include the names of both Steve and Sally Bauder and include their cell telephone numbers. Bauders shall also provide emergency numbers to the Township.
  9. There shall be appropriate waste containers throughout the premises during all events.

John seconded. A voice vote was taken, and the results are as follows:

Aaron – yes  
Missy – yes

John – yes  
Meg – yes

Motion approved. The Special Use permit will be submitted to the Board at their next meeting for their review, recommending an approval from the Planning Commission.

**Next Meeting:**

The next Planning Commission meeting is scheduled for Thursday, August 22, 2023, at 7:00 p.m.

**Adjournment:**

John Kemler made a motion to adjourn; Aaron Graf seconded. Motion passed. Meeting closed at 7:34 p.m.

Respectfully submitted,  
Missy Noll  
Planning Commission Chair