

**White Oak Township Planning Commission
Special Meeting Minutes
November 15, 2022**

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were Aaron Graf, David Mullins, Missy Noll, Tom Brimhall, Megan Willis-Redfern and Leela Vernon.

Also in attendance were citizens Sally Bauder, Steve Bauder, Zac Clark, Holly Allen, Jamey Allen, Jim Watters, Brian Sommer, Cindy Sommer, Daniel Hamel, Katie Hamel, Marlene Young, Gary Young, Patrick Taylor, Dorwin Marshall, James Roark, Rick Martinez, Brenda and Jerry Lindbats, Terry and Windy Mack, Teresa Bloom, Richard Morrison.

Jacob Clark was also in attendance as attorney for the Bauders.

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

Approval of Agenda: The Agenda was approved.

Approval of Minutes: Motion by David to accept the minutes of August 22, 2022; Meg seconded. Motion approved. Motion by Meg to accept the minutes of September 15, 2022; Aaron seconded. Motion approved.

Bauder's Request for Change in Ordinance: The Zoning Board of Appeals has ruled on the variance indicating that the events/activities that the Bauders are requesting do not fall under the zoning of agricultural. So, now they are coming to the Planning Commission to review their attorney's letter dated September 27, 2022 and amend the Zoning Ordinance to allow for these events. Some concerns of the Board are: noise level, parking, traffic, safety, etc.

The Bauders indicated that these events would occur approximately twice a month during the warm spring, summer and fall months. They also indicated that they can control the amount of people in attendance. Mrs. Bauder said that these events keep kids out of trouble and gives them something to do. Mr. Brimhall pointed out that there were some events in the past where the Bauders admitted that the attendance was out of their control.

Dave Mullins stated that he did not feel comfortable amending the setback requirements for the corral. Mr. Clark stated that the request to amend the setback requirements was not the main focus of their request.

Rick Martinez indicated that they had been doing it for 6-7 years with no trouble and does not understand why the Board is questioning it now. Mr. Brimhall stated that the Township Board started receiving complaints because their events had gotten out of control.

Nine citizens were present at the meeting to make their comments on behalf of the Bauders.

Gary Young indicated that there is no difference in the traffic than what happens during a farm auction. Gary also indicated that the local farmers are losing money as they sell hay to them for these events. Mr. Brimhall pointed out that those events are not held on a regular basis.

Dan Hamel indicated he was for the events.

Jim Watters indicated that he would allow them to use his field for parking when it is available.

Mr. Clark indicated that the Bauders are willing to do extra, like purchase an extra 75 foot part of the parcel next door to make the 100 foot from the neighboring dwelling. The bulls and steers are held in a holding bin. Mr. Brimhall pointed out that the Bauders request for variance on the setback of their corral had been denied by the Zoning Board of Appeals and they have done nothing to rectify the situation.

There was a lot of discussion regarding this. Meg made a motion for the Planning Commission to review the letter and information and vote at another meeting; Aaron seconded. This will be placed on the next Planning Commission Meeting.

Special Use Permit by the Allens: The Allens propose having a diesel filter pneumatic cleaning service out of their home at the corner of M-52 and Columbia. Only two employees – husband and wife. No traffic as they deliver the cleaned filters – it is only a water flush and thermos bake so there is no waste. After a short discussion, Meg made a motion to approve the Special Use Permit; Aaron seconded. Motion approved.

Next Meeting:

The next Planning Commission meeting is scheduled for Thursday, December 15, 2022, at 7:00 p.m.

Adjournment:

Aaron made a motion to adjourn; Meg seconded. Motion passed. Meeting closed at 8:16 p.m.

Respectfully submitted,
Missy Noll
Planning Commission Chair