



Kasson Township Clerk &lt;kassontwpclerk@gmail.com&gt;

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**Enduro motorcycle racetrack**

1 message

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**Tim Dowd** <spring523@juno.com>

Thu, Oct 26, 2023 at 11:50 AM

To: kassontwpclerk@gmail.com

I am writing to you to ask for support denieing the proposed Enduro motorcycle racetrack. I am writing also to inform you that the development on the property continues with earthwork being done by bulldozers , unpermitted. Though the promoters legal counsel has a lot of words to submit ,it doesn't change the fact that the Special use permit is an afterthought only applied for after the violation of zoning was uncovered. Denial is the most important issue in that violation of the law is unacceptable.

Thank you for your consideration.

Timothy Dowd  
11270 S Hill Rd.  
Cedar, MI 49621  
(231)649-0299

Sent from my iPhone



Kasson Township Clerk &lt;kassontwpclerk@gmail.com&gt;

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**Enduro ZBA Hearing, Public Record Input**

1 message

Marv Grahn/Chris Hauke &lt;n17737@aim.com&gt;

Thu, Oct 26, 2023 at 12:20 PM

To: "staff@allpermits.com" &lt;staff@allpermits.com&gt;, "kassontwpclerk@gmail.com" &lt;kassontwpclerk@gmail.com&gt;

Response to Wending letter of Oct 25, 2023:

p2. (paragraph 2): "Many property owners...were generally opposed to limited Enduro Events" I am opposed to *any* Enduro event for reasons stated in previous comments. Please note Mr. Seymour at the last ZBA mtg. stated there would "only be about 8" events.

- this means 8, 3-day weekend events translating to every other weekend from June through September, effectively disrupting the entire summer months for neighbor's peaceful use of their homes.

- this is a drastic change from the initial *single* Memorial Day weekend event first proposed and could easily be expanded further

- Enduro bikes can easily be modified for winter racing, making this a potentially year-round disturbance.

- Changing the zoning to allow this commercial, extremely disruptive use would permanently change this land use in the middle of a quiet, rural-zoned area, opening it to other noxious uses in the future.

p.3, (paragraph 1): "It is interesting to note the main objection to the Enduro Event is noise"

- 95 decibels from 1 enduro bike multiplied by 100+ racing for 8-9 hours - what's not to object to? Yes, I object with cause.

- Noise, Exhaust, Dust Clouds are all objectionable to the safe, noise and air pollution-free **peaceful** use of our properties. I have asthma so the exhaust and dust particulate air pollution affect me as much or more than the grating, unending noise. (And don't forget the Eagles and increasingly rare Loons nesting on adjacent Bright Lake.)

- Road motorcycles (80 decibels) pass by. Enduro bikes, much louder by design (95 decibels - 2 1/2 times as loud), go round and round and never leave a moment's peace, multiplying their intrusion.

p3, (paragraph 1): "There is no permanent racetrack being built..."

- There is a track path built winding through the woods (some trees and brush down) visible from Kasson Rd.

- dirt bikes, by their very nature, dig up the soil in racing so there will be permanent scars on the land. (The soil is sandy on this property.)

p.7, (line 1): "ZBA has the power to classify a use not specifically mentioned in the ordinance..." Such a declaration must be *compatible with surrounding land use/zoning*.

- A motorcycle racing event is not remotely compatible with surrounding AG/FR/rural homesteads.

- It would also negatively affect surrounding businesses that rely on existing zoning for their business models: adjacent organic farm, B&B that takes guests on quiet, rural hikes with their goats, a nearby daycare, as well as surrounding farms.

Last page exhibit: pickleball

- equating the "popping" sound of pickleball rackets (mildly annoying) with the 95 db sound of 100 enduro bikes racing continuously for 8-9 hours (hearing damaging level) is absurd and laughable.

I wholeheartedly object to any Enduro racing events in FR/AG rural homestead zoning and encourage you to reject this non-conforming use.

Christine Hauke  
11436 Tower Rd



Kasson Township Clerk &lt;kassontwpclerk@gmail.com&gt;

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**Enduro application**

1 message

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**Tom Lufkin** <lufkintom@gmail.com>

Thu, Oct 26, 2023 at 4:01 PM

To: staff@allpermits.com, kassontwpclerk@gmail.com

Bcc: Marv Grahn/Chris Hauke &lt;n17737@aim.com&gt;

Dear Madam and Sirs,

The application for the Enduro racetrack is clearly unlawful under the Kasson Township Zoning Ordinances. Mr. Wendling's most recent letter is clearly trying to intimidate our Zoning Administrator, who is trying to do what's right under a difficult legal onus. Mr. Wendling's letter states "no track is being built". I ask our board of appeals members to take a look at the fly over ariels that have been produced. It seems nearly 10 miles of trails have been cut through the woods. All without permits. Now we realize anyone can cut trails on property they own, as I have myself, just not when it's going to be used as a commercial track for motorbikes. Mr. Wendling further cites the "Tullio" case which went from an industrial to agricultural use of a manure processing facility, guess what? We already have one and no one in the township is objecting to it because it isn't a nuisance and has been properly regulated by the board. The argument doesn't hold water because it is not even close to being the same thing. Lastly his cited argument of a pickelball facility is simply absurd as a comparison. No one would again be objecting if this were a pickelball court.

You gentlemen have been doing an admirable job under difficult circumstances and all of us admire your commitment to our township with your service. We say the pledge of allegiance at the beginning of each meeting which loosely binds us all together to do what is best for our community. Please do just that and deny this appeal.

Sincerely,

Tom Lufkin  
Bright Lake  
11305 S. Tower  
Maple City, MI 49664





Kasson Township Clerk &lt;kassontwpclerk@gmail.com&gt;

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**Fwd: Enduro track**

1 message

**J Travioli** <jim@rustictimbers.com>

Thu, Oct 26, 2023 at 4:08 PM

To: kassontwpclerk &lt;kassontwpclerk@gmail.com&gt;

Hi Dana,

I should have cc'd you on this email to Tim.

Thanks,  
Jim Travioli

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===== Forwarded message =====

From: J Travioli &lt;jim@rustictimbers.com&gt;

To: "staff"&lt;staff@allpermits.com&gt;

Date: Thu, 26 Oct 2023 14:32:02 -0400

Subject: Enduro track

===== Forwarded message =====

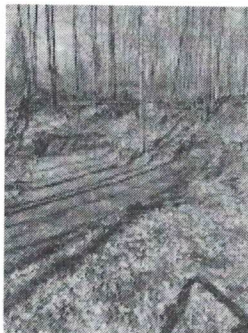
Hi Tim,

I just wanted to submit these pictures for reference.

Mr Kasben stated this work was being done so that he could run a fence at the back of our property, however as a result they created a pretty big trail (or track) back there. The pictures show the before (Fall 2021), during (Jun 2023) and after Oct 2023) of the work. This is an example of the disturbance of surrounding properties as mention in Basis for Determination (7.7B) and detrimental to property as mentioned in Basis for Determination (7.7E). I do not know what remedies I have for the damage already done, but I certainly hope that denial of the SUP for the Enduro Track will hold.

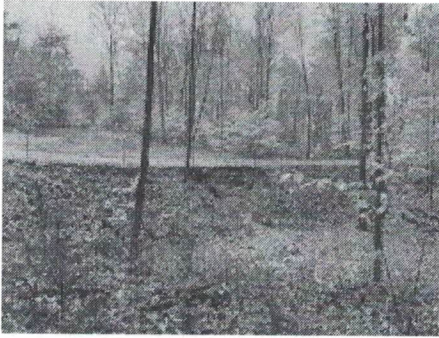
Thank you,  
Jim Travioli

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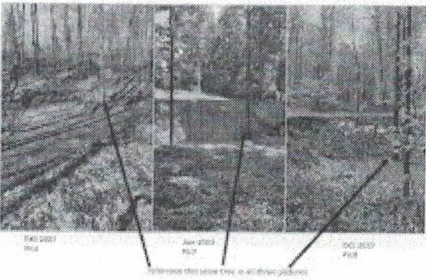
**5 attachments****Pic6.jpg**  
1952K



**Pic7.jpg**  
1648K



**Pic8.jpg**  
1093K



**sidebyside.jpg**  
845K



**Pic9.jpg**  
1640K



Kasson Township Clerk <kassontwpclerk@gmail.com>

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**Fwd: Enduro Track video**

1 message

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**J Travioli** <jim@rustictimbers.com>

Thu, Oct 26, 2023 at 4:08 PM

To: kassontwpclerk <kassontwpclerk@gmail.com>

Here is a video.

Thank you

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===== Forwarded message =====

From: J Travioli <jim@rustictimbers.com>

To: "staff"<staff@allpermits.com>

Date: Thu, 26 Oct 2023 14:38:59 -0400

Subject: Enduro Track video

===== Forwarded message =====

Hi Tim,

Here is a video of the work being done in June of this year.

Jim

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21149K