

**KASSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
Monday, April 17; 6:00 pm  
Kasson Township Hall  
10988 S. Newman Road, Maple City, MI 49664  
MINUTES**

I. Call Meeting to Order/Pledge of Allegiance

Chairman Roush called the meeting to order at 6:04 pm with the Pledge of Allegiance.

II. Roll Call of Commissioners and Staff

A. Present: Tad Carter, Township Board Rep; Mike Lanham, Commissioner; Chuck Schaeffer, Secretary; Dave Noonan, Commissioner; Jerry Roush, Chairman

B. Staff: Tim Cypher, Zoning Administrator; Allison Hubley-Patterson, Recording Secretary

C. Visitors present: In total, there were approximately 105 members of the public present at various times during the meeting.

III. Consideration of Agenda (Attachment "A")

Discussion ensued regarding moving item #11 (New Business – Motion to fill Vice Chair position due to vacancy) up in the agenda. The motion below reflects the discussion to address item #11 earlier in tonight's agenda.

Chairman Roush asked for a motion to approve the agenda as amended.

**SCHAEFFER MOVED TO APPROVE THE AGENDA AS AMENDED;  
LANHAM SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

XI. New Business

A. Motion to fill Vice Chair position due to vacancy

Chairman Roush asked for a motion to appoint a Vice Chair to the Kasson Township Planning Commission. **CARTER MOVED TO APPOINT MIKE LANHAM AS THE VICE CHAIR OF THE KASSON TOWNSHIP PLANNING COMMISSION; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

IV. Declaration of Conflicts of Interest

Chairman Roush explained that Mr. Jim Anderson had resigned from the Kasson Township Planning Commission in December of 2022 due to health issues. As a result, the position of Vice Chair was vacant but must be filled.

Chairman Roush also declared a conflict of interest relative to the Enduro Motorcycle Race which is the topic of tonight's Public Hearing. Applicant James Schettek is Chairman Roush's cousin. He stated that they spend time together frequently and go snowmobiling. Chairman Roush does not feel that he can be unbiased in voting on the matter of Mr. Schettek's Application for Special Use. Chairman Roush will not take part in any voting and will not participate in any discussion at either tonight's meeting or at any time going forward.

V. Public Comment - none

Chairman Roush asked all members of the public who wish to speak to the Enduro Motorcycle Race event to do so during the Public Hearing phase of tonight's meeting. He emphasized that any member of the public who wishes to speak will have the opportunity to do so.

VI. Approval of Minutes – March 20, 2023

Chairman Roush asked for a motion to approve the minutes of the March 20, 2023 Regular Meeting as presented. **NOONAN MOVED TO APPROVE THE MINUTES OF THE MARCH 20, 2023 REGULAR MEETING AS PRESENTED; CARTER SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

VII. Correspondence Received

Cypher asked to defer commenting on the correspondence that he received until the Public Hearing phase of tonight's meeting. Chairman Roush approved this request.

VIII. Area Reports

A. Chairperson – Commissioner Roush – no report

B. Secretary – Commissioner Schaeffer

C. Township Board – Commissioner Carter – no report

D. Zoning Board of Appeals – Commissioner Noonan – no report

E. Zoning Administrator's Report – Zoning Administrator Cypher

Cypher reported that he collected \$700.00 in fees during the month of March. The ZA March 2023 Report and ZA Monthly Permit Summary for March of 2023 can both be found in Appendix B and Appendix C, respectively.

Cypher reported that the storage units owned by Mr. Tom Krause are finally underway; they recently broke ground on this project. Mr. Krause was issued a special use permit in 2022.

**Note: At this point, Chairman Roush excused himself from chairing the meeting and turned this role over to Vice Chair Mike Lanham.**

IX. PUBLIC HEARING – Enduro Motorcycle Race – Application for Special Use

A. Chairperson opens the Public Hearing and announces the subject

Vice Chair Lanham asked for a motion to open the Public Hearing in the matter of the Enduro Motorcycle Race. **CARTER MOVED TO OPEN THE PUBLIC HEARING IN THE MATTER OF THE ENDURO MOTORCYCLE RACE; SCHAEFFER SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

B. Chairperson summarizes the procedures/rules to be followed during the hearing

Vice Chair Lanham explained the rules that must be followed during the Public Hearing. All members of the public were asked to comply with the requirements of the Public Hearing. Vice Chair Lanham reiterated that everyone present who desires to speak on this matter will have the opportunity to do so.

C. Applicant presents the main points of the application

Mr. Fran Seymour presented on behalf of the applicant, Mr. James Schettek. He explained that Enduro events are held throughout the state and country; Mr. Schettek would like to have an Enduro event up in northern Michigan since most events are held down state. This is a not-for-profit event and the intent is to raise money for veterans. The proper paperwork for a 501(c)(3) will be drawn up if the application for special use is approved. The event is also sanctioned by the American Motorcycle Association (AMA).

Mr. Seymour explained that an Enduro event is different than Motocross. Enduro events use the natural landscape and there is no tree-cutting. Mr. Seymour also clarified that this is not the “Shaddock” racing event that some

people have seen on Facebook. Mr. James “Schettek” is the applicant for the event that is being considered at tonight’s meeting and he has no affiliation with Shaddock Racing.

The bikes used in this event have two-stroke motors. This is the current EPA standard and there are almost zero emissions from these bikes. The concept behind Enduro is that there are no groomed trails that are used. Mr. Seymour stated that Mr. and Mrs. Schettek have donated a great deal of land to the Leelanau Conservancy. There will be no roadside parking at this event; all parking will be on-site. It is anticipated that there will be approximately 25 to 50 vehicles at the event. These motorists will begin to arrive on Friday evening and on Saturday morning; all attendees of the event will leave the area by Sunday night.

Mr. Seymour stated that the bikes are limited to 96 decibels. He acknowledged concerns on behalf of the community regarding noise throughout the weekend but stated that practicing prior to the actual event on Sunday morning is not allowed as this gives the rider a competitive advantage. If approved, the applicant would like to hold a few Enduro events per year. They do not believe that holding these events annually will affect the animals in the area.

Mr. Seymour added that the driveway has been inspected by the Leelanau County Road Commission (LCRC). It is 24-feet wide and was approved by the LCRC. They have also left messages with the DNR but have not received a response; it is believed that the lack of a response is because the DNR is not concerned with parking that takes place on private property.

Mr. Seymour explained that no tickets will be sold to a viewing audience; this event is for riders and their family members. He stated that the participants will keep the area very clean. They have spoken to Sheriff Mike Borkovich who did not have an issue with this event. They also spoke to Matt Ansorge who is the Emergency Management Director for Leelanau County; he also does not have any concerns regarding the Enduro event.

The applicants have arranged for portable toilets to be added to the trail. If food trucks are on the premises, they will be required to comply with all necessary regulations. As was previously requested, the applicants will add Kasson Township to the insurance policy as a named insured if the special use permit is approved.

Mr. Schettek addressed the PC and the audience and stated that the Enduro event gives kids something positive to do. The event will support veterans and the overall intent is to keep the land as farmland. They have no interest in developing this land.

D. Persons speaking **in support** of the application are recognized.

Mr. Patrick Middleton has resided on Maple City Road for 22 years. He is not a big news watcher but knows that kids have less opportunity to get outside these days. He believes the Enduro event provides a wholesome environment for kids. He has attended other single trail events and stated that the people who are participating are polite and clean up after themselves. Mr. Middleton stated that all homes have some type of equipment or device that makes general noise. There are no laws that he is aware of against riding on private property and stated that some individuals ride their snowmobiles all day long. Snowmobiles have the same type of engine as the dirt bikes. He does not believe that the Enduro event will affect property values and added that there is a garbage dump and the sound of gravel trucks nearby.

Mr. Todd Roush resides on Maple City Road. His property abuts the Schettek land and the track is near his back deck. He stated that once riders are in the back woods, he cannot hear them. Mr. Roush commented that deer and other animals are using the existing trails to traverse the property. He does not believe that this is a big deal and also does not see a negative environmental impact. He has an office that is located next to Sheriff Borkovich. Mr. Roush spoke to the Sheriff regarding this event, and he indicated that he is not concerned about the event.

Mr. Cris Pina-Gautier stated that he has raised four children here. He believes that the Enduro event will provide a great event and that it does not simply involve making noise. He added that his most constructive events were Enduro races. He believes that the community should have grace and allow families to have some recreation time together. He stated, "We need to be hospitable. These families are driving hours to race for 1&1/2 hours in the woods".

Mr. Logan Densmore stated that he lives in Charlotte, Michigan and added that he is friends with Mr. Schettek. The two gentlemen know each other through racing. Mr. Densmore stated that Mr. Schettek is very family friendly. He enjoys racing because he can do this with his Dad; Mr. Densmore added that he is very passionate about this event. He stated that Kasson Township would be the third place in the State of Michigan that is shutting this event down and he does not understand why this is the case. Families will be out in the woods together, hanging out and having fun. Mr. Densmore volunteers a lot of his time to these events and added that nobody is trying to make money off of this event. The goal is to give back to the veterans.

Ms. Becky Kasben stated that she grew up on motorcycles and this activity kept her out of trouble. She read a prepared statement on behalf of her father, Bill Kasben; this was a letter from a friend of his named Diane.

Mr. Bill Kasben spoke and explained that the letter is from Diane, a lady who previously owned some property with him. He stated that the event makes kids healthy thinkers. Mr. Kasben added that the driveway and parking will not be a problem. He stated that this event is not for any type of profit; any and all fees collected will be donated. He could sell the land for much more money and has already sold off some of his land to pay taxes.

Mr. Justin Ray resides in Traverse City and is with the Twin Bay Trail Riders group. He has competed for many years and has great memories. He stated that the people involved in this type of event are not riffraff. This is an expensive sport that is somewhat similar to an endurance sport. These events attract high quality people. He urged the community to give this event a try before jumping to any conclusions.

Mr. Seymour stated that the Schettek family has resided in Kasson Township for five generations. He stated that Mr. Schettek is a very hard-working person who also finds the time to be with his family. His son, Tyler Schettek, is a leader in his age group around the state for Enduro racing.

Ms. Cathy Siterlet resides on Kasson Center Road and stated that Mr. Schettek's country music is louder than the bikes. She added that Tyler Schettek's friends are very respectful and she supports this event.

Mr. Reagan Frixen stated that he has known Mr. Schettek for many years. He knows Mr. Schettek's workmanship and added that the way that he leads his life is top notch. He noted that Mr. Schettek will not let the garbage situation get out of hand. He also stated that he can hardly hear the dirt bikes, especially when the leaves are on the trees. Mr. Frixen assured the group that Mr. Schettek would never do anything to the neighbors that would upset them.

Rocky is Mr. Schettek's neighbor on the opposite side. He noted that the trails have been there for a long time. He stated that he can hear the leaf blower much more clearly than the motorcycles. He is an avid outdoor enthusiast and believes that this event is a good sport for kids.

Mr. Sean Duperon is a resident of Benzie County. He has served as a motorcycle safety coach for 18 years and has a 12-year-old daughter. He stated that what happens in northern Michigan concerns him. He will probably bring his daughter out to the event and will walk around during the event. He stated that Mr. Schettek follows through on his commitments and he added that there are a lot of people who will step up to help with this event. He concluded by stating that this is not about a party atmosphere; this is a family atmosphere.

Ms. Sherry Schettek is the spouse of the applicant, Mr. James Schettek, and the mother of Tyler Schettek. She stated that this event is very family-oriented and added that her family would not have met the wonderful people that they know if it were not for this event. She stated that their son, Tyler, does not play baseball or basketball but does very well at Enduro racing.

Ms. Camille Frixen stated that she and her husband, Mr. Reagan Frixen, have been friends with Mr. and Mrs. Schettek for many years. She stated that if people have to travel to get to this type of an event, it takes away from family time. If this type of event can be held locally, this is a good thing.

Mr. Darrell Darling lives directly across from the property. He is also a violator of noise and added that he is also a big property rights guy. He stated that Mr. Schettek can do whatever he wants with his property. This is a weekend sport. People work during the week to support this sport.

Ben stated that he was born and raised in the area. He met Mr. Schettek through racing. He has ridden with Mr. Schettek on the property in the past and stated that they do a good job with the sound levels. He believes this event offers families a good opportunity to bond and concluded by stating that good things will come out of this event.

Mr. James Schettek is the applicant and introduced his son, Tyler, to the group. He commented as to how Kasson Township would be very different if property had not been purchased here. He stated that we must give a little to get a little and reiterated that a lot of their land is in the Conservancy.

E. Persons speaking **in opposition** to the application are recognized

Father Mike Verschaeve is a retired priest from the Detroit area. He represents the Verschaeve family farm. Father Verschaeve stated that he wanted to address two concerns: liability and precedent. With regard to liability, he would like to know why Kasson Township needs to be included on the insurance policy as a named insured. He spoke to the Fire Chief in Cedar who informed Father Verschaeve that the department is not under contract to be available but stated that they could work something out with the applicant. There are currently two ambulances for four townships. Some EMTs who will not be on duty could assist with this event. Father Verschaeve added that liability waivers do not hold up in court. The event has been advertised as a family/youth event but he would like to know if alcohol will be sold or consumed. He also asked what is to keep young children from wandering into the area. In terms of precedent, he urged the community members to check out the websites as multiple events are being advertised.

Mr. Joe Verschaeve represents the Verschaeve Family Trust and added that he has known Mr. Schettek for a long time. He is opposed to this event. He finds it interesting that it has been stated that veterans will benefit from this event; however, the Michigan Sprint Enduro is a registered LLC that is for hire. This will be a paid commercial enterprise that is taking place in our neighborhood.

Mr. Tom Lufkin stated that he is opposed to this event. He is a big environmentalist and planted 400 trees on his property. He is not attacking the applicant's family but stated that his objection has to do with the environment. We are not bad people because we oppose this event. He concluded by stating that people in Kasson Township do not see this as a positive thing.

Mr. Timothy Dowd stated that he was legally notified of this public hearing. He has already heard the noise across from his house. He reviewed the Kasson Township Master Plan and noted that this event is in conflict with the Master Plan.

Marcie resides on Bright Road. With regard to the hand vote that was taken earlier, she inquired how many people are nearby property owners and how many people are from other areas.

Ms. Mary O'Neill stated that she is Mr. Kasben's new neighbor. She does not believe that she will not hear any noise from her house. She asked: Why do we want to add to the noise we already have?

Ms. Amy Baker stated that she appreciates the explanations that she has heard this evening but added that she has some concerns. She stated that she had issues with the previous event and feels that the zoning ordinance is vague. She is not sure about precedence and how long it lasts. She went through an experience before and it was a big deal.

Mr. Norm Schmitt stated that he resides across the street and he is strongly opposed to this event. He noted that this event does not fit in with how Leelanau County has been marketed on the County website. The event is not compatible with the Kasson Township Nuisance Ordinance. He urged the PC members to look at some YouTube videos which depict what happens to property following this type of event.

Mr. Scott Mills resides in Maple City and stated that special use permits transfer with the parcel; in other words, they run with the land. There is lots of talk about selling land. He asked the PC to consider the types of racing.

Ms. Pam Zintek stated that she owns 40 acres west of the property in question. Her sons participated in 4-H events and her family has a love of



agriculture. According to the zoning ordinance, she stated that the agricultural land in this district is to be preserved and protected. According to Section 7.15, the PC “may consider”, not “shall consider” this application. She inquired as to why the PC is considering this when it does not have anything to do with agriculture. Ms. Zintek reiterated what Mr. Schettek and Mr. Seymour stated earlier regarding this event and kids but she asked how this benefits our kids in the local area. She also asked how the event will be policed on Friday and Saturday before the race begins on Sunday. She asked why this event is not being held on Mr. Schettek’s property and concluded that the reason is because much of his property is in the Conservancy.

Mr. Jim Travioli stated that he owns the property that is the closest to the property in question. The trails that run through the woods are actually the woods that constitute their backyard. They have a right to the quiet enjoyment of their property. Mr. Travioli is a licensed real estate appraiser. He spoke to a concept known as “external obsolescence” which is when a property is next to something that the property owner cannot control. He stated that this will affect property values and the event should not be held in the agricultural zoning district.

Ms. Kathy Schmitt stated that she is very pleased to hear support for the veterans but there are many other groups that also support veterans. She stated that there are many 501(c)(3) organizations that do not live up to what the intended purpose is and funding sometimes does not get to the intended beneficiary organization. She inquired if this is already a done deal and asked how the applicant believed that they already had approval for the event. She stated that the hand vote that was taken earlier should have been limited to those who own property in the area.

Mr. Dean Lillie stated that he resides on the back side of the property. He is a proponent of the belief that you can do what you want with your property. He has been to events and also hears noise now. To state that there will be no inconvenience to area residents is not true. The event will affect traffic and will affect his little piece of heaven.

Ms. Patty Travioli stated that they own 20 acres which border the property in question. She stated that she also grew up in a very small town similar to Cedar. Ms. Travioli owns a USDA-certified organic farm and grows food crops in the 20 acres of open space. If contaminants affect her crops, she will lose the organic certification for three years. The Enduro event does not comply with Ag tourism which is huge right now.

Mr. Marvin Grahn resides to the west of the proposed site. He stated that across the road is a protected wetlands area and noted that many protected species live here. He discussed commercial noise as it relates to the zoning

ordinance and added that he also hears noise from the Coffee Roasters business.

Ms. Julie Cordano resides on Kasben Road. When the go-kart track was installed, she was told that she would not hear any noise but she can hear noise. She is concerned that there will also be noise from the Enduro event and that this will be a problem. She inquired as to the controls that are, or would be put in place regarding how many events would be held each year.

Ms. Michelle Jahraus stated that she resides on Bright Road. She has eight children and 15 grandchildren; her family is very concerned about children. She has deep roots in the area and deep concerns. She stated that although leaf blowers can be heard, what would the noise be like if there were 50 to 100 leaf blowers running simultaneously. She supports the other opposition comments regarding this event.

Mr. Doug Baudoux stated that he resides approximately 1,000 feet from the event and he is opposed. He enjoys a quiet place to retire and has many concerns regarding intrusion, loud partying, garbage on the road, disruption of wildlife, etc. He is concerned about notification of this event and that letters only went to those within a 1,000-foot radius. He stated that this is more than a Kasson Township problem and he inquired about residents in Solon Township. He noted that the event is being advertised as if this is already a done deal. He does not believe that this is what is expected in Leelanau County and feels that the applicant is just getting his foot in the door for more events of this type in the future. He added that this is not why he and his wife moved to Leelanau County. He is opposed to anything that makes Kasson Township the “armpit” of Leelanau County and concluded by stating that he already endures the smell of the gravel pit.

Mr. Preston Foote stated that he is not against this event but indicated that we are going up against the stewards of the land. People have worked to protect the land for generations and this event does not fit in with the culture of the area.

Ms. Josephine Arrowood has resided on Darga Road for approximately two years. Although people recreate on this property, she stated that a commercial enterprise is not within the purview of the Master Plan. She is concerned that this type of event may happen closer to her, too. She stated that other people may want to do this in the future, too. She asked why is this event a done deal if we are just hearing from the public now.

Ms. Hannah Schweikert resides on Bright Road. She believes that she will be affected by this event as will many other people. She believes that people want to use the land for other uses. She believes this is a very cool idea but added that she is not sure this is the right place for this event.

Mr. Jerry Konczal is concerned that this event will ruin the land and he expressed concerns about a possible fire. He asked if there is water available if a fire were to start. There are several former Christmas tree farms in the area and a fire would result in a serious problem.

Ms. Chris Baudoux resides on Kasson Road and wanted to finish what her husband stated previously. There has been both positive and negative feedback regarding this event. After 9:00 p.m. has been designated as quiet time but she inquired about the generators that will be running during quiet time. She asked who will enforce quiet time.

Mr. Berry resides within a few hundred feet from where the race will be held. Existing noises will continue but we are adding to the noise. He is concerned that this event will be held multiple times during the year and he noted that there is a great deal of concern based on the number of people that are in attendance at tonight's Public Hearing. He stated that there are many large tracts of land in northern Michigan and asked why the event must be held here.

Mr. Doug Jung resides on South Tower Road and stated that he has tons of respect for veterans and folks who want to spend time with kids and be out in nature. He bought his property after traveling around the country and purchased it for the pastoral setting. He values the land and those who work the land, as he does. He stated that there are huge tracts of land which could be set-up for this type of event. He is concerned that there will be more events because the event will be successful; this is a beautiful area. He also expressed concern regarding the practice sessions.

Ms. Dena AuCoin has resided here for approximately three years. She previously served as a riding instructor at Liberty Ranch. She agreed that it seems as if this is a done deal and inquired as to whether or not any research has been conducted by the DNR or other organizations.

Mr. Scott Scanlon stated that he came to the Public Hearing with an open mind. He spoke to Mr. Schettek about his plan for this event and determined that he is opposed to the event. He stated not on Kasson Road and not in Leelanau County.

Mr. Jeff Ross stated that the Master Plan is the guiding document which should be looked at, as well as the zoning ordinance. He stated that we should not rush to judgment and must stay within the four corners of the Master Plan. People have purchased legacy property here based on the Master Plan. Don't push beyond the Master Plan.

Mr. Douglas Hart stated that he appreciates the opinions of his neighbors. He quoted a passage and said that this is black and white. He is opposed to the reasons that he mentioned in his quote.

Mr. Joey Reutter stated that he enjoyed hearing from both sides. He added that motorbiking can be a fun activity but that it can also be loud and obnoxious. He asked if this would affect both he and others. He stated that it would not be a disturbance if there was one bike but 100 or more bikes will be a problem. His house is right on the road and he enjoys hearing the snow removal trucks and hates the Coffee Roaster business but added that he cannot do anything about this, or about the gravel trucks that he hears. In the past, he did not offer his two cents worth on other projects but he views this as his chance to speak up.

F. Chairperson closes the Public Hearing and returns to the Regular Meeting

Vice Chair Lanham asked for a motion to close the Public Hearing in the matter of the Enduro Motorcycle Race. **SCHAEFFER MOVED TO CLOSE THE PUBLIC HEARING IN THE MATTER OF THE ENDURO MOTORCYCLE RACE; CARTER SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

**Note: At this point, Chairman Roush returned to the role of Chair for the duration of the meeting.**

G. Zoning Administrator – review of Findings of Fact

Cypher informed the audience that the PC has not approved or denied anything at this point. They are taking in all of the information and will set another meeting. A draft Findings of Fact worksheet will be put together.

Cypher explained that the PC cannot stop a property owner from applying for this type of event. The property owner has the right to come in and present their case. The Findings of Fact worksheet will be reviewed and a full site plan review will also be conducted based on land use criteria. Cypher added that he has interacted with the applicant throughout this process.

Cypher read an email message that he received from the Fire Chief at 5:00 p.m., prior to the start of tonight's meeting. The Fire Chief stated that in the camping area, there should be no fires allowed within 1,000 feet of the property line. He also stated that if there is a county-wide burn control, no campfires will be permitted at all. Cypher spoke to Mr. Seymour regarding this and the applicant will abide by the rules regarding campfires subject to further submittals by the Fire Chief.

Cypher stated that the access points /driveways are a pertinent issue and stated that the permit was for a residential driveway. This will be resolved prior to the next meeting by the applicant and the Leelanau County Road Commission.

Cypher informed the audience that there will not be another Public Hearing; however, the applicant and members of the public may send correspondence expressing their support or opposition to this event. Cypher stated that he has already received 28 items of correspondence regarding the Enduro Motorcycle Race. He added that there is a great deal of misinformation out there but assured the audience that the PC will work tirelessly to make an informed decision in this matter.

- H. Planning Commission begins deliberations/Consideration – no discussion
- I. Motion by PC to approve, approve with conditions, or deny application per Kasson Township Planning Commission bylaws, Section 2(1)(4), if applicable

Chairman Roush asked for a motion to table the decision as to the Special Use application for the Enduro Motorcycle Race until the PC receives the completed Findings of Fact worksheet from the Zoning Administrator.

**CARTER MOVED TO TABLE THE DECISION AS TO THE SPECIAL USE APPLICATION FOR THE ENDURO MOTORCYCLE RACE UNTIL THE PC RECEIVES THE COMPLETED FINDINGS OF FACT WORKSHEET FROM THE ZONING ADMINISTRATOR; SCHAEFFER SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

Chairman Roush asked for a motion to schedule a Special Meeting of the Kasson Township Planning Commission on Monday, May 8, 2023 to continue the discussion regarding the Special Use application for the Enduro Motorcycle Race. **NOONAN MOVED TO SCHEDULE A SPECIAL MEETING OF THE KASSON TOWNSHIP PLANNING COMMISSION ON MONDAY, MAY 8, 2023 TO CONTINUE THE DISCUSSION REGARDING THE SPECIAL USE APPLICATION FOR THE ENDURO MOTORCYCLE RACE; CARTER SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

- X. Old Business

- A. Master Plan – status update

The Kasson Township Master Plan has been submitted to attorney Tom Grier for his review and comments. It is anticipated that Mr. Grier will have his comments returned to us before the next Kasson Township Board Meeting. Cypher stated that both he and Mr. Grier do not believe that the Master Plan needs to come before the PC again. Chairman Roush stated that he is

concerned about comments that may come from legal counsel. Cypher stated that the job of the PC members is technically finished.

XI. New Business

This item was addressed at the start of tonight's meeting.

XII. Public Comment

Mr. Scott Mills thanked the PC members for their work.

XIII. Comments from the Commissioners

Carter stated that Mr. Schettek can do what he wants to do on his property. Cypher replied that this is true but the Township gets to weigh in on this matter, too.

XIV. Next Meeting - Monday, May 8, 2023 at 7:00 p.m. This will be a Special Meeting of the Kasson Township Planning Commission. Discussion will continue with regard to the Enduro Motorcycle Race Application for Special Use.

XV. Adjournment

Chairman Roush asked for a motion to adjourn the meeting. **LANHAM MOVED TO ADJOURN THE MEETING; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

The meeting was adjourned at 8:24 pm.

Respectfully submitted,

Allison Hubley-Patterson  
Recording Secretary

## ATTACHMENT "A" – Agenda

**KASSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
Monday, April 17, 2023 – 6:00 p.m.  
Kasson Township Hall, 10988 S. Newman Road, Maple City, MI 49664  
AGENDA**

1. Call Meeting to Order / Pledge of Allegiance
2. Roll Call of Commissioners and Staff / Recognition of Visitors
  - A. Commissioners present (roll call): Carter, Lanham, Noonan, Roush, Schaeffer
  - B. Staff: Cypher, Hubley-Patterson
  - C. Visitors present
3. Consideration of Agenda: Additions or Deletions
4. Declaration of Conflicts of Interest
5. Public Comment
6. Approval of Minutes – March 20, 2023
7. Correspondence Received
8. Area Reports
  - A. Chairperson – Commissioner Roush
  - B. Secretary – Commissioner Schaeffer
  - C. Township Board – Commissioner Carter
  - D. Zoning Board of Appeals – Commissioner Noonan
  - E. Zoning Administrator's Report – ZA Cypher
9. **PUBLIC HEARING – Enduro Motorcycle Race – Application for Special Use**
  - A. Chairperson opens the Public Hearing and announces the subject – Chairman Roush
  - B. Chairperson summarizes the procedures/rules to be followed during the hearing – Chairman Roush
  - C. Applicant presents the main points of the application
  - D. Persons speaking in support of the application are recognized
  - E. Persons speaking in opposition to the application are recognized
  - F. Chairperson closes the Public Hearing and returns to the Regular Meeting – Chairman Roush
  - G. Zoning Administrator – Review of Findings of Fact – ZA Cypher
  - H. Planning Commission begins deliberations/Consideration
  - I. Motion by PC to approve, approve with conditions, or deny application per Kasson Township Planning Commission bylaws, Section 2(1)(4), if applicable
10. Old Business
  - A. Master Plan – status update
11. New Business
  - A. Motion to fill Vice Chair position due to vacancy
12. Public Comment
13. Comments from the Commissioners
14. Next Meeting: Monday, May 15, 2023; 7:00 p.m.; Kasson Township Hall
15. Adjournment

**Sample Motion Language for Enduro Motorcycle Race:**

I, \_\_\_\_\_, move to approve the Application for Special Use for the Enduro Motorcycle Race subject to the conditions agreed to in the Findings of Fact as stated herein. Seconded by \_\_\_\_\_ Motion approved \_\_\_\_\_ or denied \_\_\_\_\_.

## ATTACHMENT “B” – Zoning Administrator’s March 2023 Report

Kasson Township  
Zoning Administrator's  
MARCH 2023 REPORT

4/3/2023

To: Kasson Township Board & Planning Commission

From: TIMOTHY A. CAPNER

Land Use Permits Issued:	6	YEAR TO DATE 8
Signs / Home Occupation	0	
Single Family Residences (SFR)	1	
Additions to SFR	1	
Garages	0	
Decks & Porches / MISC.	1	
Accessory Buildings	2	
Commercial Construction	1	
Stairs / Landings / Fences	0	
Agriculture construction	0	
Demolitions / Relocating	0	
Boat houses	0	
Solar Panels	0	
Renewal of / Change of use	0	
Z.B.A. proceedings	0	1 INQUIRY
Special Land Use Permits	0	1 INQUIRY
Land Divisions	1	1 INQUIRY
Property Line Adjustments	0	1 INQUIRY
Private Roads / Driveways	0	0 INQUIRY
Zoning / Site Plan Reviews	0	0 INQUIRY
Construction / Site Inspections	7	
Violations/Investigations	0 **VIOLATIONS**	
	1 INVESTIGATIONS	
	*JUNK @ RESIDENTIAL LOCATION	
	SHIPPING CONTAINERS BEING PERMITTED	

I also supplied information via 35 phone calls, 18 via internet to Township residents & others.

I also attended the Township Board PC meetings.

Please feel free to contact me with any questions.

Phone 231-360-2557

[tim@allpermits.com](mailto:tim@allpermits.com)



## ATTACHMENT "C"

### Zoning Administrator's Monthly Permit Summary (March 2023)

#### KASSON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: MARCH 2023

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
3/3/2023	LUP 23-03C	SLEEPY BEAR INVEST.	LAND USE	202303C PAID W/ SUP	
007-019-009-00	3800 W. EMPIRE HWY.	7 COMMERCIAL STORAGE BUILDINGS - APPROVED PC		56,800 S.F.	
3/14/2023	LUP 23-04	COCHRAN FAMILY INV.	LAND USE	202304 TREAS. HAS	\$ 150.00
007-027-002-00	12422 S. MAPLE CITY RD.	TWO ACCESSORY BUILDINGS		3,936 S.F.	
3/27/2023	LUP 23-05	FORCIER	LAND USE	202305	1583 \$ 75.00
007-034-007-25	224 W. OAK HILL TRAIL	DWELLING ADDITION - MBR		784 S.F.	
3/27/2023	LUP 23-06	CERMAK	LAND USE	202306	2237 \$ 75.00
007-032-015-71	3000 W. ARMSTRONG LK.	NEW DECK		504 S.F.	
3/30/2023	LUP 23-07	LOGAN	LAND USE	202307	7597 \$ 75.00
007-018-008-12	10524 S. ARDEN WAY	NEW DWELLING ATT.GARAGE DECK PORCH		5,430 S.F.	
3/31/2023	LUP 23-08	ESCAPE HATCH VENT.	LAND USE	202308	1150 \$ 75.00
007-005-012-60	2233 W. BURDICKVILLE RD	ACCESSORY BUILDING - STORAGE		288 S.F.	
3/18/2023	LDA 23-01	METEER	LAND DIV.	LDA 23-01	153 \$ 250.00
007-022-005-00	11027 S. NEWMAN RD.	LAND DIVISION CREATING ONE NEW PARCEL			

TOTAL \$ 700.00

SIGNED:

*Timothy A. Cypher*

DATE: 4/3/2023

TIMOTHY A. CYPHER  
 KASSON TOWNSHIP ZONING ADMINISTRATOR  
 231-360-2557  
[TIM@ALLPERMITS.COM](mailto:TIM@ALLPERMITS.COM)