

Village of Sheridan
Zoning Board of Appeals and Plan Commission Meeting
September 5, 2017

The Zoning Board of Appeals met on the above date with the following members present: Pam Carlson, Jamie Walker, Michael Doll and Greg McElhaney. Chairman Susan Enger arrived late.

Minutes from May 22, 2017 were presented to the board. Pam Carlson motioned to approve the minutes as written. Jamie Walker 2nd. Motion Carried by a unanimous oral vote.

Rich Burton swore upon oath all participants wanting to testify. The board reviewed the text amendment before them adding public and private parks, campgrounds and picnic areas to Section 9 Manufacturing Districts under Special Uses. Kurt Tirevold inquired whether there will only be one entrance and will this be year round capacity. Bob Murst replied yes there will be only one entrance and their thoughts are only open from April to October. With no public comment, Jamie Walker motioned to approve the text amendment adding a special use for public or private parks, campgrounds and picnic areas to Section 9. Greg McElhaney 2nd. Motion Carried by unanimous oral vote.

Michael Boughton spoke on behalf of the petitioners stating that they had purchased the property this spring as an investment they had decided to turn this into a campground. He doesn't feel there would be any ill effects for the town and would benefit the town bringing more people in to local businesses. Chairman Enger inquired about improvements they would be making. Michael replied that if approved an engineer would be brought in, campsites would be put in with water and septic, walking trails and possibly a swimming pool. He stated being early on in the planning phase. Bob stated there could be 150-200 campsites depending on the state regulations. They would also need permanent bathroom facilities. Rich inquired as to the possibilities of this becoming a condominium resort or a subdivision in the future. Bob stated absolutely not. Bob stated that the roadway will remain gravel for the time being. In regards to noise, Bob stated that they are leaving the fields and trees bordering the property along with the railroad border. He also stated there will be no hunting on the property. Rich stated in cases of special events they would need to approach the Village Board for special event permit to make everyone aware of such. There would be no use other than storage from November through March. Golf carts only will be permitted-no motorcycles or ATV's.

Kurt Tirevold stated his main concern was to find out the road width and capacity and year round activity.

Tammy Rainbolt expressed concerns of noise level. She asked Mr. Murst his curfew would be around 11:00PM on weekends. He also stated that a berm was separating the field from the campground. She asked if there was river access or a boat dock on property and if not would there be one put in. Bob replied currently there was not but possibly in the future. There are no plans of this at this time. Rich stated there would be further hearing if they decided to add a dock, either in the Village of Sheridan or LaSalle County.

Don McNelis asked how many acres were in the village limits and how many were county. Bob approximated 35 acres out of 103 were within village limits. Don inquired on memberships and storage. Bob replied that this will be a membership campground and they will have option of storing campers for the winter months on property. They will have a locked gate using keypad or keycard at gate for entrance. They haven't yet decided on whether they will allow ice fishing through winter months.

Dan Roth thanked the owners of the property for respecting the privacy of adjoining property owners by leaving the tree line in place.

Nancy Morvitz inquired on supervision of the property and campers. Bob replied yes there would be a caretaker there during the days and an office person as well. She also stated that the board might want to contact other towns to find out more about them to help in guiding them further.

Shawn Rainbolt stated that he was speaking on behalf of Glen Park and that they are opposed to this campground and the noise level this brings.

Larry Ryg stated they would be bound to village ordinances within the campground.

Sharon Lessman inquired about there being any more hearings on this. Rich stated that would be dependent on what happens today.

Jamie Walker inquired on primitive camping. Bob was not sure yet.

Randy McMurray stated having been involved with several campgrounds over the years in Sheridan, there are rules set. They also do background checks on members before approving them for memberships. Bob will also have a set of rules to abide by and run background checks.

Tammy Raimel asked if there would be fines imposed to members breaking the rules. Bob stated that they would be warned and then removed if issues arose a second time.

Public Comment Closed.

Greg McElhaney stated having been to the property before this meeting today for a tour. They are in very preliminary stage of this project and have a lot of clearing to do.

Susan Enger stated positives for approving campground would be an increase to motor fuel tax and increase of business to our local shops. She feels there would have been more noise when it was a gravel pit from trucks. Having a campground there would be easier to manage. They do have a sound barrier with the trees surrounding the property. Once the campground is further along and ready to open there will be a hearing for conditional uses of rules and regulations set at that time.

Jamie Walker motioned to recommend the special use permit be issued for Murbo Properties LLC. Mike Doll 2nd. All in favor. Motion Carried.

Rich stated that prior to opening Mr. Murst will need to approach the Zoning Board of Appeals for a further public hearing on conditional use to review final opening issues, rules and regulations (noise control) and also emergency service issues. Greg inquired on food sales and they would need a sales tax number if selling food items.

Rich asked anyone wanting notice of further hearings on this to please sign paper with the Village Clerk.

There being no further business, Greg McElhaney motioned to adjourn the meeting. Jamie Walker 2nd. All in favor. Motion Carried and the meeting adjourned.

Respectfully Submitted,

Cathy Carpenter
Village Clerk