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November 5, 2014

Whitewater Township Planning Commission Members
Whitewater Township Zoning Administrator
Whitewater Township Board Members

RE: Horse Shows By the Bay

Dear Zoning Administrator, Members of the Planning Commission and Township Board:

The Zoning Administrator's decision on the Horse Shows By the Bay raises serious issues. First his decision states that he has reviewed information submitted by Horse Shows by the Bay, however, the Supervisor has indicated that he does not believe that they have submitted an application or a site plan.

What information did the Zoning Administrator Review?

Why is the zoning ordinance so difficult to obtain?

Why is the site plan and application not available for public review?

By making the determination without an application describing in detail the proposed use and a site plan, the Zoning Administrator is not in a position to make the necessary findings to classify the use as meeting one of the allowed recreational uses. It is presumed he considered the Horse Shows by the Bay a riding stable. "Stable" is defined as a barn, coop or coral or a building in which horses or cattle are sheltered. This would not include commercial vendors of retail goods, vendors of food, 400 vehicle trips one way a day-800 round trip, even more traffic for major events, semi trucks delivering structures that takes two weeks to set up and an additional two weeks to tear down, loud speaker system, ticket sales/entrance fees, major events, removal of all vegetation that is not part of the buffer, replacing the natural ground with a chemical substance that is mixed in with the sand for the arenas, semi trucks making food deliveries daily.

Nor is the proposed use a "riding academy" as "academy" is defined as a school for special instruction.

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This is a huge commercial use that requires zoning. This use is not compatible with the Island Lake residential use. Our concerns are:

1. Funneling to lake.
2. Long term concerns of large scale commercial enterprise and effects 5 - 10 years down the road. What happens after this is over? What happens if sold to some other commercial venture?
3. Traffic.
4. Noise.
5. Spillover to the lake. Thousands of horse show participants, vendors, employees and spectators walking around the lake and making use of Island View Drive.
6. Substantial, harmful change to the natural features of the site, removal of most of the vegetation and replacement of natural soils with manmade substances, the chemical content not disclosed.
7. What is to prevent other events from being held on the off season of the horse shows- once the site is cleared and massive parking lots established.

To allow the Zoning Administrator's decision to stand is to allow a de facto zoning amendment which is contrary to zoning law.

The site plan previewed by some Island Lake residents clearly did not meet the standards for approval of site plans. One very notable one, 25.12 B. "The landscape shall be preserved in its natural state, in so far as practical, by minimizing tree and soil removal, and by topographic modifications which results in maximum harmony with adjacent areas and will not adversely affect adjacent properties." The proposed site plan involves removal of almost all the vegetation except a small ineffectual buffer and replaces the natural soils with a manmade material. In addition, the site is sloping and would require substantial earth movement and grading to flatten it for the plan to aggressively cover the entire site with arenas, parking areas, vendor areas and seating.

It is clear from the standards that they are subjective and require public input on the nature of this use. The use requires an amendment and the residents of the lake are entitled to a hearing and opportunity for referendum on the use. As a resident of Island Lake I am also requesting due process, the opportunity a public hearing on the site plan and a determination after hearing the public input as to whether site plan standards are met. Since the period of time to file an appeal is only 7 days, I am requesting notification on the day that the site plan is approved, if it is approved so that we may take advantage of our right to appeal.

Thank you for your consideration.

Sincerely,

Karen L. Ferguson