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**Fwd: Special Use Permit - input**

1 message

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**Lindy Kellogg** <lkelloggcentervillepc@gmail.com>  
To: Joe Mosher <moshercentervilletwp@gmail.com>

Wed, Feb 21, 2024 at 8:22 AM

Public Comment for the record.

Lindy

----- Forwarded message -----

From: **barclay welch** <welchbarclay@gmail.com>  
Date: Mon, Feb 19, 2024 at 12:11 PM  
Subject: Special Use Permit - input  
To: <lkelloggcentervillepc@gmail.com>

February 19, 2024

Dear Planning Commission and Chair,

Thank you for the opportunity to address a Special Use issue that is relevant to the whole township. What happens on any parcel of land in the township directly affects those parcels near or adjacent to it and also the character of the whole Township. Chapter 7 of the 2014 Township Master Plan states "Centerville Township does not face obvious development pressure". This has changed since 2014 and no-one would write that sentence today.

Our community's effort to promote harmony between landowners and types of uses can work. Where this doesn't work is when multiple Special Use Permits are granted in a concentrated area and the effects of these multiple Special Use Permits pile on top of each other. It is not that the Township does not want another wedding venue or campground but should any parcel be subject to the negative effects of multiple nuisance generators? How many wedding/music/entertainment venues does one want to listen to on a Thursday, Friday, Saturday and Sunday night for the whole of the summer? Candidly, from my personal experience, I can say one is more than enough.

Granting Special Use Permits is a sacred act because they can fundamentally and unalterably change the character of the land. It is appropriate and incumbent upon us to consider the existing Special Use Permits in an area when a new Special Use Permit is being proposed, specifically for the purpose of not over-burdening areas of our community. New permits are not proposed in a vacuum but in context. What are the anticipated impacts and how do we protect Township land from the negative effects of disproportionate impact. The creation of nuisance(s) from one operator can be a significant burden on nearby land parcels. Agreeing to increasing nuisance levels from traffic, lights, sight, smoke, sound, smell can only be done if you know what is already impacting the area.

A specific deficiency in the Goodell/Amoritas/UnderCanvas proposal was the omission of the area's existing Special Use Permits and the impacts they generate. Our home is already subject to the impacts from two Special Use Permits. The first is an upwind septage (human septic tank waste) burial site and the second is French Valley. On some days we get the smell of human waste and the lights and noise of human celebration. This is an observation of the impacts which are negative and decrease our enjoyment of our home. If a Special Use Permit is issued to the Amoritas resort, with a direct view from our home, it will further and disproportionately deprive us and our neighbors from the simple enjoyment of our homes and property.

All Special Use Permit applications in the future should provide for the assessment and evaluation of existing special use permits. The presence and impact of existing special use permits must be considered as a significant factor in the decision to consider and then ultimately to award, a new/additional Special Use Permit.

Cordially,  
Barclay Welch  
5541 Hohnke Road  
Cedar, MI