

**SANDS TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**DRAFT**  
**February 15, 2012**

1. Call to Order at 1900 hours by Planning Commission Chair S. Foulks
2. Roll call: S. Foulks, B. Mann, J. Noe, E. Anderson, S. Brauer, R.Titter, J. Wixtrom.
  - a. Others in attendance: Randy Yelle, Ross Olsen.
  - b. S. Foulks welcomed new Planner Ms. Sheley Brauer to the board.
3. Approval of the agenda: Motion to approve by B. Mann, Supported by R. Titter. 7-0 approved
4. Approval of Meeting Minutes of January 18, 2012. Motion by. B. Mann, Supported by. R. Titter. 7-0 approved
5. Public Comment:
  - a. NONE
6. Open Public Hearing
  - a. Combining of township zoning districts.

The new draft zoning map was reviewed with one correction made regarding the RR district on Station Road “Carr Sub-division area”; bring the district up to Station Road. Mr. Olsen requested his 50 acres not be zoned FA, requesting it to be RR because his children, as per ZBA cannot ride their motocross bikes on his property. Whereas if said property is zoned RR, he can split up the 50 acres and sell the property. Mr. Olsen asked Zoning Administrator Yelle what was the lot size in the RR district, Yelle responded with 30,000 Sq. Ft. with 120 feet of frontage.

After a lengthy discussion, Mr. Olsen agreed to leave his 50 acres, “for now” as zoned FA.

There being no other input, S. Foulks closed the public hearing.

Motion by Commissioner B. Mann: The Sands Township Planning Commission, after conducting the required public hearing, receiving input from Township staff and the public in attendance, and reviewing the Sands Township Master Plan, hereby recommends that the Sands Township Board adopt Zoning Ordinance amendments number 01-11-32, 37, 38, 39, 40 & 44 as presented, and combining the zoning districts within the Township of Sands as indicated within the Township’s adopted Master Plan.

Supported by Commissioner R. Titter.  
Aye 7, Nay 0. Motion Carried.

7. Unfinished business:
  - a. Zoning Ordinance amendments:
    1. 01-11-02 “Access Management Plan”

Motion by Commissioner B. Mann Recommending that the Sands Township Board adopts amendment 01-11-02 as presented into the zoning ordinance with its own Article and sections.

Motion supported by Commissioner R. Titter  
Aye 7, Nay 0. Motion Carried

- b. S. Foulks handed out a copy of a definition of “conflict of interest” asking the commission to review it. Commissioner Foulks also stated that he was sick and could not attend the ZBA meeting, but if he had he would not have declared a conflict of interest.

8. New business:

- a. R. Yelle gave administrative report.
- b. Sign/Fence draft ordinance was reviewed with S. Folks expressing concerns. After some changes, the draft ordinance is considered ready for public hearing.
- c. Dog & Noise draft ordinance. R. Yelle informed the Commission the Township Board has sent the two ordinances back to the Planning Commission and at the next meeting he should have the input regarding the concerns of Board Trustee D. Walch.
- d. The next meeting of the Planning Commission will be March 6, 2012 at 1900 hours. Agenda items will include: Public Hearing of draft sign/fence ordinance and Access Management Overlay Plan, Review of dog and Noise ordinances.

9. Public Comment.

- a. Ross Olsen asked about the definition of “Race Track, Trails,” and allowing his children to operate their motor bikes of his property. Opinions were given from some board members.

10. Adjournment at 2048 hours by S. Foulks.

R. Titter

S. Foulks

Secretary  
Planning Commission

Chair  
Planning Commission