

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

Draft

January 15, 2013

1. Call to Order at 1830 by Planning Commission Chair R. Titter
2. Roll Call: B. Mann, R. Titter, S. Brauer, S. Foulks, E. Anderson, J. Noe & J. Wixtrom
 - a. Absent: None
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Bruce Smith, Jesie Melchiori, Mark Fuller, Vicki Mann, James Gorieski, and Craig McGrain.
3. Approval of Agenda: Motion by S. Foulks, Supported by S. Brauer, to approve agenda with the addition of 11a – Motocross Subcommittee Update. Ayes: 7, Nay: 0. Motion Carried.
4. Approval of Meeting Minutes of October 16, 2012: Motion by E. Anderson, Supported by B. Mann, to approve the minutes as presented. Ayes: 7, Nay: 0. Motion Carried.
5. Public Comment - None
6. Close Public Comment
7. Open Public Hearing
 - a. SUP 12-04 (Crossroads Bar and Grill). Randy Yelle explained the request to build a single family dwelling on the commercial property that will become a part of the business and be occupied by the owner or persons directly involved in the operation of the business. Discussion followed regarding the placement of the home and driveway, and the inability to split the portion of the property with the home from the business property in the future.
 - b. SUP 13-01 (Marquette County Fair Board). James Goriesky, Fair Board President, explained the reasoning behind the campground permit request and what the intent of the SUP is. He answered questions regarding the site plan, loading and unloading of animals, and marking of the campsites.
8. Close Public Hearing – by Chair R. Titter
9. Planning Commission action regarding SUP 12-04.
 - Discussion regarding the wording of the proposed motion and the Zoning Ordinance occurred. B. Mann stated his opposition to any residence in a Commercial district. Questions were asked and answered regarding the possibility of a fire at the property and what would happen to the dwelling, what has occurred in the past on other properties, and possible plans for future expansion.
 - S. Foulks Motioned, B. Mann supported, that, after conducting the required public hearing, receiving staff input, reviewing included documentation, receiving requesters input as well as

input from the public, the Sands Township Planning Commission grants SUP 12-04 with the following conditions:

1. Dwelling must be incidental to permitted business use and dwelling must be owned by the business owner and will be occupied by the owner.
2. The business and single family dwelling is one unit and, if sold, shall be as one unit.

- Further discussion followed regarding the restriction of only having the business owner reside in the dwelling, versus having the owner or a manager allowed to live in the residence. Vote on the motion: Ayes: 1; Nays: 6. Motion Failed.
- **S. Brauer Motioned, J. Noe Supported, that, after conducting the required public hearing, receiving staff input, reviewing included documentation, receiving requesters input as well as input from the public, the Sands Township Planning Commission grants SUP 12-04 with the following conditions:**
 1. Dwelling must be incidental to permitted business use and owned or occupied by person or persons directly involved in the operation of the permitted business use.
 2. The business and single family dwelling is one unit and, if sold, shall be as one unit.
 3. Occupancy of the single family dwelling shall be by the business owner and/or manager of said business.
- Further discussion followed clarifying the motion and involving possible future plans for the property. Vote on the motion: Ayes: 6, Nays: 1 Motion Carried.

10. Planning Commission action regarding SUP 13-01

- S. Foulks asked for the addition of the following conditions to the SUP:
 1. Camping will be no earlier than the day before, nor later than the day after the event.
 2. Camping is limited to participants or spectators at scheduled events or activities, and the campground hosts.

Discussion followed regarding the time frame of the permit and the time the campground is open, the restriction of camping possibly not being allowed more than one day before or one day after the event, the Habitat for Humanity "wagon trainers", availability of water and sewer to campers, and the individual permits the Fair Board had to apply for in the past versus this requested permit from the DEQ.

- **S. Foulks Motioned, R. Titter Supported, that, after conducting the required public hearing, receiving staff input, reviewing included documentation, receiving requesters input and input from the public, the Sands Township Planning Commission grant Special Use Permit SUP 13-01 as presented within the requested letter from the Fair Board that shall be attached to the Special Use Permit, SUP 13-01, and is part of the approved permit, along with the following conditions:**
 1. Camping will not occur earlier than the day before, nor later than the day after the scheduled event.
 2. Camping is limited to participants or spectators of scheduled events, or Habitat for Humanity "wagon trainers."

Vote on the motion: Ayes: 7, Nays: 0 Motion carried.

11. Unfinished Business

- a. Motocross Subcommittee Update – S. Foulks reported on the outcome from the Subcommittee meeting with Fair Board and Motocross personnel. The additional conditions will be attached to SUP2012-03, along with the items from the Emergency Action Plan provided by the motocross group.

12. New Business

- a. Fair Board Update – James Goriesky gave an update on what the Fair Board has accomplished in the last two years with regards to the grounds, buildings, financial changes, and entertainment/events at the fairgrounds. He also shared some of the future goals and other possibilities they could look into to make it an area more people can use and enjoy. Planning Commission members recommended contacting the Township Board or Recreation Committee about some of the future possibilities.

- b. Administrative Report – R. Yelle

13. Public Comment – Vicki Mann said Good Night.

14. Close Public Comment

- 15. Adjournment - Motion by R. Titter, Supported by S. Brauer, to adjourn at 2000 hours. Ayes: 7
Nays: 0 Motion Carried.