

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

Draft

June 18, 2013

1. Call to Order at 1830 by Planning Commission Chair R. Titter
2. Roll Call: B. Mann, R. Titter, E. Anderson, J. Noe & S. Foulks
 - a. Absent: J. Wixtrom, S. Brauer
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Susan Hollander, Douglas Mann, Joan Williams, and two other Pelissier Lake Residents.
3. Approval of Agenda: Motion by S. Foulks, Supported by B. Mann, to approve agenda as presented. Ayes: 5, Nay: 0. Motion Carried.
4. Approval of Meeting Minutes of April 16, 2013: Motion by J. Noe, Supported by B. Mann, to approve the minutes as presented. Ayes: 5, Nay: 0. Motion Carried.
5. Public Comment - None
6. Close Public Comment
7. Open Public Hearing
 - a. ZM13-01, Request from Roxanne Filizetti to rezone her 10 acre parcel on Pelissier Lake, 52-14-109-001-50, from Residential (R) to Rural Residential (RR). Susan Hollander, representative for R. Filizetti, explained the rezoning request and the intent to have a horse on the property. They have spoken with neighbors and they are all comfortable with having a horse in the area. Joan Williams, 322 Pelissier Lake Rd., stated she has no problem with the request. Douglas Mann, 360 Pelissier Lake Rd., is also in favor. S. Hollander explained the layout of the property and where the horses would be located.
8. Close Public Hearing – by Chair R. Titter
9. Planning Commission action regarding ZM13-01.
 - S. Foulks gave the SUP requirements for having livestock in a Rural Residential area. Concerns over spot zoning were discussed, as well as the preference for rezoning the whole area instead of just one parcel. Discussion followed regarding what is allowed in the Rural Residential district and how rezoning one parcel could affect adjoining properties in the future.
 - **B. Mann motioned, J. Noe supported, that after conducting the required public hearing, receiving public input, reviewing staff included documentation, and reviewing the Township's Zoning Ordinance and Master Plan, it is the opinion of the Planning Commission that rezoning this property would not be in the best interest of the Township as a whole, and is not interested in producing a spot zone area. The Sands**

Township Planning Commission recommends the Township Board deny rezoning request ZM13-01. Ayes: 5, Nays: 0 Motion Carried.

- E. Anderson said the County Planning Commission has concerns with only a single parcel being rezoned. It was recommended to get all property owners in the area to agree in writing to request rezoning to Rural Residential and bring that to the Planning Commission in the future. Discussion followed regarding why rezoning a larger area is more favorable than a single parcel, and potential land uses in the area.

10. Unfinished Business - None

11. New Business

- a. Medical Marijuana Ordinance – the subcommittee will meet and review the ordinance to fit with the recent changes and updates from a court decision.
- b. The Private Road Ordinance is up for review. S. Foulks and J. Noe will meet as a subcommittee to review the ordinance and bring a proposal to the Planning Commission at a future meeting.
- c. Sands Township Flood Plain – R. Yelle explained why this was being brought to the Planning Commission and E. Anderson gave some information regarding floodplain areas. R. Titter and B. Mann will meet as a subcommittee, with information from E. Anderson, and review the material and bring a recommendation to the Planning Commission at a future meeting.
- d. Administrative Report – R. Yelle

12. Public Comment – None.

13. Close Public Comment

14. Adjournment – R. Titter adjourned the meeting at 7:15 pm