

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

October 15, 2013

1. Call to Order at 1830 by Planning Commission Chair R. Titter
2. Roll Call: R. Titter, J. Noe, S. Foulks, S. Brauer, J. Wixtrom & E. Anderson.
 - a. Absent: B. Mann
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Pauline Hill, Matt Obiden, Jesse Zambon, Andy Zambon, Larry Clemo, and Shannon Clemo.
3. Approval of Agenda: Motion by S. Brauer, Supported by J. Noe, to approve agenda as presented. Ayes: 6, Nays: 0. Motion Carried.
4. Approval of Meeting Minutes of September 17, 2013: Motion by S. Foulks, Supported by E. Anderson, to approve the minutes as presented. Ayes: 6, Nays: 0. Motion carried.
5. Public Comment: None
6. Close Public Comment
7. Open Public Hearing on FloodPlain
 - a. Staff Input:

R. Yelle gave background information on how this issue was brought to the Planning Commission, and what has been done so far regarding the issue. He also informed the public that the Planning Commission makes a recommendation to the Township Board on whether or not to participate in the NFIP, but the decision to participate is up to the Township Board.

E. Anderson brought maps of neighboring municipalities who participate in the NFIP to show how the maps look.
 - b. Public Input:

Jesse Zambon asked what the advantage is to homeowners if the Township participates.

Pauline Hill said she has owned her home for 17 years and it has not come close to flooding at any time.

Larry Clemo said it is impossible his house would ever be under water. He would not want to be forced to pay for flood insurance when a flood would not happen. He asked if there is control over what areas are considered a floodplain and what properties are required to have flood insurance.

E. Anderson said there is engineering behind FEMA's determination of what areas are considered a floodplain, and he referred again to the maps he brought.

Shannon Clemo said the map of Chocolay Township shows up to 750 feet on each side of Silver Creek is considered a floodplain. That would mean not only their house, but properties across the road could be in a floodplain.

Matt Obiden asked if there are similar floodplain maps for Sands Township; there are not, because the Township does not participate in the program.

8. Close Public Hearing: R. Titter closed public hearing at 1846.

- a. Board Discussion and Action:

I, Steve Foulks, make a motion that, after holding the required Public Hearing and getting input from staff and residents, especially in areas that could potentially be considered a floodplain, and having no support from the public in attendance, the Sands Township Planning Commission make a recommendation to the Sands Township Board to not participate in FEMA's National Flood Insurance Program. Ayes: 5, Nays: 0, Abstain: 1. Motion Carried.

9. Unfinished Business:

- a. Motocross Review:

R. Yelle reminded the Planning Commission one condition of the SUP granted last fall for motocross was that they had to come to the October 2013 meeting for final approval. There have been no negative comments regarding motocross racing received in the office.

Jesse Zambon reported no issues with the racing. They had a spill station set up as required. There were no injuries. Sound checks were conducted and went smoothly, and they performed dust control. They did not use any practice dates because of insurance constraints. 2014 racing dates are not yet set, but they are looking for the same number of dates as granted for 2013.

Motion by S. Foulks, Supported by R. Titter, to permanently approve SUP 2012-03 with the same conditions originally listed. Ayes: 6, Nays: 0. Motion Carried.

- b. Potbelly Pigs as Pets:

S. Brauer said information has been gathered and the subcommittee will be meeting soon.

- c. Private Road Ordinance Update:

I, J. Noe, Supported by S. Foulks, make a motion that, after reviewing the proposed amendments to the Private Road Ordinance from the subcommittee, the Sands Township Planning Commission hold a public hearing at the January 21, 2014 meeting regarding the Private Road Ordinance. Ayes: 6. Nays: 0. Motion Carried.

10. New Business

- a. Appointment of Officers and Meeting Dates for 2014:

Motion by R. Titter, Supported by S. Foulks, to appoint R. Titter as Chair, B. Mann as Vice-Chair, and S. Brauer as Secretary for the year 2014. Ayes: 6. Nays: 0. Motion Carried.

Motion by J. Noe, Supported by S. Foulks, to set the Planning Commission meeting dates for 2014 of January 21st, April 15th, June 17th, July 15th, September 16th, and October 21st, with a starting time of 1830 hours. Ayes: 6. Nays: 0. Motion Carried.

- b. Brownfield Redevelopment

Motion by J. Noe, Supported by S. Brauer, to authorize R. Yelle to contact Dotty LaJoye and nominate any areas within Sands Township he feels should be considered for Brownfield Redevelopment. Ayes: 6. Nays: 0. Motion Carried.

- c. Administrative Report: R. Yelle gave report.

11. Public Comment: None

12. Close Public Comment

13. Adjournment: R. Titter adjourned meeting at 1912.