

SANDS TOWNSHIP PLANNING COMMISSION
MINUTES
Special Meeting
February 18, 2014

1. Call to Order at 1830 by Vice-Chair J. Noe.
2. Roll Call: J. Noe, J. Wixtrom, E. Anderson, A. Burbey, and R. Card.
 - a. Absent: R. Titter and S. Brauer
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Jim Delmont, Ronald Gray.
3. Approval of Agenda: Motion by E. Anderson, Supported by A. Burbey, to approve agenda with the two public hearings being switched and the proposed amendments being addressed first. Ayes: 5, Nays: 0. Motion Carried.
4. Approval of Meeting Minutes of January 21, 2014: Motion by J. Wixtrom, Supported by E. Anderson, to approve the minutes as presented. Ayes: 5, Nays: 0. Motion carried.
5. Public Comment: None
6. Open Public Hearing: Proposed Amendments to Article III, Sections 310, 315 & 317:
 - a. Staff Input:

R. Yelle read the proposed amendments and explained the reasoning behind proposing Commercial Storage of Flammable Liquids as a use permitted by a Special Use Permit in the Commercial zoned district.
 - b. Public Input:

Jim Delmont asked if the additional setback equal to five times the tank height was a standard formula for setbacks? Is it the same in the Industrial district? He also asked if there was a limitation on gallons or number of tanks in the Industrial district. If the amendments are approved tonight by the Planning Commission, do they go to the Township Board for approval? Then is it a permitted use or does he have to come back to the Planning Commission for approval? His questions were answered – R. Yelle explained the reasoning behind the additional setbacks; there currently is no limit to gallons or number of tanks; Yes, the Township Board must approve the amendments, and Special Use Permits must come back to the Planning Commission for approval and must include a site plan.

Ron Gray, a surrounding property owner, is in support of the amendments and Jim Delmont's plan. Anything that can generate revenue and be beneficial to the Township and its residents he is an advocate of.

Justin Yelle, a Township property owner, submitted a letter that was read against the rezoning request and the storage of propane in the area.

c. Board Discussion:

Discussion occurred on conditions that could be placed a Special Use Permit request for storage of flammable liquids. There was also discussion on the property owned by Delmont and its surroundings, other Commercial districts in the Township, and what the intent of Choice Propane is for the property. Jim Delmont gave information on the safety of propane – there are no spills, leaks evaporate. Tanks must be up to ASME standards and up to all safety standards set by the DEQ.

There was discussion if the amendment should be limited strictly to propane, or include other flammable liquids. There was also discussion if the amendment should put a limit on the number of tanks, size of tanks, or number of total gallons of storage allowed.

7. Close Public Hearing: J. Noe closed Public Hearing at 1914.

8. Planning Commission Action Regarding Proposed Amendments to the Zoning Ordinance:

Motion by R. Card, Supported by J. Wixtrom, that after conducting the required public hearing, reviewing the Township Zoning Ordinance and Master Plan, receiving staff documentation, and public input, the Sands Township Planning Commission is hereby recommending that the Sands Township Board adopt Zoning Ordinance amendment number 14-01-03. Ayes: 5 Nays: 0 Motion Carried.

9. Public Hearing: Rezoning Request ZM14-01:

Jim Delmont/Choice Propane pulled the rezoning request ZM14-01.

10. Unfinished Business: None

11. New Business

a. Administrative Report: R. Yelle shared the County's response to ZM13-02.

12. Public Comment:

Jim Delmont thanked the Board for their time and asked for clarification on the process, which goes to the Township Board for final approval of the amendments. He also asked if his SUP site plan needs to be engineered, and questioned the required buffers in the amendment. His questions were answered by the Board.

13. Close Public Comment

14. Adjournment: J. Noe adjourned meeting at 1942.

DRAFT


Sands Township Planning Commission,
Sands Township Zoning Administrator

Re: Rezoning request by Jim Delmont and Choice Propane Inc.

I feel this request for rezoning from Commercial (C) to Industrial (I) should be denied based on the following:

- 1) Rezoning as such is spot-zoning and is not consistent with the Township Master Plan.
- 2) Such a rezone will not be consistent with the surrounding properties and uses of such properties.
- 3) This requested Industrial zoning change is for an area surrounded by residential, recreational and agricultural properties.
- 4) If granted, this zoning change would set a dangerous precedent for other such zoning changes/uses by existing business enterprises within the same Commercial zone.

If granted, this zoning change will allow Choice Propane to construct a propane storage facility (bulk plant) on site. As a resident of the affected area, I am against such a facility located in close proximity to existing residential properties. Due to the inherent risks and emissions from such facilities, this is not a consistent use with adjoining properties and is not a good fit for this particular neighborhood. Homeowners' and businesses' insurance would likely increase. I feel that Sands Emergency Services would be overwhelmed and unable to adequately respond should an accident or catastrophic event happen at this facility at this location.


Justin Yelle
February 4, 2014

101 South M-553 Sands, MI