

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

January 21, 2014

1. Call to Order at 1830 by Zoning Administrator R. Yelle, who explained both the Chair and Vice-Chair were not able to attend the meeting. Motion by J. Wixtrom, Supported by E. Anderson, to have the Secretary, S. Brauer, run the meeting. Ayes: 5 Nays: 0 Motion Carried.
2. Roll Call: S. Brauer, J. Wixtrom, E. Anderson, A. Burbey, and R. Card.
 - a. Absent: R. Titter and J. Noe
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Sandy Redlon, Dan MacDonald, David Kallio, Nancy Olsen, Ashley Jenema and Benjamin Platt.
 - c. New members R. Card and A. Burbey were introduced and welcomed to the Planning Commission.
3. Approval of Agenda: Motion by E. Anderson, Supported by J. Wixtrom, to approve agenda as presented. Ayes: 5, Nays: 0. Motion Carried.
4. Approval of Meeting Minutes of October 15, 2013: Motion by J. Wixtrom, Supported by S. Brauer, to approve the minutes as presented. Ayes: 5, Nays: 0. Motion carried.
5. Public Comment: None
6. Open Public Hearing: ZM13-02
 - a. Staff Input:

R. Yelle gave information on the rezoning request and explained the intent of leaving the property along M-553 zoned Commercial, while rezoning the back portion of the property to Forestry & Agriculture, and removing the dwelling from nonconforming status.
 - b. Public Input:

Dan MacDonald, an adjacent property owner, said he is against the rezoning as written. He would be fine with the back 20 acres being rezoned, but he feels keeping only 350 feet of Commercial frontage along M-553 makes for too small lots and could limit a Commercial business in the future, especially when the right-of-way and setbacks are taken into consideration.

Sandy Redlon, an adjacent property owner, submitted a letter in favor of the rezoning.
 - c. Board Discussion:

The placement of the house was explained, and discussion followed regarding whether the back 20 acres could be rezoned, how close that would

leave the house to the property line, and how that could impact future plans for a garage or other buildings.

7. Close Public Hearing

8. Open Public Hearing: Private Road Ordinance

- a. Staff Input:
R. Yelle gave background information on the Ordinance and amendments.
- b. Public Input:
None
- c. Board Discussion:
E. Anderson asked if this only pertained to new roads, not existing roads, and R. Yelle clarified it is for new roads, but upgrades to existing roads also fall under this. A. Burbey asked if this was consistent with Marquette County Road Commission standards, and it is.

9. Close Public Hearing:

10. Planning Commission Action Regarding ZM13-02

Motion by S. Brauer, Supported by R. Card, that after conducting the required public hearing, reviewing staff documentation, receiving public input, and reviewing the Township's Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby recommends that the Sands Township Board approve ZM13-02 and rezone parcel 52-14-010-012-00 as indicated per the attachment. The request is to rezone the parcel from its current zoning of Commercial (C) to Forestry & Agriculture (FA), except for the East 600 feet that fronts State Highway M-553. The East 600 feet, except for the 66 foot easement on the South end of the parcel, would remain as Commercial (C) zoned property. The granting of the rezoning will remove a dwelling and use from the Township non-conforming file and bring this property into compliance with the Township's Master Plan and Zoning Ordinance. Ayes: 5 Nays: 0 Motion Carried.

11. Planning Commission Action Regarding Private Road Ordinance

Motion by E. Anderson, Supported by A. Burbey, to accept the Private Road Ordinance amendments as revised by the Planning Commission sub-committee. Ayes: 5 Nays: 0 Motion carried.

12. Unfinished Business: None

13. New Business

- a. Resolution of Appreciation for S. Foulks read by C. Kerkela:

In Appreciation to Steven Foulks

A Resolution of Appreciation for the years of service by Steve Foulks.

WHEREAS, Mr. Steven Foulks has long and faithfully served the Sands Township Planning Commission/Zoning Board for 33 years and 6 months.

WHEREAS, Mr. Steven Foulks is no longer serving as an active member of the Sands Township Planning Commission as of January 1, 2014.

Now therefore be it resolved that the Sands Township Planning Commission does hereby acknowledge and express its deep appreciation and gratitude for the years of service rendered by Mr. Foulks, and

Be it further resolved, that this resolution be made a part of the minutes of the Sands Township Planning Commission meeting, and that a copy be presented to Mr. Foulks.

For these services to the Township on behalf of the Sands Township Planning Commission, and the Township residents, we do give him thanks.

SANDS TOWNSHIP PLANNING COMMISSION

Jane Noe (Vice-Chair), Ronald Titter (Chair), Russell Card (Trustee), Shelley Brauer (Secretary), Aaron Burbey (Trustee), Eric Anderson (Trustee), Randall L. Yelle (Director of Planning & Zoning), and Joe Wixtrom (Township Board Rep).

- b. Resolution of Appreciation for B. Mann read by C. Kerkela:

In Appreciation to Brian Mann

A Resolution of Appreciation for the years of service by Brian Mann.

WHEREAS, Mr. Brian Mann has long and faithfully served the Sands Township Planning Commission/Zoning Board for 20 years and 5 months.

WHEREAS, Mr. Brian Mann is no longer serving as an active member of the Sands Township Planning Commission as of January 1, 2014.

Now therefore be it resolved that the Sands Township Planning Commission does hereby acknowledge and express its deep appreciation and gratitude for the years of service rendered by Mr. Mann, and

Be it further resolved, that this resolution be made a part of the minutes of the Sands Township Planning Commission meeting, and that a copy be presented to Mr. Mann. For these services to the Township on behalf of the Sands Township Planning Commission, and the Township residents, we do give him thanks.

SANDS TOWNSHIP PLANNING COMMISSION

Jane Noe (Vice-Chair), Ronald Titter (Chair), Russell Card (Trustee), Shelley Brauer (Secretary), Aaron Burbey (Trustee), Eric Anderson (Trustee), Randall L. Yelle (Director of Planning & Zoning), and Joe Wixtrom (Township Board Rep).

c. FEMA Memo: No Update

d. Administrative Report: R. Yelle gave report.

14. Public Comment:

David Kallio complimented the Board on a well-run meeting, and complimented the new members on being well informed and prepared for the meeting.

Sandy Redlon agreed with Dave's comments.

R. Yelle said he appreciated the new members had read the packets thoroughly and were prepared for the meeting.

15. Close Public Comment

16. Adjournment: S. Brauer adjourned meeting at 1908.