

SANDS TOWNSHIP PLANNING COMMISSION

MINUTES

Regular Meeting
April 15, 2014

1. Call to Order at 1833 by Vice-Chair J. Noe.
2. Roll Call: J. Noe, J. Wixtrom, E. Anderson, A. Burbey, S. Brauer and R. Card (arrived at 6:37).
 - a. Absent: R. Titter
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Jim Delmont, Bill Nordeen
3. Approval of Agenda: Motion by S. Brauer, Supported by E. Anderson, to approve agenda as presented. Ayes: 5, Nays: 0. Motion Carried.
4. Approval of Meeting Minutes of February 18, 2014: Motion by E. Anderson, Supported by J. Noe, to approve the minutes as presented. Ayes: 5, Nays: 0. Motion carried.
5. Unfinished Business: None
6. New Business

R. Yelle asked if (c) can be addressed first, because of the public in attendance.

c. 14-01-03

Bill Nordeen gave information regarding Commercial and Industrial districts, including a definition of both and some examples of what is typically allowed in each type of zoning district. He feels the storage of propane for retail fits with the intent of a Commercial district. He also gave examples of some conditions that could be imposed on a Special Use Permit, if allowed – setbacks, the removal of trees within a certain distance, etc. He also gave information on the safety of tanks and what rare circumstances would have to occur for there to be an explosion or other safety concern. He has experience on the Forsyth Fire Department and is willing to help with training for our Department so they understand the fire concerns with a large propane tank, including the safety features.

Jim Delmont thanked the Commission for the opportunity to talk and give information. He asked if the Commission felt a six foot fence was adequate for safety concerns. The site plan done by UP Engineers & Architects meets all requirements of the DEQ and other permitting agencies.

R. Card shared information he got from talking with a person who welds on live tanks. He also said he talked with an insurance company who said 98% of the accidents with propane in the U.S. are from small companies making a mistake while filling 20 gallon tanks because they are not trained properly, not from trained professionals from large tanks. There has not been an accident with propane in Michigan.

R. Yelle had information from AAA Insurance and State Farm, and both companies said this type of activity would not affect homeowners insurance.

The Planning Commission reviewed the proposed site plan and agreed that most of the Township Board's concerns regarding maximum gallons allowed, fence height, trees on property, an available water supply, and other safety issues would be conditions imposed on the Special Use Permit when that is applied for, if the Township Board approves the amendment and allows such activity in a Commercial district. Additional discussion followed regarding amendment **14-01-08**, which specifies the Commercial Storage of Propane, instead of all Flammable Liquids. Bill Nordeen suggested the addition of the word "retail" before propane to further clarify the use.

Motion by S. Brauer, Supported by J. Noe, to add the word "retail" to amendment 14-01-08 so it reads "Commercial Storage of Retail Propane" and send it to the Township Board with a copy of these meeting minutes and recommend approval of the amendment, and to request that the Board give the requestors an opportunity to speak. Ayes: 6 Nays: 0 Motion carried.

R. Yelle reminded the Planning Commission that the public hearing for the following amendments will be held at the next meeting in June. Today is for discussion purposes only.

- a. **14-01-01:**
After discussion regarding the proposed definition of Livestock, it was recommended to remove the last sentence because the acre requirement is already addressed in other areas of the Ordinance.
- b. **14-01-02:**
After discussion, it was decided to leave the amendment as written.
- d. **14-01-04:**
After discussion, it was decided to leave the amendment as written.
- e. **14-01-05**
After discussion, it was decided to leave the amendment as written.

f. **14-01-07**

After discussion, it was decided to remove the first two conditions under "Other" in Section 316 and simply have it read "Must be erected per manufacturer's requirements and meet all sanitary code requirements for septic and water at the time it is erected."

g. **14-01-06**

After discussion, it was decided to leave the amendment as written.

h. **14-01-09**

After discussion, it was decided to remove the proposed 10 acre minimum parcel size and instead have "Per District." It was also decided to remove the 100 foot additional setback and instead have "Per District."

i. **14-01-10**

After discussion, it was decided to leave the amendment as written.

j. Administrative Report (R. Yelle)

- a. Michigan Association of Planning is offering a training in Marquette and anyone interested should let the office know by the end of April.

7. Public Comment:
None.

8. Close Public Comment

9. Adjournment: J. Noe adjourned meeting at 2005.