

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

Regular Meeting
June 17, 2014

1. Call to Order at 1830 by Chair R. Titter.
2. Roll Call: J. Noe, J. Wixtrom, A. Burbey, R. Titter and R. Card (arrived at 6:33).
 - a. Absent: E. Anderson & S. Brauer
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Jim Delmont, Bill Nordeen, Roni Yelle, Bob Kallio, Kay Peters, Dennis Peters, Bill Kapeller, Ashley Jenema, Kent Jenema, Ben Platt, Ross Olsen, Rickey Wilson, Jim Noe.
3. Approval of Agenda: Motion by R. Titter, Supported by J. Noe, to approve agenda as presented. Ayes: 4, Nays: 0. Motion Carried.
4. Approval of Meeting Minutes of April 15, 2014: Motion by J. Wixtrom, Supported by R. Titter, to approve the minutes as presented. Ayes: 4, Nays: 0. Motion carried.
5. Public Comment: None
6. Open Public Hearing: SUP14-01
 - a. Staff Input:

R. Yelle reviewed Article 7 of the Zoning Ordinance and gave background information on the SUP request.

Fire Chief Rickey Wilson recommended making the NFPA 58 Standards a SUP condition. The Fire Department is not equipped properly and there would be a cost to the Township to purchase the proper equipment and train as needed. He also gave information on propane emergencies around the country.

R. Card asked if the Fire Department is equipped to deal with an emergency at the Crossroads. Discussion followed regarding possible situations and the conditions necessary to cause a BLEVE or other emergency.
 - b. Requester's Input:

Bill Nordeen explained safety features on the tanks and how risk is minimized.
 - c. Public Comment:

Roni Yelle asked how Choice Propane can promote their business and use an M-553 address before a SUP has been granted; R. Titter explained the process for granting a SUP. Choice Propane has an office on the property, so is using this address.

Kent Jenema asked where the current business is located; they are trucking propane from Wisconsin.

Bob Kallio asked if SUP's are approved by the County. He questioned why Forsyth Township is moving this type of a use from the Commercial District to the Industrial District.

Kay Peters asked what this would do to her home insurance. If there is an emergency, who will pay for the damage? Two different companies were contacted and said this will not affect homeowner policies for neighbors. If there is a fire, homes will be covered with existing insurance.

Ashley Jenema worries this will negatively impact property values and the resale value of property in the area. She also asked about operating hours.

Examples of other tanks in the area that are 30,000 gallons were given. The nearest water supply for this area is at Sawyer.

7. Close Public Hearing

8. Planning Commission action regarding SUP14-01

a. Commissioner Discussion:

R. Card suggested approving one tank at this time, with the option for additional tanks in the future. The Fire Department may be able to upgrade equipment in the meantime. He also suggested a stronger barrier than just a chain link fence.

R. Titter asked about lighting at the site.

J. Noe said the site plans seems to have more protective measures in place than other tanks she has seen. She would like to see activity limited to bulk filling.

A. Burbey would like to see bulk filling defined. The intent is to only fill trucks; the smallest truck is 2400 gallons.

J. Wixtrom asked about the requirement of fencing the entire site and said he would rather see fencing around the hazard, with less exposed area. He also questioned if spare tanks would be stored in the fenced in area.

Discussion followed on keeping the site and spare tanks neat and clean. There was also discussion on a possible dirt berm or boulders along the fence.

b. Planning Commission Action:

Motion by J. Noe, supported by R. Titter 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 granting SUP14-01 with the following conditions:

- **Shall meet the requirement of Section 317 as addressed in 14-01-08,**
- **Minimum lot size of 10 acres,**
- **Buffer per section 412 may be required when adjacent to dwellings,**
- **Setbacks equal to five (5) times the tank height of the storage tanks,**
- **Must meet all Local, State and Federal requirements, including NFPA 58. This includes, but is not limited to, safety.**
- **Shall offer certified yearly training to Sands Township personnel, at no charge to Sands Township.**
- **Limited to bulk filling only, with a minimum truck size of 2400 gallons,**
- **Limit to one (1) 30,000 tank, with possible expansion in the future with Planning Commission approval. Not to exceed three (3) tanks total.**
- **All tanks and fill stations shall be fenced with cyclone fencing and have large boulders in place for additional security.**
- **Area shall be kept neat, clean and orderly at all times.**
- **No painting of small tanks on site allowed.**

Ayes: 5 Nays: 0 Motion carried.

9. Open Public Hearing: Zoning Ordinance Amendments

a. Public Comment: None

10. Close Public Hearing

11. Planning Commission Action regarding Zoning Ordinance Amendments:

Discussion occurred regarding Amendment 14-01-01 and the 10 acre minimum to have livestock in an approved district. After discussion, R. Yelle recommended tabling this issue and the other amendments until the July meeting.

12. Unfinished Business: None

13. New Business

R. Yelle gave an update on some violations he is currently following up on.

14. Public Comment:

None.

15. Adjournment: R. Titter adjourned meeting at 1955.