

SANDS TOWNSHIP PLANNING COMMISSION
MINUTES
July 19, 2016

1. Call to Order at 1830 by Planning Commission Chair R. Titter
2. Roll Call: R. Titter, J. Noe, R. Card, A. Burbey, & E. Anderson
 - a. Absent: S. Brauer & J. Wixtrom
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Reed Alderton, Martin Paulsen, Wendy Maas, Dave Mastric, Justin Yelle, Arletta Paavola, Eleannor Sicotte
3. Approval of Agenda: Motion by J. Noe, Supported by A. Burbey, to approve agenda as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Meeting Minutes of June 21, 2016: Motion by E. Anderson, Supported by J. Noe, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion Carried.
5. Public Comment: None
6. Business:
 - a. Public Hearing: SUP16-02.
 - i. Requester's Input:
Reed Alderton, A. Lindberg & Sons, explained the request for a portable concrete plant. It will be utilized on an as-needed basis, operating from May – Nov. The well will have a 10 gal/min capacity.
 - ii. Staff Input:
R. Yelle said the Zoning Ordinance does not address concrete plants, but asphalt plants are addressed. He feels the use is compatible with zoning and the location of the property.
 - iii. Public Input:
J. Yelle questioned why an SUP was necessary. R. Titter explained the process, and R. Yelle stated that is what the Zoning Ordinance requires.
 - iv. Close Public Hearing:
R. Titter closed Public Hearing.

v. Commission Discussion and Action:

Discussion followed, with E. Anderson commenting that the Zoning Ordinance requires a containment area for spillage as a requirement for asphalt plants. R. Alderton explained the difference and said there are no harmful materials used with concrete.

Motion by J. Noe, Supported by R. Card, that after conducting the required public hearing, receiving public input, reviewing staff included documentation, and finding no adverse impact, the Planning Commission approve Special Use Permit SUP16-02 as presented, allowing A. Lindberg & Sons, Inc. to allow sub-contractors to set up and operate a temporary concrete processing plant within Lindberg's County Road 480 Pit, Section 8, T47N-R25W, Parcel 52-14-108-001-00. Activity must adhere to any and all Township, County, State and Michigan DEQ statutes, ordinances, regulations and restrictions. A. Lindberg & Sons shall notify the Township of Sands Zoning Department each year with the sub-contractor's name and the anticipated startup and completion date. Ayes: 5 Nays: 0 Motion carried.

b. Public Hearing: RZ2016-01

i. Staff Input:

R. Yelle explained the reasoning behind the request to rezone the property to Open Space.

ii. Public Input:

Martin Paulsen questioned the exact property affected; R. Yelle explained.

Dave Mastric, Teaching Family Homes, said they are in support of the rezoning and the connection road project.

iii. Close Public Hearing:

R. Titter closed Public Hearing.

iv. Commission Discussion and Action:

Discussion followed on the request and the effect future development could have on the connection road, the aquifer, and the Township. R. Card commented that, with a County Road for access, he feels development in that area is inevitable and allowing smaller lots could bring more tax revenue for the Township.

E. Anderson said he must abstain for voting because of his role with the County.

Motion by J. Noe, Supported by A. Burbey, that, after conducting the required public hearing, receiving public input, reviewing staff input and provided documentation, the Township Master Plan and the Zoning Ordinance, the Sands Township Planning Commission recommend that the Sands Township Board of Trustees adopt and approve the rezoning within Sections 10 and 11 of T47N-R25W as requested. Roll call vote: Burbey – yes, Anderson – abstain, Card – no, Noe – yes, Titter – yes. Motion carried 3-1, with 1 abstaining.

- c. Draft Master Plan:
No comments or updates at this time.
 - d. Wind Power Generator Amendment:
First reading of amendment; Second reading at September meeting.
 - e. Medical Marijuana Subcommittee Update:
No update at this time.
7. Administrative Report:
- a. Violation Report – R. Yelle gave an update.
 - b. Authority Update – R. Yelle gave an update.
8. Public Comment:
- Martin Paulsen said he did not think a building permit could be issued if access to the property was not blacktopped and there was no power to the property. R. Yelle commented that blacktop roads are not required; the Zoning Ordinance does not address the requirement of electricity.
9. R. Titter adjourned meeting at 1857.

R. Titter
Chair

S. Brauer
Secretary

C. Kerkela
Recording Secretary