

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES
June 20, 2017**

1. Call to Order at 6:30 by Planning Commission Chair R. Titter
2. Roll Call: J. Noe, S. Brauer, J. Yelle, A. Burbey, R. Titter & E. Anderson
 - a. Absent: P. Lajewski-Pearson
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Jack Ziegler, Travis Bennett, Andy Linsmeier, Chris Rigoni, Lori Swailes, Larry Swailes
3. Approval of Agenda: Motion by S. Brauer, Supported by J. Noe, to approve agenda as presented. Ayes: 6 Nays: 0 Motion Carried.
4. Approval of Meeting Minutes of April 25, 2017: Motion by J. Noe, Supported by A. Burbey, to approve the minutes with the one noted correction. Ayes: 6 Nays: 0 Motion Carried.
5. Public Comment: None
6. Business:

- a. Public Hearing: RZ2017-01:

- i. R. Titter opened Public Hearing at 6:32

- A. Staff Input: R. Yelle explained the location of the requested rezoning and why Bacco is requesting the change, which is for mineral extraction (sand and gravel).

- B. Requester Input: Chris Rigoni, Bacco Construction, explained the request and answered questions regarding use of the property, and anticipated traffic and equipment that would be using the site.

- C. Public Input: Larry Swailes asked the location of the property.

- ii. R. Titter closed Public Hearing at 6:36.

- iii. Commission Discussion & Action:

Discussion followed on concerns of traffic, especially if the operation is expanded in the future. E. Anderson shared concerns that the uses allowed in Open Space may not be compatible with Commercial property, which adjoins this property.

Motion by J. Noe, Supported by S. Brauer, that, after conducting the required public hearing, reviewing the Sands

Township Zoning Ordinance and Master Plan, and receiving input from Township staff, Township residents, the general public, and the requester, the Sands Township Planning Commission is hereby recommending that the Sands Township Board grant the requested rezoning, RZ2017-01.

This property has been used previously for sand extraction, so is a nonconforming use within Sands Township. By granting the rezoning, the property will move from a nonconforming to conforming status, allowing the mineral extraction business to continue with an approved Special Use Permit, with reasonable operating conditions.

Roll call vote: Titter – yes, Yelle - no, Burbey – yes, Anderson – no, Brauer – yes, Noe – yes. Motion carried.

b. Public Hearing: RZ2017-02:

i. R. Titter opened Public Hearing at 6:42

A. Staff Input: R. Yelle explained the location of the requested rezoning and why A. Linsmeier is requesting the change, which is to have a hobby farm on the property.

B. Requester Input: Andrew Linsmeier explained his request and answered questions regarding the animals he would like to have on the property.

C. Public Input: One e-mail was received in the office against the requested change.

ii. R. Titter closed Public Hearing at 6:49.

iii. Commission Discussion & Action:

Discussion followed on the request, which is compatible with surrounding properties.

Motion by J. Noe, Supported by A. Burbey, that, after conducting the required public hearing, reviewing the Sands Township Zoning Ordinance and Master Plan, and receiving input from Township staff, Township residents, the general public, and the requester, the Sands Township Planning Commission is hereby recommending that the Sands Township Board grant the requested rezoning, RZ2017-02. Motion carried unanimously.

c. Public Hearing: SUP2017-02:

i. R. Titter opened Public Hearing at 6:51

- A. Staff Input: R. Yelle explained the request, which is to operate a used car sales business at 100 Flodin Road.
- B. Requester Input: Travis Bennett and Jake Ziegler explained what they hope to do with the business. They answered questions regarding the business operations, the use of the garage space, the hours of operation, and lighting and security on the property.
- C. Public Input: Larry and Lori Swailes, neighboring business owners, share a driveway with the business so had concerns about traffic and people coming to their shop with questions. They are not against the business, but would like to work out some details, including a clearly posted sign that shows office and hours for the business.

ii. R. Titter closed Public Hearing at 7:01.

iii. Commission Discussion & Action:

Discussion followed on the request, with a main concern that no auto repairs are allowed on site.

Motion by E. Anderson, Supported by R. Titter, that, after conducting the required public hearing, reviewing the Sands Township Zoning Ordinance and Master Plan, and receiving input from Township staff, Township residents, the general public, and the requester, the Sands Township Planning Commission hereby grants SUP2017-02 with the following conditions:

- No mechanical auto repairs are allowed to be done on site.
- Requirements as indicated within Section 317 of the Zoning Ordinance, and any other applicable ordinances, including but not limited to the Sign, Noise and Nuisance Ordinances.

Motion carried unanimously.

7. Administrative Report:

- a. Ordinance 55, Section 4 – This will be looked at in upcoming meetings.
- b. Violations Update – R. Yelle gave an update on current violations.
- c. Authority Update – No Update

- d. UPAWS Questions – a few questions were added to the list for UPAWS for their SUP request.
- 8. Public Comment: None
- 9. R. Titter adjourned meeting at 7:53

Ron Titter
Chairman

S. Brauer
Secretary

C. Kerkela
Recording Secretary