

**SANDS TOWNSHIP PLANNING COMMISSION  
MINUTES**

July 18, 2017

1. Call to Order at 6:30 by Planning Commission Chair R. Titter
2. Roll Call: J. Noe, S. Brauer, J. Yelle, P. Lajewski-Pearson, R. Titter & E. Anderson (arrived at 6:31)
  - a. Absent: A. Burbey
  - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Karen Duquette, Don Duquette, William McDonald, Helen Peters, Alan Peters, Felicia Flack, Scott Jandron, Bob Stephenson, Kay Tasson, Amber Wetton, Matt Johnson, Tom Leone, Kathy Leone, Sierra Banse, Alissa Hahn, Lynn Andronis, Christian Verardi, Crystal Swanson, Ann Brownell, Ulrike and David Mahan, Brian McMillan, Bromley Hall, Joan Mulder, Keith Mingori
3. Approval of Agenda: Motion by J. Noe, Supported by S. Brauer, to approve agenda as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Minutes:
  - a. June 15, 2017: Motion by J. Noe, Supported by S. Brauer, to approve the minutes with the one noted correction. Ayes: 6 Nays: 0 Motion carried.
  - b. June 20, 2017: Motion by J. Yelle, Supported by S. Brauer, to approve the minutes as presented. Ayes: 6 Nays: 0 Motion carried.
5. Public Comment: None
6. Business:
  - a. Public Hearing: SUP2017-03 (UP Steel):
    - i. R. Titter opened Public Hearing at 6:33
      - A. Staff Input: R. Yelle stated this is an approved use in the Zoning District.
      - B. Requester Input: Brian McMillan said the business is for wholesale and warehousing of steel. Storage is all indoors and cold storage only. They expect 1-2 semi-trucks a week at the business, and do plan for when road restrictions are on.
      - C. Public Input: None
    - ii. R. Titter closed Public Hearing at 6:36.
    - iii. Commission Discussion & Action:

**Motion by P. Lajewski-Pearson, Supported by J. Yelle, 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 approves SUP2017-03 with the following conditions:**

- **Outside storage must be fenced and buffered per section 412 of the Township Zoning Ordinance,**
- **Lighting must be directed to the internal area of property,**
- **Must comply with the Township's Noise and Vehicle Parking Ordinances,**
- **No off premises signage allowed, unless approved in writing by the Township Planning and Zoning Department.**

**Ayes: 6 Nays: 0 Motion carried.**

b. SUP2017-04 (continued from June 15, 2017 meeting):

- i. R. Titter opened the floor for public comments.
  - One person in the public spoke in favor of the facility and the project.
  - Felicia Flack said she feels UPAWS is doing things right, and that this will be a good facility.
  - Matt Johnson said he has helped with large animal rescue for years and is excited to see this much-needed facility. He is in support of the project.
- ii. Planning Commission members asked questions of Joan Mulder and Bromley Hall. Questions focused on water usage (current estimates and anticipated usage in the new facility), amount of animals expected at the facility, the large animal rescue and housing of large animals, the dog park operation, lighting at the facility, security of the property, out of state animals, and staffing and hours of operation.

When asked, Jim Noe explained some of the concerns with the aquifer. If water usage is as estimated for the facility, he said it should not impact water levels too terribly.

**Motion by E. Anderson, Supported by J. Noe, 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 Planning Commission approve SUP2017-04 with the following conditions of approval:**

- **Requirements as indicated within Section 317 of the Zoning Ordinance (All kennel animals must be fenced, with an additional 200 foot setback on all sides for animal quarters),**
- **Large animals (horses, cattle, etc.) must be confined by fence and housed with an additional 100 foot setback from property line,**
- **Must comply with all other applicable ordinances including, but not limited to, the Sign, Noise and Nuisance Ordinances,**
- **Must comply with all local, County of Marquette, State of Michigan, and Federal regulations, ordinances and statutes,**
- **Must comply with Section 412 of the Zoning Ordinance (required planting screens),**
- **One water well approved, with pumping capacity not to exceed 9 gallons per minute,**
- **The accepting of out of state animals is strongly discouraged,**
- **The property must be secured during non-open hours,**
- **Normal operating hours are 11:00 AM to 9:00 PM, Monday through Sunday,**
- **Illumination must be kept at a minimum,**
- **Any extra activity must be requested through, and approved by, the Sands Township Zoning and Planning Department, and**
- **A yearly review/update of SUP2017-04 will be required, beginning January 16, 2018 and each year thereafter, unless the Sands Township Planning Commission deems otherwise, by motion, at an open meeting of the Commission.**

**Roll call vote: Anderson – yes, Yelle – yes, Lajewski-Pearson – no, Noe – yes, Brauer – yes, Titter – no. Motion carried 4-2.**

c. Draft Master Plan: On hold until the September meeting.

7. Administrative Report:

- a. Ordinance 55, Section 4 – No update.
- b. Violations Update – R. Yelle gave an update on current violations.
- c. Authority Update – No Update

8. Public Comment: None

9. R. Titter adjourned meeting at 7:48

Ron Titter  
Chairman

S. Brauer  
Secretary

C. Kerkela  
Recording Secretary