

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

September 19, 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
 - a. Absent: A. Burbey & E. Anderson
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Jim Delmont, Tom Lancaster
3. Approval of Agenda: Motion by S. Brauer, Supported by J. Noe, to approve agenda with the addition of 6d – Medical Marihuana Processing Facility. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Minutes (July 18, 2017): Motion by R. Titter, Supported by J. Yelle, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion carried.
5. Public Comment: None
6. Business:
 - a. SUP2014-01, Choice Propane
Jim Delmont explained the changes/amendments to the conditions of approval for their business (SUP2014-01). They are requesting:
 - Approval for two additional 30,000 gallon bulk tanks (included on the original site plan),
 - Asking to lower the 2,400 gallon truck size (they have a truck that is 2,200 gallons)
 - Will also be working on site plans and DEQ approval for a future dispensary, and will bring that back to the Planning Commission
 - Asking for approval to paint small tanks on site

Discussion followed, with questions answered by Jim Delmont and Tom Lancaster on the time frame for the expansion, both future plans and current work done at the site, storage of small tanks on site and outside of the fence, and the process for painting tanks. Discussion also followed on why some of the original conditions were placed on the SUP approval.

Motion by J. Noe, Supported by P. Lajewski-Pearson, to amend the original conditions of approval of SUP2014-01 to allow for two additional 30,000 gallon tanks on site (condition #8), to allow for a minimum truck size of 2,200 gallons (condition #7), to allow for painting, but no spray painting, of small tanks on site (condition #11), and to require all tanks over 1,000 gallons be inside the cyclone fence, but allow up to six tanks (1,000 gallons or less) for display in

front of the building, with additional small tanks stored neatly behind the building (condition #9). Ayes: 5 Nays: 0 Motion carried.

- b. Draft Master Plan: Discussion followed on updates already made to the plan, and how to proceed with updating several areas, especially Chapters 10 and 11. Carolyn will have a complete updated draft version for the October meeting.
 - c. Ordinance 55 – Vehicle and Trailer Parking and Storage Ordinance: R. Yelle asked about amending some of the wording to make the Ordinance stronger and more enforceable. Board consensus is to move forward with the amendments.
 - d. Medical Marihuana Facilities Ordinance – R. Yelle explained the Township Board is asking for individual input from the Planning Commission on possibly allowing Medical Marihuana Facilities; the Township Board is holding a Public Hearing on October 10 regarding the issue.
7. Administrative Report:
- a. Violations Update – R. Yelle gave an update on current violations.
 - b. Authority Update – R. Yelle gave an update.
8. Public Comment: None
9. R. Titter adjourned meeting at 7:48.

Ron Titter
Chairman

S. Brauer
Secretary

C. Kerkela
Recording Secretary