

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

June 7, 2018
Special Meeting

1. Call to Order at 5:30 by Planning Commission Chair R. Titter
2. Roll Call: S. Brauer, J. Yelle, P. Lajewski-Pearson, R. Titter, E. Anderson & S. Sundell
 - a. Absent: A. Burbey
 - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Jim Schumacher, Dominic Hagerty, Melinda Beaudry, Raymond T. Beaudry, Susan Vore, David Vore, Mary Ganfield, Cindy Smith, Ryan Smith, Dean Mallos
3. Approval of Agenda: **Motion by S. Brauer, Supported by S. Sundell, to approve agenda as presented. Ayes: 6 Nays: 0 Motion Carried.**
4. Approval of Minutes:
 - a. May 1, 2018 (Special Meeting) – **Motion by P. Lajewski-Pearson, Supported by S. Brauer, to approve minutes of May 1, 2018, with the grammatical error corrected. Ayes: 6 Nays: 0 Motion carried.**
 - b. May 15, 2018 (Special Meeting) – **Motion by S. Brauer, Supported by E. Anderson, to approve minutes of May 15, 2018, as presented. Ayes: 6 Nays: 0 Motion carried.**
5. Public Comment:

Raymond Beaudry, 121 S. Tracie Lane, is against the rezoning of his property to Rural Residential. The uses allowed in RR could increase the traffic on the private road. There are currently 23 homes using the road, which they pay to maintain. Some of the uses of RR could depreciate the value and add traffic in the area. They live in a quiet area. He also had concerns of the State looking at putting a gun range near their area.

Mary Ganfield, 2 Deer Run, has communicated with several people who live on Tracie Lane, all of who have strong feelings against the rezoning. She agrees with what Ray Beaudry shared.

Melinda Beaudry, 121 S. Tracie Lane, questioned the intent of the rezoning, and was informed it was to fit better with the area and protect the aquifer.

Ryan Smith, 7 Deer Run, said the rezoning could lead to multifamily dwellings, which would not preserve the aquifer.

Dean Mallos said this same request was revisited years ago, and the residents were against it at that time also. He is concerned the rezoning could lead to mobile homes. The lots in the area are already larger. He is opposed to the rezoning.

Raymond Beaudry wanted it noted he already has approval to split his property into lots. This rezoning would restrict his rights on his property, and would not allow him to split. He is not in favor.

6. Business:

a. Public hearing: Amendment 01-18-03

i. Open Public Hearing: R. Titter opened Public Hearing at 5:43.

A. Staff Input: R. Yelle explained the amendment.

B. Public Input:

Jim Schumacher appreciated the change in definitions and the allowing for the bundling of Commercial Marihuana Facilities in a Commercial district. At this time, he does not know of anyone applying for a Secure Transporter license in the area, so having the facilities on the same property is a big advantage.

ii. Close Public Hearing: R. Titter closed Public Hearing at 5:45.

iii. Commission Discussion & Action:

Motion by P. Lajewski-Pearson, Supported by S. Sundell, that, after conducting the required public hearing, reviewing the Sands Township Zoning Ordinance and receiving input from Township staff, Township residents, and the general public, the Sands Township Planning Commission accepts Amendment 01-18-03 as presented and recommends approval by the Sands Township Board. Ayes: 6 Nays: 0 Motion carried.

b. Public hearing: Amendment 01-18-04

i. Open Public Hearing: R. Titter opened Public Hearing at 5:47.

A. Staff Input: R. Yelle explained the amendment.

B. Public Input: None

ii. Close Public Hearing: R. Titter closed Public Hearing at 5:48.

iii. Commission Discussion & Action:

Motion by S. Brauer, Supported by E. Anderson, that, after conducting the required public hearing, reviewing the Sands Township Zoning Ordinance and receiving input from Township staff, Township residents, and the general public, the Sands Township Planning Commission accepts Amendment 01-18-04 as presented and recommends approval by the Sands Township Board. Ayes: 5 Nays: 1 Motion carried.

c. Public Hearing: RZ2018-02 (Sands Township)

i. Open Public Hearing: R. Titter opened Public Hearing at 5:48.

A. Staff Input: R. Yelle explained the request, and said after hearing Public Comment, the Planning Commission could decide to rezone some of the proposed properties, but does not have to recommend approving them all.

B. Public Input:

Dean Mallos is opposed to the rezoning in general.

Rezoning properties except for the ones that front Tracie Lane could still lead to opposition.

Ryan Smith asked what caused this to be considered. R.

Yelle explained it was because of the larger parcels, and would be less restrictive, and could help protect the aquifer.

Dean Mallos asked if there was any reason as to why water levels were declining.

Raymond Beaudry said several factors are affecting the water, including CCI and Goose Lake. He suggested getting with the State to discuss the issue.

ii. Close Public Hearing: R. Titter closed Public Hearing at 6:03

iii. Commissioner Discussion & Action: Discussion followed on the proposed parcels, especially the ones near Tracie Lane.

Motion by P. Lajewski-Pearson, Supported by S. Brauer, that, after conducting the required public hearing and required postings, reviewing the Sands Township Zoning Ordinance and Master Plan, and receiving input from Township staff, Township residents, and the general public, the Sands Township Planning Commission is hereby recommending that the Sands Township Board of Trustees approve rezoning request number RZ2018-02, excluding properties located in Section 13 of T47N-R25W. Ayes: 5 Nays: 0 Abstain: 1 Motion carried.

7. Administrative Report: R. Yelle gave report

8. Public Comment: The residents thanked the Board for their decision.

9. R. Titter adjourned meeting at 6:10.

Ron Titter
Chairman

S. Brauer
Secretary

C. Kerkela
Recording Secretary