

**SANDS TOWNSHIP PLANNING COMMISSION  
MINUTES**

October 20, 2020

1. Call to Order at 6:30 PM by Planning Commission Chair S. Brauer
2. Roll Call: S. Brauer, S. Sundell, P. Lajewski-Pearson, J. Yelle & C. Bushong
  - a. Absent: None
  - b. Others in Attendance: Randy Yelle, Pamela Roberts, Stacey Bluse (Trimedia), Gabe Johnson and Kris Scherer (CCI).
3. Approval of Agenda: Motion by C. Bushong, Supported by P. S. Sundell, to approve agenda as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Meeting Minutes of August 18, 2020: Motion by P. Lajewski-Pearson, Supported by C. Bushong, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion Carried.
5. Public Comment: None
6. Business:
  - a. Public Hearing Zoning Ordinance Amendment 01-20-02 (Rezoning)
    - i. S. Brauer opened Public Hearing at 6:36 PM.
      - A. Staff Input – See Attached.
      - B. Public Input – None.
    - ii. S Brauer closed Public Hearing at 6:45
    - iii. Motion by P. Lajewski-Pearson, supported by S. Brauer, that after conducting the required Public Hearing, reviewing the Township's Zoning Ordinance and Master Plan, and receiving staff input, the Planning Commission hereby recommends that the Sands Township Board of Trustees adopt Zoning Ordinance Amendment 01-20-02. Ayes: 5 Nays: 0 Motion Carried.
  - b. SUP20-05 (CCI Mineral Extraction and Borrow Pit)
    - i. S. Brauer opened Public Hearing at 6:47 PM.
      - A. Staff Input – See Attached.
      - B. Requester input – Gabe Johnson reviewed request to operate a Borrow Pit in Sands Township. Had visual maps for questions.
      - C. Public Input – None
    - ii. S Brauer closed Public Hearing at 6:50 PM.
    - iii. Commission discussion and action – J. Yelle inquired about grades and depths near the water table.
    - iv. Motion by Commissioner C. Bushong, supported by J. Yelle that after conducting the required Public Hearing, reviewing the

Township's Zoning Ordinance and Master Plan, and receiving staff and requestor input, the Sands Township Planning Commission grants SUP20-05 with conditions of approval (see attached). Ayes: 5 Nays: 0 Motion Carried.

- c. 2021 Planning Commission Meeting dates and time
  - i. January 19, April 20, June 15, July 20, September 21, October 19 all with a start time of 6:30 PM.
  - ii. Motion by S. Brauer, supported by P. Lajewski-Pearson to approve Planning Commission 2021 meeting dates and time. Ayes: 5 Nays: 0 Motion Carried.
- d. 2021 Planning Commission Officers
  - i. Chairperson: S. Brauer; Vice Chairperson: S. Sundell; Secretary: P. Lajewski-Pearson
  - ii. Motion by J. Yelle, supported by C. Bushong to approve 2021 Planning Commission Officers. Ayes: 5 Nays: 0 Motion Carried.

7. Administrative Report:

- a. Violation Report: R. Yelle gave an update on violations and progress in the Township.
- b. Authority Update: R. Yelle gave an update on Transfer station and progress on the glass recycle facility at the Landfill.

8. Public Comment: None

9. S. Brauer adjourned meeting at 7:15 PM.

S. Brauer  
Chairman

P. Lajewski-Pearson  
Secretary

P. Roberts  
Recording Secretary

**RANDALL L. YELLE**  
**SANDS TOWNSHIP DIRECTOR OF ZONING**  
**987 M-553 South. Gwinn, Michigan 49841**  
**1-906-249-9169, Fax-2120**  
**zoning@sandstownship.org**

October 21, 2020

To: Planning Commission Members;  
P. Lajewski-Pearson, C. Bushong, S. Brauer, S. Sundell & J. Yelle

Re: October 20, 2020 Meeting:

At the October 20<sup>th</sup> meeting:

- Conducted a public hearing on amendment 01-20-02 to the Zoning Ordinance in regards to the rezoning of parcels from Commercial to Rural Residential.
- Conducted a public hearing on SUP 20-05 from CCI requesting approval to operate a mineral extraction operation that includes a borrow pit.
- Elected Officers and Approved 2021 meeting dates & times.

**Amendment 01-20-02**

The requestor is asking for his newly-purchased parcel to be rezoned from Commercial to Rural Residential for the construction of a single family dwelling. The property is bordered on the East by properties already zoned Rural Residential, bordered by State Highway M553 on the West side, and adjacent to our Township Transfer Station. A small parcel along the North side of this parcel is also zoned Commercial, but has a single family dwelling on it. Approving this rezoning request would create spot zoning, so the Township is recommending that this parcel also be rezoned to Rural Residential.

- Staff input, (met with owner of parcel 52-14-003-003-00 & received approval to include the rezoning of this parcel from C to RR.)
- Public input
- Planning Commissioners Q&A

Planning Commission recommendation to Sands Township Board of Trustees:

Motion by Commissioner Pamela Lajewski-Pearson that after conducting the required Public Hearing, reviewing the Township's Zoning Ordinance and Master Plan, and receiving staff and public input, we hereby recommend that the Sands Township Board of Trustees adopt zoning ordinance amendment 01-20-02. Motion supported by Commissioner Suzanne Sundell. Yes 5, No 0. Motion carried.

**SUP20-05**

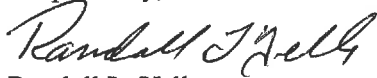
CCI is requesting approval to operate a Borrow Pit area and a mining operation within the Township of Sands in T46N-R25W, Sections 6 & 7.

- Staff input
- Requesters input
- Public input
- Planning Commissioners Q&A

Motion by Commissioner Cory Bushong, Supported by Commissioner Justin Yelle, that after conducting the required public hearing, reviewing the Township's Zoning Ordinance and Master Plan, and after receiving input from staff, requesters, and the public, the Sands Township Planning Commission grants SUP20-05 with the following conditions of approval. Yes 5, No 0. Motion carried.

1. Must comply with all local, county, state and Federal laws and ordinances regarding Mineral extraction, including noise.
2. Area must be fenced for the health, safety & welfare of the general public and local wildlife.
3. Upon completion, area must be reclaimed per the approved reclamation plan within one year.

Respectfully;



Randall L. Yelle  
Zoning Administrator