

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

June 15, 2021

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 and C. Bushong
 - a. Others in Attendance: Randy Yelle, Pamela Roberts, Clint Weninger and Christopher Noel from Payne and Dolan, Leslie Hurst from UPAWS.
3. Approval of Agenda: Motion by P. Lajewski-Pearson, Supported by C. Bushong, to approve agenda with the addition of item 7, discussion of Senate Bill 429, 430, 431 and bills to preempt local zoning on short term rentals. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Meeting Minutes from April 20, 2021: Motion by S. Sundell, Supported by C. Bushong, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion Carried.
5. Public Comment: Leslie Hurst from UPAWS requested time to speak on item 6b.
6. Business:
 - a. Public Hearing: Payne and Dolan, Inc. is requesting to enlarge their existing extraction site (SUP04-05).
 - i. Open Public Hearing: S. Brauer opened Public Hearing at 6:33 PM.
 - A. Staff Input: R. Yelle stated that Payne and Dolan, Inc. has submitted a Zoning Compliance Permit request to enlarge their existing extraction site (SUP04-05), parcel number 52-14-118-005-00 in section 18, T47N-R25W on to the adjoining Cleveland-Cliffs Iron Company properties, parcel numbers 52-14-119-002-00 and 52-14-119-002-10 in section 19, T47N-R25W, within the Township of Sands. R. Yelle stated he has received no complaints or objections to the request from surrounding property owners.
 - B. Requester Input: Clint Weninger from Payne and Dolan explained the existing extraction site located at County Rd. NC would expand to adjacent property owned by CCI under a ten year land lease. The extraction operations to occur on the CCI property would be similar to those already occurring at the current site including aggregate extraction, processing and storage including crushing, screening and washing. All safety protocols will be followed and reclamation work shall occur in a counter clockwise fashion.
 - C. Public Comment: None
 - ii. Close Public Hearing: S. Brauer closed Public Hearing at 6:40 PM.

- iii. Commission Discussion and Action: J. Yelle stated that Payne and Dolan has a very good reputation in the industry for environmental safety and he has no concerns with this expansion. After discussions on the extraction site reclamation plans (addressed by both Clint Weninger and Christopher Noel), **C. Bushong moved, S. Sundell supported, that after conducting the required public hearing, receiving input from Township Staff, and Requester, as well as the public, reviewing the Sands Township Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby grants Zoning Compliance Permit ZCP21-19 requesting to enlarge the existing extraction site (SUP04-05) with the following conditions of approval:**
 - A. Comply with all Local, County, State and Federal documents regarding mineral extraction.**
 - B. Comply with the Sands Township Noise Ordinance.**
 - C. At time of closure and/or abandonment (No longer used) recovery of the area will be reclaimed to its natural state including grading to no more than a 2.5 slope, top soil as needed for seeding of area and trees, per zoning ordinance section 414 (C) within one year.**
 - D. Reclamation shall be accomplished in stages, as areas are no longer used.**

Ayes: 5 Nays: 0 Motion carried.
- b. UPAWS, Planning Commission review of SUP17-04 per conditions of approval.
 - i. Open Review: S. Brauer opened the review at 6:45 PM.
 - ii. Planning Commission Statement: UPAWS must abide by all conditions of approval in regards to SUP17-04. Any events or additions above or beyond the scope of daily activity of running an animal shelter requires prior approval by the Sands Township Zoning and Planning Department. A yearly review of SUP17-04 conditions of approval is required and any changes to these conditions of approval will require submission of a new Special Use Permit request.
 - iii. Staff Input: R. Yelle answered questions in regards to allowing alcohol.
 - iv. Public Input: None
 - v. UPAWS Input: Leslie Hurst, UPAWS Board Member stated that most UPAWS volunteer staff has changed since SUP17-04 was approved. Due to the changes in staff, there was some confusion on the review process and internal procedures in regards to the conditions of approval and requirements. She expressed concerns that the conditions of approval were vague in regards to allowing alcohol and the primary focus of serving alcohol and renting their community room was to raise money for UPAWS. She discussed with the Planning Commission on exactly what was in the scope of daily activity for the shelter and possible events/activities the shelter would like to hold and the requirement for the yearly review of the conditions of approval. She thanked the Planning Commission for their time and looks forward to continuing a positive dialogue with the Township.

- vi. S. Brauer closed the review at 7:12 PM.
- 7. Discussion of Senate Bill 429, 430, 431 and bills to preempt local zoning on short term rentals. J. Yelle passed out information on the Senate Mining Bills and asked the board to consider voicing their opinion against these bills. The Commission also discussed the ramification and effect on the Township in regards to preempting of local zoning on short term rentals.
- 8. Administrative Report:
 - a. Violation report: R. Yelle gave an update on violations and progress in the township.
 - b. Authority update: None
- 9. Public Comment: None
- 10. S. Brauer adjourned meeting at 7:35 PM.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

P. Roberts
Recording Secretary