

**SANDS TOWNSHIP PLANNING COMMISSION
MINUTES**

September 21, 2021

1. Call to Order at 6:30 PM by Planning Commission Chair S. Brauer.
2. Roll Call: S. Brauer, P. Lajewski-Pearson, J. Yelle
 - a. Absent: S. Sundell, C. Bushong
 - b. Others in Attendance: Randy Yelle, Pamela Roberts, Mary Rule, William Rule, Jackie Smith, Nicholas Smith, Wade Carter
 - c. Zoom: Robert Kallio
3. Approval of Agenda: Motion by P. Lajewski-Pearson, Supported by S. Brauer, to approve agenda as presented. Ayes: 3 Nays: 0 Motion Carried.
4. Approval of Meeting Minutes from June 15, 2021: Motion by P. Lajewski-Pearson, Supported by S. Brauer, to approve the minutes as presented. Ayes: 3 Nays: 0 Motion Carried.
5. Public Comment: Nicholas Smith requested time to speak on item 6b.
6. Business:
 - a. Public Hearing: Zoning Ordinance Amendment 21-01-01
 - i. Open Public Hearing: S. Brauer opened Public Hearing at 6:35 PM.
 - A. Staff Input: R. Yelle gave input on adding Short Term Rentals to the Sands Township Zoning Ordinance.
 - B. Public Input: None
 - ii. Close Public Hearing: S. Brauer closed Public Hearing at 6:41 PM.
 - iii. Commission Discussion and Action: **J. Yelle moved, P. Lajewski-Pearson supported, that after conducting the required public hearing, receiving input from Township Staff, reviewing the Sands Township Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby recommends that the Sands Township Board of Trustees adopt Zoning Ordinance Amendment 21-01-01. Ayes: 3 Nays: 0 Motion Carried.**
 - b. Public Hearing: Zoning Ordinance Amendment 21-01-02
 - i. Open Public Hearing: S. Brauer opened Public Hearing at 6:44 PM.
 - A. Staff Input: R. Yelle gave input on the map rezoning of parcel 52-14-003-002-00 (Old Transfer Station and Old Townhall/Fire Station) from its present zoning of Public Land (PL) to Commercial (C).
 - B. Public input: Nicolas Smith lives adjacent to the property known as the Old Townhall/Fire Station. He expressed his concerns about the property being rezoned as commercial due to noise, lighting, traffic and what sort of business will be going into the buildings.

- ii. Close Public Hearing: S. Brauer closed Public Hearing at 6:50 PM.
- iii. Commission Discussion and Action: Planning Commission questioned why the Township Board approved the sale of the property prior to rezoning to commercial land. Commissioners assured Mr. Smith he will be kept well-informed of all special use permit requests submitted by the new property owners. **P. Lajewski-Pearson moved, J. Yelle supported, that after conducting the required public hearing, receiving input from Township Staff, as well as the public, reviewing the Sands Township Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby recommends that the Sands Township Board of Trustees adopt Zoning Ordinance Amendment, (map rezoning) parcel 52-14-003-002-00 from its present zoning of Public Land (PL) to Commercial (C).**

Ayes: 3 Nays: 0 Motion Carried.

- c. Public Hearing: Mr. Wade Carter is requesting to open an auto repair shop on his property located off South State Highway, M-553, Gwinn, MI (SUP21-05).
 - i. Open Public Hearing: S. Brauer opened Public Hearing at 7:04 PM.
 - A. Staff Input: R. Yelle gave input on Mr. Carter's request.
 - B. Requester Input: Mr. Carter explained his need to work and that he is a certified mechanic but would need to get his license renewed. He stated he would like to repair cars and sell them.
 - C. Public Input: None.
 - ii. Close Public Hearing: S. Brauer closed Public Hearing at 7:15 PM.
 - iii. Commission Discussion and Action: **J Yelle moved, S. Brauer supported that after conducting the required public hearing, receiving input from Township Staff and SUP requester, reviewing the Sands Township Zoning Ordinance and Master Plan, as well as the Township Legal Staff documentation, the Sands Township Planning Commission hereby tables the SUP21-05 request until all Commissioners are present for a Special Meeting on Monday, September 27th, 2021 at 5:00 PM.**
- Ayes: 3 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 MCSWMA activity and progress as the recycling program continues to grow.

8. Public Comment: None

9. S. Brauer adjourned meeting at 7:35 PM.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

P. Roberts
Recording Secretary

DRAFT