

**SANDS TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
October 19, 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, S. Sundell, C. Bushong
  - a. Others in Attendance: Randy Yelle, Pamela Roberts, Matthew Blondeau, Mark Curran
3. Approval of Agenda: Motion by S. Sundell, Supported by C. Bushong, to approve agenda as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Special Meeting Minutes from September 27, 2021: Motion by P. Lajewski-Pearson, Supported by J. Yelle, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion Carried.
5. Public Comment: None
6. Business:
  - a. Public Hearing: Mr. Matt Blondeau is requesting approval to construct six (6) cold storage unit buildings off South M-553/Laramie Road on parcel number 52-14-010-001-00,T46N, R25W, Section 10, Sands Township (SUP21-06).
    - i. Open Public Hearing: S. Brauer reopened Public Hearing at 6:33 PM.
      - A. Staff Input: R. Yelle gave input on Mr. Blondeau's request.
      - B. Requester Input: Mr. Blondeau stated there would be six (6) buildings with twenty (20) individual storage units per building (120 total). Each individual unit would be 10x20 in size and exactly the same as those constructed in Chocolay Township and expects to have the project done within 8 years of the approved SUP. Mr. Blondeau also asked the Commissioners to consider other possible project ideas for the 27 acre parcel.
      - C. Public Input: None.
    - ii. Close Public Hearing: S. Brauer closed Public Hearing at 6:40 PM.
    - iii. Commission Discussion and Action: J. Yelle questioned the water level on the property and Mr. Blondeau explained the drainage in the construction area is good. P. Lajewski-Pearson questioned if any of the adjacent neighbors had voiced concerns with the project and R. Yelle said he received one phone call from a neighbor who wanted to know exactly where the buildings would be. No negative comments. **C. Bushong moved, S. Sundell supported, that after conducting the required public hearing, receiving input from township staff and SUP21-06 requester, reviewing the Sands Township Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby grants SUP21-06 with the following conditions of approval:**

- A. Comply with all Sands Township Zoning Ordinance requirements, Sands Township Noise Ordinance, as well as the Township Nuisance Ordinance.**
  - B. Lighting must be focused inward, and not encroach on surrounding property and/or roadways.**
  - C. Must Supply the Zoning Department proof of Land Ownership.**
- Ayes: 5    Nays:0    Motion Carried.**

- b. Pre-application Conference: Mark Curran presented a preliminary PUD for a campground in Sands Township.

7. Administrative Report:

- a. Violation Report: R. Yelle had no new violations to report.
- b. Authority Update: R Yelle gave an update on MCSWMA activity.

8. Public Comment: None

9. S. Brauer adjourned meeting at 7:19 PM.

S. Brauer  
Chairman

P. Lajewski-Pearson  
Secretary

P. Roberts  
Recording Secretary