

**SANDS TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**
September 27, 2021

1. Call to Order at 5:00 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, Wade Carter
 - b. Zoom: Robert Kallio
3. Approval of Agenda: Motion by P. Lajewski-Pearson, Supported by C. Bushong, to approve agenda as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of 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. Continuation of tabled Public Hearing from September 21, 2021 (SUP21-05).
 - b. Mr. Wade Carter is requesting to open an auto repair shop on his property located at 130 South State Highway, M-553, Gwinn, MI (SUP21-05).
 - i. Reopen Public Hearing: S. Brauer reopened Public Hearing at 5:04 PM.
 - A. Staff Input: R. Yelle updated Commissioners on Mr. Carter's request.
 - B. Requester Input: Mr. Carter explained his desire to repair cars in a garage currently on his property and sell them for income.
 - C. Public Input: None.
 - ii. Close Public Hearing: S. Brauer closed Public Hearing at 5:10 PM.
 - iii. Commission Discussion and Action: Commissioners discussed and asked questions related to current violations on the property, how many years total on violation orders, the taxpayer costs to clean up Mr. Carter's property, revoking the SUP should it be approved along with possible conditions for approval and a yearly review, surrounding property owner feedback on the SUP request, zoning districts on surrounding property and if the SUP would still be in place if the property would be sold at some point. Randy Yelle answered questions. **Motion by Commissioner P. Lajewski-Pearson that after conducting the required public hearing, receiving input from township staff, SUP requester, reviewing the Sands Township Zoning Ordinance and Master Plan, as well as the Township's legal staff documentation, the Sands Township Planning Commission hereby denies SUP21-05 addressing the following reasons for denial:**

- A. Parcel was recently found in violation of township ordinances.**
- B. Mr. Carter repeatedly failed and/or refused to bring property into compliance despite written notices of ordinance and court order violations.**
- C. Sands Township was required to expend significant taxpayer monies on bringing parcel into compliance.**
- D. Mr. Carter and the subject parcel are currently in violation of the court ordered judgment.**

Motion supported by Commissioner S. Sundell.

ROLL CALL VOTE:

Commissioner P. Lajewski-Pearson-YES
Commissioner S. Sundell-YES
Commissioner C. Bushong-YES
Commissioner S. Brauer-YES
Commissioner J. Yelle-NO

Motion Carried.

- 7. Public Comment: None
- 8. S. Brauer adjourned meeting at 5:42 PM.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

P. Roberts
Recording Secretary