

**SANDS TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**

November 30, 2021

1. Call to Order at 6:30 PM by Planning Commission Chair S. Brauer.
2. Roll Call: S. Brauer, P. Lajewski-Pearson (Zoom), J. Yelle, S. Sundell, C. Bushong
 - a. Others in Attendance: Randy Yelle, Pamela Roberts, Mark Curran, Nick Bazinette, Donna Robertson, Lisa Gauthier, Tim Gauthier, Wendy Maas, Missy Lehtomaki, Brad Crimmins, Reed Alderton, Jessie Finnilla, Chris Kirk, David Kallio. Zoom Attendance: Christie Mastic, Bob Boatman, Amy Quinn, Benjamin Bernard and 1 other not identified.
3. Approval of Minutes from October 19, 2021: Motion by P. Lajewski-Pearson, Supported by C. Bushong, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Public Comment: S. Brauer explained that all public in attendance will have 3 minutes to comment during the public input portion of the public hearing.
5. Business:
 - a. Public Hearing: Mark Curran is requesting approval for a Planned Unit Development (PUD) campground/recreation area on 600+ acres within T47N-R25W, Sections 4, 5 & 9, currently zoned Open Space (OS) in Sands Township (SUP21-07).
 - i. Open Public Hearing: S. Brauer opened the Public Hearing at 6:34 PM.
 - A. Staff Input: R. Yelle explained Mark Curran's request to develop the 600+ acres into a campground/recreation area with access being from County Road 480 and County Road NP. He expressed concerns to the Commission Members that the plans drawn up by UP Engineers and Architects do not currently show where these two access points are. He also presented a note from the Marquette County Road Commission on their concerns about access and the need for a traffic impact study; a letter from A. Lindberg and Sons, Inc. regarding concerns about blasting, easement access and increased traffic; and a memorandum from the MCSWMA on additional access to County Road NP and the health and safety hazards this could add.
 - B. Requester Input: Mark Curran explained the area would contain camping sites, cabins, a main lodge, caretaker's cabin, employee's cabin, hot tubs and pool as well as trails and other recreational areas. Access points would be from County Road 480, County Road NP and the A. Lindberg and Sons entrance (says easement is already in place). He also discussed the possibility of constructing a one lane bridge. He expressed his disappointment about a traffic impact study.

C. Public Input:

- a. Brad Crimmins from A. Lindberg and Sons is not opposed to the project but is concerned about the easement to access the proposed project, the increase in traffic and the safety of blasting. He stated that the easement must define exactly what and where the access would be. He said there is a large amount of heavy truck traffic in and out on a daily basis and the proximity of quarry blasting operations to the cabins (mostly near Little Pelissier Lake) is of concern.
- b. Amy Quin had concerns about where the project would be located in proximity to Pelissier Lake. Will a road study be required? Who pays for that? Will the trails be used in multiple ways?
- c. Wendy Maas stated she resides on M-553 and inquired where the ATV's will have access and how they will safely cross Co Rd 480.
- d. Jessie Finnilla asked about 4 wheelers, dirt bikes, etc. and expressed concerns about them safely crossing Co Rd 480. There is already a large amount of ATV and side by sides on Co Rd 480. She travels Co Rd 480 several times per day and has concerns about the high volume of traffic already on this highway.
- e. Chris Kirk is in favor of a traffic study. 553/480 is a very busy and dangerous traffic intersection. Says the Wolverine sign is blinding at night. Has nothing against the campground, but must consider the amount of traffic and the negative impact it will have on the Crossroads area.
- f. Missy Lehtomaki owns property on M-553 and Feather Ridge. She expressed concerns about traffic and smoke smell from the large amount of camp fires.
- g. Dave Kallio introduced himself as a member of the Sands Township Board. He stated concerns about the high volume of traffic at the intersection of M-553 and Co Rd 480 and the need for the Marquette Co Road Commission to once again consider a roundabout.
- h. Tim Gauthier questioned if there would be fuel dispensing. If not, the hub for fuel would be the Crossroads Gas Station which would mean more ATV/camper traffic running on Co Rd 480 for fuel. Had concerns about the possibility of a bridge and what direction it would run.

ii. Close Public Hearing: S. Brauer closed Public Hearing 7:05 PM.

iii. Commission Discussion and Action:

- A. Commissioners discussed and asked questions related to the legal easement access with A. Lindberg and Sons, access and traffic concerns on Co Rd NP, increased traffic on Co Rd 480, possibility of access on Hwy M-553, feasibility of a traffic study, the need for a drawing that shows the traffic in and out of Co Rd 480, the total amount of camp sites and cabins, adjoining property to the north, location of Mr. Curran's property, amount of traffic on Co Rd NP on the weekends, Curb cuts on all access roads, fences, security

cameras, water well size, possibility of moving cabins away from possible blast zones and timber harvesting on the property.

Questions were answered by Mr. Curran and Randy Yelle.

C. Bushong moved, J Yelle supported that after conducting the required public hearing, receiving input from Township Staff, the public and SUP requester and reviewing the Sands Township Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby postpones the proposed Zoning Map amendment 21-01-03, rezoning of a portion of Open Space (OS) within T47N-R25W, Sections 4, 5 and 9 to Planned Unit Development (PUD) and the Planned Unit Development (PUD) campground/recreation area on 600+ acres within T47N-R25W, Sections 4, 5 & 9, currently zoned Open Space (OS) in Sands Township (SUP21-07) until the following items have been addressed:

- 1. Legal review of the A. Lindberg and Sons road access easement.**
- 2. Documented Legal access off County Rd NP.**
- 3. Traffic Count.**

Ayes: 5 Nays: 0 Motion Carried.

6. Public Comment:

- a. General public comment: County Road Commission study on a roundabout, traffic already will be increased because of the new UPS facility, lighting from area signs and projects, camp fires from the proposed campground, fencing, increase in bike traffic and the negative consequences of the continued expansion of business in the Crossroads area.

7. S. Brauer adjourned meeting at 7:55 PM.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

P. Roberts
Recording Secretary