

**SANDS TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**

January 4, 2022

1. Call to Order at 6:30 PM by Planning Commission Chair Shelly Brauer.
2. Roll Call: Shelly Brauer, Pam Lajewski-Pearson, Justin Yelle, Susan Sundell, and Cory Bushong
 - a. Others in Attendance: Randy Yelle, Brad Crimmins, Jeanne Avendt, Jon Pacl, Mike Hubbard, and Chris Kirk. Zoom Attendance: None.
3. Approval of agenda: Motion by P. Lajewski-Pearson, supported by S. Sundell, to approve the agenda as presented. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Minutes from November 30, 2021: Motion by C. Bushong, supported by J. Yelle, to approve the minutes as presented. Ayes: 5 Nays: 0 Motion Carried.
5. 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.
6. Business:
 - A. Public Hearing continuation from the November 30, 2021 meeting: 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).

Open Public Hearing: S. Brauer opened the Public Hearing at 6:35 PM.

a. Staff Input: R. Yelle explained that Mark Curran was not present due to illness. R. Yelle also provided a Marquette County Road Commission and MDOT traffic impact study as requested by the planning commission. He also provided a letter from A. Lindberg and Sons, Inc. addressing concerns regarding easement access and increased traffic through their existing mineral extraction operation; and the original intent of the easement. Also provided the requested attorneys opinion.

b. Public Input: Jeanne Avendt a Sands Township resident expressed concerns regarding recreational vehicles mixing with heavy truck traffic and the risks of safety for the general public this would impose. Concern of campers trespassing onto Pelissier Lake properties was mentioned.

Mike Hubbard an MJ VanDamme Trucking employee expressed concerns regarding mixing of the general public recreational vehicles and their large heavy trucks and equipment as well as other established industrial businesses traffic.

Chris Kirk a Sands Township resident expressed concerns regarding traffic as well as questioning this development being consistent with the townships Master Plan. Also asked the board to provide information on how the development is consistent with the Master Plan

Jon Pacl, from A. Lindberg and Sons commented that the campground as currently presented is not a good idea as the proximity of quarry blasting operations could jeopardize the safety of campers, also heavy truck traffic and operation of heavy equipment is of great concern for the general public's safety.

Brad Crimmins from A. Lindberg and Sons is concerned about the easement to access the proposed project, specifically commenting that this would over burden the intent of the original easement and the easement does not allow for any expansion, only maintenance. Also commented that the large amount of heavy truck traffic in and out on a daily basis and the proximity of quarry blasting operations will jeopardize the safety of the public that would frequent the proposed campgrounds.

Close Public Hearing: S. Brauer closed Public Hearing 7:00 PM.

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 of increased traffic on Co Rd 480. R. Yelle was asked if there was a possibility of access on Hwy M-553. R. Yelle stated that yes there is a possibility of access off M553. There was discussion of a larger buffer along with fencing on the industrial (west) side of proposed campgrounds to protect campers as well as along the south side of the proposed campgrounds property.

Motion by P. Lajewski-Pearson, Supported by S. Sundell, to Deny SUP21-07 for the following reasons;

1/ Public health, safety and welfare concern specifically addressing the west and south sides of the proposed campgrounds and rental cabins abutting the Industrial district, which is a very active long standing (1954 to present) gravel pit, with heavy equipment operating through the construction season as well as large trucks and blasting and crushing of gravel on site. Therefore the planning commission restated that the campgrounds need to provide a permeant barrier on the west and south property line to ensure public safety.

2/ This large project requires two ingress/egress. County Road NP was presented as an access entering the campgrounds from the west side, Staff checked with MCRC as well as Legal Staff and was informed that County Road NP is a dead-end roadway that ends on ALS property by the dam, therefore does not provide access to the campgrounds project.

3/ Proposed access through ALS property at the existing curb cut by the ALS Pit sign, has a 30-foot easement from 25+ years ago allowing Cliff's to access their property for the purpose of timber control. This easement is being disputed by the property owner. This issue will need to be resolved prior to the planning commission accepting this as an egress/ingress.

Roll call Vote, C.Bushong YES, J. Yelle YES, S. Brauer YES, S. Sundell YES, and P. Lajewski-Pearson YES. Motion to deny SUP21-07 passed.

6. Public Comment: None

7. S. Brauer adjourned meeting at 7:20 PM.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

Lee Yelle
Recording Secretary