

**SANDS TOWNSHIP PLANNING COMMISSION
DRAFT MEETING MINUTES**

March 7, 2023

1. Call to Order at 6:30 pm by Planning Commission Chair S. Brauer.
2. Roll Call: S. Brauer, J. Yelle, S. Sundell and C. Bushong
 - a. Absent: P. Lajewski-Pearson
 - b. Others in attendance: Randy Yelle, Pamela Roberts, Joel Ostrowski, Pat Gaikowski, Dennis Walker, Dreyma Beronja, Reed Alderton, Rachel Quayle, Becca Kuehl, Darvin Kuehl, Mark Curran, Lisa Gauthier, Tim Gauthier, Sheryl Polkinghorne, Harold Polkinghorne. On Zoom: Rachel King, Davis Roeser
3. Approval of agenda: Motion by S. Sundell, supported by C. Bushong, to approve the agenda as presented. Ayes: 4 Nays: 0 Motion Carried.
4. Approval of Minutes from January 17, 2023. Motion by C. Bushong, supported by S. Sundell, to approve the minutes as presented. Ayes: 4 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. Open Public Hearing: S. Brauer opened the Public Hearing at 6:34 PM.
 - b. Revisit SUP21-07/SUP23-02 request from Mark Curran, owner of Rippling River Resort, to construct and operate a 600 plus acre year-round recreational campground and resort area in T47N-R25W- Sections 3, 4, 5 & 9, Township of Sands.
 - i. Staff Input: R. Yelle stated there were changes to the original site plan and that MDOT has approved the proposed entrance off of M-553.
 - ii. Requester Input: None at present time.
 - iii. Public Input:

Rachel Quayle is opposed to the campground particularly the size, noise pollution, environmental impact, increased fire danger, campers using Pelissier Lake Rd as a pass thru and campers having full access to Pelissier Lake for recreation. Stated this would be a long-term commitment to the Township that they need to keep up with. She would like a conservation easement and Sands Township to use the City of Marquette as a resource as they worked with Mr. Curran on Rippling River.

Joel Ostrowski agrees with Rachel Quayle. Questioned why MDOT did not approve access off of M-553 to previous land owners. Concerns about people coming and going, ATV's, snowmobiles, a possible store and restaurant which will make for

more truck traffic, waterfowl migration, dangerous road conditions on M-553 and noise pollution.

Dennis Walker is concerned about interlocking trails that could lead to increased traffic in the Crossroads area, buffer zones, heavy equipment traffic and traffic safety on M-553.

Dar Keel commented he was unclear on the actual access point and would like clarification. Concerned about the amount of traffic and safety issues on M-553.

Harold Polkinghorne has concerns on the amount of traffic and noise pollution.

Davis Roeser and Rachel King stated their concerns about Pelissier Lake Rd traffic and that the Campground abides by all state and local laws with minimal impact on the local environment.

Reed Alderton and Mark Curran discussed the access easement on the Lindberg property will only be used for emergency and construction vehicles.

Rebecca Kuehl is concerned about large motorhomes driving on the rugged roads and if there will be any limit on size.

Mark Curran said the size of the actual campground will be similar to Rippling River and located between 2 canyon areas of the property and that he has put large amounts of the property into Conservation Easements and there will be hiking, biking and non-motorized trails. Spoke about road access and noise concerns, fire safety and health department and EGLE regulations and that there will be a small store onsite with future plans for a bar area. Randy Yelle referred to the site plan saying there will be 23 cabins, 100 campsites and 12 glamping tents total and that the campground must comply with the Township Noise Ordinance.

c. Close Public Comment: S. Brauer closed the Public Hearing at 7:05 PM.

i. Commission Discussion and Action: Commissioners discussed use of Lindberg access, roads that are marked as campground outside of the shaded area on site-map, Carp River access, eagles nests, entrance off of M-553, adjacent properties, hours of operation, lighting within the campground, berm installation on campground property to Pelissier Lake Rd, wetlands, property lines, certified forester to manage and preserve land, soil conditions, wells that would require Township Board approval, setbacks around property, 2-track access to ORV's and snowmobiles. Mark Curran and Randy Yelle answered questions.

In a Motion by Commissioner C. Bushong, that after conducting the required public hearing, receiving input from Staff, Requester, and General Public and reviewing the Sands Township Zoning Ordinance, and Master Plan, the Sands Township Planning Commission approves SUP23-02/21-07 with the following conditions of approval:

- **Must comply with all Township ordinances, as well as all County, State and Federal regulations.**
- **Provide to Sands Township Zoning, copies of all Marquette County Health Department approvals.**
- **No large capacity water wells as defined in the Sands Township Zoning Ordinance Definitions, Article II. Large capacity wells require Sands Township Board Approval.**
- **Minimum of two hundred and fifty (250) foot setback on all sides of the campgrounds/resort (ZO, Section 317 requirement).**
- **66-foot ingress/egress off of MI State Highway M-553 South, approved by MDOT (Copy has been provided to Sands Zoning). Article X requires 300 ft between curb-cuts.**
- **Must have a curb-cut off of M-553 South, (Black Top and/or concrete,) with a minimum of fifty (50) feet deep off of State Highway M-553 South.**
- **Comply with Sands Township Overlay for ingress/egress.**
- **Fire protection, dry hydrant on river and/or with a 12,000-gallon holding tank located on property. Fire trucks will require an area large enough to allow three trucks at the fill area - one filling, one exiting, and the third holding to fill.**
- **Dedicated and approved emergency egress used for emergencies only, when main ingress/egress is unusable due to fire, accident, etc. Emergency egress through A. Lindberg & Sons 480 pit on dedicated easement agreed to by both parties.**
- **Property lines well marked to avoid trespassing on neighboring properties.**
- **Recognizing the pre-existing A. Lindberg and Sons, to the west and south, active gravel pit with daily crushing and blasting ongoing.**
- **Recognizing the pre-existing Marquette County Solid Waste Authority Landfill to the west, which is active 6AM to 5PM, Monday-Friday and also produces offensive odors continually, with the prevailing winds from the north/west.**
- **Provide copy of insurance covering the Campgrounds/resort to the Sands Township Zoning department.**
- **Resort's permanent entrance sign will require its own Zoning Compliance Permit.**
- **Must provide a letter of credit, bond, or other financial guarantee, to the Township of Sands, for closer of resort and clean-up, in the amount of \$250,000.**
- **Must comply with DNR rules regarding any eagle's nest(s) located on property.**
- **Install a berm on property located at the end of the trail to block access to Pelissier Lake Road (Section 9).**

Moton was supported by Commissioner S. Sundell.

Ayes: 4 No: 0 Motion is Carried.

7. Public Comment: Rachel Quayle would like to know if the multiple recreation trails will connect to Pelissier Lake, if Mark Curran knows of the 60 acres that is currently for sale and what the repercussions are for wells already drilled. Randy Yelle answered questions.

8. S. Brauer adjourned meeting at 7:27 pm.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

P. Roberts
Recording Secretary

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