

**SANDS TOWNSHIP PLANNING COMMISSION
DRAFT MEETING MINUTES
April 18, 2023**

1. Call to Order at 6:30 pm by Planning Commission Chair Shelly Brauer.
2. Roll Call: Shelly Brauer, Justin Yelle, Suzanne Sundell and Cory Bushong
Absent: Pamela Lajewski-Pearson,
 - a. Others in attendance: Randy Yelle, Jeremy Johnson, Devin Mahoney, Sara Johnson, Mary Kay Johnson, Carl Johnson, Spencer Johnson, Emilyn Sterat, Solomon Kronberg, Lee Yelle
3. Approval of agenda: Motion by S. Sundell, seconded by C. Bushong, to approve the agenda as presented. Ayes: 4 Nays: 0 Motion Carried.
4. Approval of Minutes from March 7, 2023. Motion by C. Bushong, seconded by S. Sundell, to approve the minutes as presented. Ayes: 4 Nays: 0 Motion Carried.
5. Public Comment: 3 people reserved time to speak during the Public Hearings.
6. Business:
 - a. Staff Input: R. Yelle stated that the township has not received any complaints regarding the High Profile of Marquette Dispensary, or the Firelight and Company provisioning centers.
Motion by S. Sundell, after conducting the required renewal meeting, receiving input from staff, requester, and public comment, it is the recommendation of the Sands Township Planning Commission that the Sands Township Board of Trustees, approve the two requested Provisioning Centers renewals. Permit Numbers 2019-42 & 2022-24. Seconded by J. Yelle. Ayes: 4 Nays: 0 Motion Carried.

Open Public Hearing: S. Brauer opened the Public Hearing at 6:46 PM.

 - i. Zoning Ordinance Amendment 01-23-01 Sec 905, Article IX, add LED lighting of signage
Motion by C. Bushong, after conducting the required public hearing, receiving staff and public input, and reviewing the Township's Master Plan, Zoning Ordinance, and required public meeting notices, the Sands Township Planning Commission recommends that the Sands Township Board of Trustees, approve Zoning Ordinance Amendment 01-23-01 as presented. Seconded by S. Sundell. Ayes: 4 Nays: 0 Motion Carried.
 - ii. Special Use Permit request 22-01, The Preserve LLC. (Kona Hills) Campgrounds
Requester Input: Jeremy stated progress is being made regarding access issues with purchase of adjoining parcel in Marquette City, conditional on approval of project and a letter of intent for land purchase. City of Marquette doesn't require formal SUP- internal site review for that road. Water access will be through City of Marquette. Access for emergency services through city of Marquette. He stated he has MDOT approval. (email) Confirmed nothing from City of Marquette yet. Going through

watershed survey now.

Public Input: Mary Kay Johnson voiced same concerns as recorded in March 9, 2022. Particularly fire safety, trespassing, emergency vehicle access, and it appears the map not to scale.

Carl Johnson voiced same concerns as March 9, 2022. Requested sites be limited to rustic camping, limit music festivals and other activities. Limit number of campers per campsite. Have 24/7 attendant be a requirement. Law enforcement and emergency services specified as there are three governmental entities, will 911 know who will be first responders in event of accident.

Spencer Johnson has same concerns as previously stated also has Eagle's nest concern.

Emilyn Sterat from Marquette has her own beliefs and not representing any organization. Does not believe this development will be a minimal impact on the area. Currently the area has significant ecological, geological and cultural benefits. Eagles will likely abandon nests. Concerns for Tribal impact. Requesting that permit be denied. Tribal organizations and local conservation organizations as she understands do not want development of this area.

Jim Rahoi at 50 Stonegate – Great addition to community ecotourism.

b. Close Public Hearing: S. Brauer closed the Public Hearing at 7:03 PM.

There was lengthy discussion regarding concerns of public safety, water quality and availability, land disturbances / erosion, emergency vehicle access, and fire suppression, actual land ownership.

Motion by S. Sundell, to table SUP 22-01 until a full commission board is present. Considering the high public interest with various concerns, the requestor is intitled to have a full board present, with tabled SUP being revisited no later than May 18, 2023. Seconded by S. Brauer. Ayes: 4 Nays: 0 Motion Carried

7. Review of proposed amendment to the Sands Township Nuisance Ordinance #54.
 - a. Section 03, Definitions; Add B. (Blight). After brief discussion there was board consensus to postpone any decision until the June meeting.
8. Administrative Report:
 - a. Violation Report – R. Yelle gave update.
 - b. Authority Update – R. Yelle gave update.
9. Public Comment: Carl & Mary Kay Johnson - Is there a cut-off for information prior to next meeting? Would like to be able to review submitted information prior to meeting. Commented on concerns of excessive rain runoff after development, and loss of historical aspects.
10. S. Brauer adjourned meeting at 8:28 pm.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary (Absent)

L. Yelle
Recording Secretary