

SANDS TOWNSHIP PLANNING COMMISSION MEETING
SANDS TOWNSHIP OFFICE COMPLEX
October 17, 2023

1. **Call to Order and Pledge of Allegiance:** Shelley Brauer called the meeting to order at 6:30 p.m.
2. **Roll Call:**
 - Present:** Shelley Brauer, Pam Lajewski-Pearson, Suzanne Sundell, Cory Bushong, Justin Yelle
 - Absent:** none
 - Employees in Attendance:** Randy Yelle, Barb Kransi
 - Public in Attendance:** Matt Throop, James Hewitt, Jacob Patterson, Jerad Patterson, Holly Patterson, Mark Daavettila, Charles Genschaw
3. **Agenda:** Suzanne Sundell moved, Cory Bushong seconded motion to approve the agenda as presented
Ayes: 5 Nays: 0 Motion carried.
4. **Minutes:** Cory Bushong moved, Pam Lajewski-Pearson seconded motion to approve the minutes from the September 19, 2023 Planning Commission meeting as presented
Ayes: 5 Nays: 0 Motion carried.
5. **Public Comment:** Mr. Throop and Mr. Hewitt on agenda.
6. **Business:**
 - a. Public hearing SUP23-02
 - Randy Yelle summarized proposal to construct storage units on business property at 547 Old 553, located between State Highway M-553 and Old 553, north of Flodin Road
 - Mark Daavettila introduced himself as the engineer working on the project, and Charles Genschaw introduced himself as assisting the requestors in the business development
 - No public input
 - Commissioner Brauer closed public hearing
 - b. Following commissioner questions and discussion, Commissioner Bushong moved that, after conducting the required public hearing, reviewing the Sands Township Zoning Ordinance and Master Plan, and receiving input from township staff, township residents, the general public, and the requester, it is the determination of the Sands Township Planning Commission that Special Use Permit number SUP23-02 is approved as requested, and with the following conditions:

Conditions:

- Buffer per Section 412 (Zoning Ordinance.)
- All lighting illumination must be pointed to the interior on the property.
- Must comply with all related sections of the township zoning ordinance, noise ordinance and any other ordinances, including county and State of Michigan, that address storage units.
- Access off of Old CR 553 only. Any future access off of state highway M-553 must be requested and approved by the Sands Township Zoning Administrator.
- The curb cut and any additional/optional curb cut must be concrete and/or black top with a minimum of fifty (50) feet deep into the properties.
Note: The driveways must comply with the Sands Townships Access Management overlay, Article X of the Townships Zoning Ordinance.
- Total signage shall not exceed 32 square feet and lighting must be internal with no flashing nor scrolling.

Motion seconded by Commissioner Lajewski-Pearson
Ayes: 5 Nays: 0 Motion carried.

7. Zoning Department Activity Report:

Board reviewed activity report. Discussions regarding violations.

8. MCSWMA Authority Activity Report:

Board reviewed activity report. Discussions regarding status of open director position.

9. Public Comment:

Mr. Throop and Mr. Hewitt provided an overview of 906 Land Investments, LLC's future interest in developing 62 acres north of Pelissier Lake. Commissioners reviewed materials provided. Commissioner Brauer stated that she would strictly require proof of deeded access to area when and if project moves forward. Requestors will work with Mr. Yelle for next steps.

10. Commissioners Comment: None

11. Adjournment: Commissioner Shelley Brauer adjourned the meeting at 7:03 p.m.

Shelley Brauer
Chairman

Pam Lajewski-Pearson
Secretary

Barb Kransi
Recording Secretary