

**SANDS TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

January 25, 2022 (Reschedule from January 18, 2022)

1. Call to Order at 6:30 PM by Planning Commission Chair S. Brauer.
2. Roll Call: S. Brauer, P. Lajewski-Pearson, J. Yelle, S. Sundell, and C. Bushong
 - a. Others in Attendance: Randy Yelle, Pam Roberts, Pam Fjeldheim, Janet Syria, Steve Foulks, Kathy Folks. Zoom Attendance: Chris Barton, with NTP Wireless (joined at 7:25 PM).
3. Approval of agenda: Motion by P. Lajewski-Pearson, supported by S. Sundell, to approve the agenda as presented with the corrected date of January 4, 2022 for approval of minutes. Ayes: 5 Nays: 0 Motion Carried.
4. Approval of Minutes from January 4th: Motion by C. Bushong, supported by J. Yelle, to approve the minutes upon correction of name spelling for Commissioners Brauer and Sundell. 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. Special Use Permit request (SUP21-08). Tower North Development LLC and Verizon Wireless are requesting approval to install a 245 foot self support tower facility with 5 foot lightening rod on parcel numbers 52-14-127-003-10 and 52-14-134-007-00 in Sections 27 and 34, T47N-R25W, Township of Sands. This 20 acre property is owned by Marquette County Fair and zoned Open Space (OS). Tower will be located in the area of the parking lot.

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

- a. Staff Input: R. Yelle explained that the FAA determined the tower will cause no hazard to air navigation and it is out of the Flight Plan Jurisdiction for Sawyer International. He has received no other input negative or positive.
- b. Requester Input: Chris Barton was late for the meeting (via Zoom) and did not contribute during this requester input time.
- c. Public Input: Kathy and Steve Folks, Sands Township residents expressed their support for the project in hopes it would bring better cell reception to the area. Pam Fjeldheim, also a resident would like to know about lights, radiation and possible noise from the tower? She does support the project but would like to know about these things.

Close Public Hearing: S. Brauer closed Public Hearing 6:45 PM.

Commission Discussion and Action:

Commissioner Yelle is concerned about the cell tower being too close to Highway M-553 and the issue any flashing strobe lights may have to north bound traffic as it travels down the hill by the fairgrounds. He also questioned why the cell tower can't be constructed as far to the west as possible on the property. He also brought up that the packet did not include a foundation diagram for the tower or specs on the concrete pad to support the tower. Discussed also was remediation of the site after abandonment. Who would be responsible for cleanup? **Since Chris Barton was not present on Zoom, there was a Motion by C. Bushong, Supported by P. Lajewski-Pearson to postpone the public hearing until the site location and foundation details could be explained.**
Ayes: 5 Nays: 0 Motion Carried.

- B. Special Use Permit request (SUP21-09). Janet Syria is requesting approval to operate a Bed & Breakfast at her home at 44 Sandwood Drive, Parcel number 52-14-305-046-00, Section 1, T47N-R25W, Township of Sands.

Open Public Hearing: S. Brauer opened the Public Hearing at 6:55 PM.

- a. Staff Input: R. Yelle explained that Janet Syria wanted to open a Bed and Breakfast in her home in the Scenic Hills Subdivision. He felt after reading her description that the layout was possibly too involved for a B&B. He received no support from area residents and 2 letters of non-support.
- b. Requester Input: Janet Syria stated that they have converted their walkout basement to a separate living space. This space contains multiple bedrooms, accommodations for cooking, one bathroom, and a living area that can accommodate up to eight people for 2 or more days at a time. She stated there was plenty of parking for up to four vehicles – possibly more.
- c. Public Input: None.

Close Public Hearing: S. Brauer closed Public Hearing 7:02 PM

Commission Discussion and Action:

Commissioners discussed the difference between a Vacation Rental and a Bed & Breakfast. They felt Mrs. Syria described a Vacation Rental and not a Bed & Breakfast as it is a separate living space from her home which would enable guests to have no contact with the home owners. They also discussed traffic and parking.

C. Bushong moved, S. Sundell supported that after conducting the required public hearing, receiving input from Township Staff, and requester, reviewing the Sands Township Zoning Ordinance and Master Plan, the Sands Township Planning Commission hereby denies SUP21-09 addressing the following reason for denial:

1/ Per the Zoning Ordinance, Vacation Rentals are not allowed in subdivisions.

Ayes: 5 Nays:0 Motion Carried

7. Commissioners approved the 2022 Meeting dates/times and the 2022 Planning Commission Officers.

8. Commissioner S. Brauer reopened the Public Hearing for SUP21-08 at 7:15 PM. Chris Barton was now available to answer questions from Planning Commissioners. He will provide the tower foundation design and the Geotech soil report and look into the lighting to confirm that there will not be strobe lighting. He also stated that the cost of bringing roads, site access and fiber optics onto the parcel are the primary reasons for location. **This public hearing will remain postponed until the Commissioners have received and reviewed the tower foundation design and the Geotech soil report and Chris Barton can determine the nature of the tower lighting.**

9. Administrative Report:

- a. Violation Report: R. Yelle gave an update on activity within the Township.
- b. Authority Update: R Yelle gave an update on MCSWMA activity.

10. Public Comment: Pam Fjeldheim is not opposed to the project but does have concerns about the few items addressed earlier in the meeting.

11. S. Brauer adjourned meeting at 7:45 PM.

S. Brauer
Chairman

P. Lajewski-Pearson
Secretary

P. Roberts
Recording Secretary