

SANDS TOWNSHIP PLANNING COMMISSION MEETING
SANDS TOWNSHIP OFFICE COMPLEX
April 30, 2024

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, Suzanne Sundell, Cory Bushong, Justin Yelle
 - Absent:** Pam Lajewski-Pearson (excused)
 - Employees in Attendance:** Randy Yelle (zoning administrator), Barb Kransi (recording secretary)
 - Public in Attendance:** Travis Grim, Jim Delmont, John Yonkers, James Britton
3. **Agenda:** Cory Bushong moved; Suzanne Sundell seconded motion to approve the agenda as presented
Ayes: 4 Nays: 0 Motion carried.
4. **Minutes:** Suzanne Sundell moved; Cory Bushong seconded motion to approve the minutes from the April 16, 2024 Planning Commission meeting as presented
Ayes: 4 Nays: 0 Motion carried.
5. **Public Comment:** None
6. **Business:** Sands Plains Properties, LLC request to establish a new sand extraction area in Sands Township (SUP24-03):
 - a. Public hearing SUP24-03
 - Commissioner Brauer opened public hearing
 - Randy Yelle summarized request to establish a sand extraction area on parcel 52-14-134-006-00
 - ❖ Stated mineral extraction is an allowed activity on the parcel with an approved SUP and conditions
 - ❖ Township board approved access through parcel owned by Sands Township
 - ❖ Recommended reclamation plan in line with similar operations
 - ❖ Confirmed no crushing and only sand extraction
 - ❖ Township provided notification to surrounding property owners and received no comments or input
 - Requestor input
 - ❖ Jim Delmott stated there was one change to the site plan and indicated to commissioners where the gate would now be placed.
 - Public input
 - ❖ Mr. Britton stated he is an adjoining property owner to the south and is in favor of the request. Asked if activity would primary be in the summer months (yes).

- Public input (continued)
 - ❖ Mr. Yonkers stated he is a resident who lives on the other side of M-553 (Old 553) and is concerned about possible impacts to his home. Confirmed that proposal was for sand extraction only and no crushing activity would take place. Also confirmed possible hours of operation, and compliance with noise and light ordinances.
 - Commissioner Brauer closed public hearing
- b. Following commissioner questions and discussion, Commissioner Sundell 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 SUP24-03 be approved as requested, and with the following conditions:

Conditions: Must comply with all of the following:

- Comply with all local, county, state (including EGLE) and federal requirements regarding mineral extraction.
- Comply with the Sands Township Noise Ordinance.
- Comply with Section 413 of the Sands Township Zoning Ordinance.
- Comply with Section 414(B) of the Sands Township Zoning Ordinance.
- The existing equestrian trail shall not be graveled.
- At time of closure and/or abandonment (no longer used), within one year recovery of the area will be reclaimed to its natural state including grading to no more than a 25% grade, top soil as needed for seeding of area and trees, per zoning ordinance section 414 (C).
- Reclamation shall be accomplished in stages, as areas are no longer used.
- Ingress/egress will be maintained per the agreed easement.
- Sand extraction only (no crushing on site).
- Additional (50) foot surrounding natural setbacks.
- Minimal truck traffic during fair week.

Motion seconded by Commissioner Bushong

Ayes: 4 Nays: 0 Motion carried.

7. Zoning Department/MCSWMA Authority Activity Reports:

Board reviewed activity report.

8. Public Comment: None

9. Commissioners Comment: None

10. Adjournment: Commissioner Shelley Brauer adjourned the meeting at 7:07 p.m.

Shelley Brauer
Chairman

Pam Lajewski-Pearson
Secretary

Barb Kransi
Recording Secretary