

Sandstone Charter Township Planning Commission Meeting Minutes April 10, 2018

ATTENDANCE: Chris Crisenbery, Peggy Eiler, Blaine Goodrich, Greg Inosencio, Cheryl Marks

GUESTS: Chris Atkin, Jerry Bailey, Ken Powers

Chairman Crisenbery called the meeting to order at 6:01 p.m. Blaine Goodrich moved to adopt the agenda as printed. Cheryl Marks supported the motion. Motion passed. Cheryl Marks moved to approve the February 6, 2018 minutes. Peggy Eiler supported the motion. Motion passed.

PUBLIC COMMENT: Jerry Bailey addressed the group about his recent purchase of 120 acres on Michigan Avenue-between Sandstone and Dearing. He wants to put in a subdivision along with some open space for sports fields and a play park. He wants 1/3 acre lots-63 lots per his preliminary drawing to be on 40 acres. Our township master plan shows that area designated (by consent judgment quite a few years ago) for a mobile home community. He wants us to consider changing the land use plus the ordinance for lot size. He contends that a subdivision is more desirable than a mobile home park. Mr. Bailey has discussed this with Supervisor Acker and the township attorney on a conference call, as to his options. Some members expressed concern on the proximity to school property and traffic dangers in a congested area. Chairman Crisenbery read the 8.3.1 ordinance aloud, regarding PUD (Planned Unit Developments) as an option to consider. Much discussion ensued with our Carlisle Wortman consultant Chris, Mr. Bailey, Cheryl Marks, Blaine Goodrich and Chairperson.

OLD BUSINESS: We will need to have Supervisor Keith Acker bring us more information on the possible amendment to Section 12.5.5 regarding Violations and Penalties.

NEW BUSINESS: Chris Atkin shared and discussed draft language regarding Veterinary Clinic in the Agricultural 1 district as a Conditional Land Use. We are trying to be proactive rather than reactive with land uses. A copy of the proposed language is on file in the township office. This would be 7.11.12 with 4 major categories being modified: A=Site Requirements, B=Yard and Placement Requirements, C=Off Street Parking and D=Required Conditions. Discussion ensued. Chris Crisenbery had some questions on acreage requirements and outdoor runs not being allowed in C-1 or C-2 and the 100 feet from property line requirement. We made some changes to the language to allow the outdoor runs with reasonable limits. Blaine Goodrich moved to authorize Carlisle Wortman to modify and craft the language for Veterinary Clinics as discussed for a Conditional Use and to hold a Public Hearing on this topic at our Regularly scheduled meeting on June 5, 2018. Cheryl Marks supported the motion. Motion passed.

PUBLIC COMMENT: Zoning Administrator Powers asked about medical marijuana grow facilities and informed us that he had visited a site off of Dearing Road near the I-94 ramp that seems suspicious in their electrical consumption. Consumers Energy has approved them for another electrical pole. How does this building and proposed idea to build another fit in as a permitted use in an agricultural district? Consultant mentioned that care givers have a 72-plant limit. We may need further help on this issue as time goes by and property owner seeks to build.

Cheryl Marks moved to adjourn the meeting at 7:28 p.m. Chris Crisenbery supported the motion. Motion passed.

Respectfully submitted,

Cheryl Marks-Secretary