

## Sandstone Charter Township Planning Commission Meeting Minutes November 5, 2018

Attendance: Chris Crisenbery, Peggy Eiler, Greg Inosencio, Cheryl Marks

Guests: Chris Atkin, Ken Powers, Keith Acker (arrived at 7:00 p.m.)

Chairman Crisenbery called the meeting to order at 6:02 p.m. in the Parma Elementary Library, our meeting venue due to the township hall being readied for elections on the 6<sup>th</sup>. Peggy Eiler moved to approve the minutes of the October 2, 2018 meeting. Greg Inosencio supported the motion. Motion passed.

PUBLIC COMMENT: None

OLD BUSINESS: Ken Powers recently talked to Dr. Thornsberry about his vet clinic. Thus far, he has not applied for his conditional use permit. Ken says the vet has had an engineer/architect looking at the property. Chris had sent the vet a letter months ago explaining the process for applying for a conditional use.

NEW BUSINESS: Chairman Crisenbery distributed his written questions/comments on the proposed ordinance language up for discussion. Consultant language proposal on file with township. Peggy Eiler will drop off a copy of Chris's letter at the township hall after elections.

A. Agricultural Commercial Tourism Business: A state committee has selected 50% crops or produce being grown on site based on the Right to Farm Act. Yes, it is arbitrary, but recommended. Our township Zoning Administrator would police it if a complaint occurs. Wedding barns have yet to be put into the Right to Farm Act, but in discussion at state level. It is a gray area concerning public use, employees, ADA requirements, etc. Building codes would have to be enforced for safety with the township Zoning Administrator having some interpretative room. Add language. Consider deleting D.2 in the sample language or altering it to allow private drive. All concerns could be addressed in an applicant's conditional use permit.

B. Solar Ordinance: This language has been broken down into small, medium and large solar operations. We could add language about requiring a sizeable bond to protect the township's financial interests if a large scale solar operation fails. Much discussion on the 4,000 vs. 8,000 square foot language. Consider modifying/clarifying this in points B. and D. Look into modifying J. as well. Look at Medium Solar Section 6 # 7, think about setbacks, keep at 50 feet or whichever is greater? Add a graphic of how area is to be measured.

C. Donation Boxes: Keep proposed language and modify permit application. Add requiring some proof of being a legal nonprofit, not just a random person collecting items.

D. Clean up definitions of Agricultural Use and residential Use. This is still an ongoing issue with Dan Beverly and the recreation vehicles on his land. His attorney says our definitions are too vague and open to varying interpretations. Action suspended. We are still concerned about safety of others.

E. Recreational Vehicles: Much discussion on this issue. What about dumping waste? Can we ask for an action plan from the user or proof of a contract with a waste hauler, tanks, etc.?

F. Add Definition of Commercial vehicle. Chris will look into the definitions for Wind Energy Conversion Systems back in 2010 when the language was added to our ordinance.

Cheryl Marks moved to adjourn the meeting at 8:12. Greg Inosencio supported the motion. Motion passed.

Respectfully submitted,  
Cheryl Marks-Secretary