

Planning Commission Meeting Minutes June 4, 2019-Sandstone Charter Township

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

GUESTS: Chris Atkin, Keith Acker, Richard and Nancy Pickell

Chairman Crisenbery called the meeting to order at 6:02 p.m. in the township hall. Blaine Goodrich moved to approve the agenda as printed. Cheryl Marks supported the motion. Motion passed. Peggy Eiler moved to approve the April 9, 2019 meeting minutes as printed. Greg Inosencio supported the motion. Motion passed.

PUBLIC COMMENT: The Pickells inquired about the status of the Vet Clinic that would neighbor their residence. Nothing new has happened per Supervisor Acker. Per Keith Acker, Zoning Administrator Ken Powers heard Dr. Thornsberry had extended his Homer clinic lease for a year. Peggy Eiler spoke a week ago with the vet and relayed that he may look for property elsewhere in the township. Keith Acker informed of a resident with an odd size parcel of 66 feet wide by 682.5 feet long. It has a pole barn but Keith told them they can't build a home there. They owner may go to the ZBA. Selling property to a neighbor may be the best solution.

OLD BUSINESS: Rolling Meadows Owners and the HOA have been meeting to retract Phase 2 and 3. The property can't be landlocked. Drain Commissioner is involved in this along with Chris Crisenbery's firm. Many items to work out involving Master Deed so road can be built by JDOT. The Moons will give some lots back to the HOA. Is 200 feet of frontage needed? Cul de sac or Curve? An individual came to township about a 60-acre parcel being used to grow hemp. Crop choice can be a gray area. The Right to farm Act protects existing Agricultural land. GAAMP helps avoid urban sprawl into rural areas.

NEW BUSINESS: Chris and Blaine attended the May 30 MTA conference. Per attorney at MTA, "constant" is the key word when addressing the wind turbine issues of noise, vibration, odors, lights, etc. We do have ordinance language concerning setback requirement. We may need to address light flicker and blade sound as well as bonds in case a company abandons property. How does one measure the decibels? Who does this? Equipment? We can have consultant inquire about how this is handled in Alma and St. Louis areas to our north. We will need to look at our Master Plan Update(last one was 2013) and start looking at ideas at our August 6 meeting. Plan is like a future wish list. We need to add the plan to our website. There is a 43 vs. a 63-day review process depending on the extent of our update. We could consider recreational areas of bike and walking trails and future sewer/water coverage. The township has "inherited" the Dearing Road cemetery from Nancy Dearing. This is going to be costly and involve a lot of work. Only records from 2017 and prior were given. Western Schools does not have to follow our ordinances for their upcoming solar panels. The next MTA conference is July 9 and 10 at Shanty Creek. Blaine and Chris shared from the last meeting that a board of 3 must have a unanimous vote. MTA was wishy washy on agritourism structures. We must be careful to put restraints on the Conditional Use permits so responsibility and liability does not fall on the township.

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

Respectfully submitted,

Cheryl Marks-Secretary