

Sandstone Township Planning Commission Meeting

March 7, 2023

Call to order 6:05pm

Roll Call Present: Chris Crisenbery, Blaine Goodrich, Nicole Cantrell William Donahue

Roll Call Absent: Greg Inosencio,

Approval of Agenda: Agenda approved by all.

Approval of prior meeting minutes - Motion to approve the minutes with the following corrections:

- Date changed from 2022 to 2023

Public Comments: No public comment

Public Hearing: Wind Ordinance – motion to open public hearing.

Reviewed Blaine's questions on Flicker, discussed shadow flicker complaint/penalty structure and strategy of 30hr per year regulation. Attorney and township board should tell the planning commission how to measure and enforce per Blaine Goodrich.

- Formal edits:
 - D.2. : remove "all Zoning districts" and replace with "AG-1, and LI Zoning Districts"
 - H.3: changed "and or" to "nor"
- Schedule public hearing #2 for May when we have a quorum. Thursday May 4th, 6pm.

Motion to close public hearing.

Old Business:

Landscaping Ordinance: Blaine proposes to integrate Chelsea's landscape language into the existing language or consider it as a potential. Discussed language regarding number and size of trees. Each member agrees to review and return with specific input in May.

Private Road Ordinance: Township attorney says it is ok to add to the Zoning book. Motion to move private road ordinance to a public hearing is approved and then rejected. Blaine to prepare a written list of concerns he has with the language as written.

Site Condominium Ordinance: carry over to May.

Solar Ordinance: Organize solar categories by physical size, not by generating capacity. Niki proposes the following language change (and others needed to accommodate):

- Less than 2,500 sq ft of solar panels
- 2,500 – 5,000 sq ft of solar panels
- Greater than 5,000 sq ft of solar panels

Motion to approve the language change approved.

New Business: None at this time

Comments: Crisenbery would like a copy of the meeting minutes for the Township Board Meeting. Kieth Acker notes the meeting he attended regarding wind and solar gave him concerns about utilities pursuing massive land grabs over the next 10-15 years.

Meeting Adjourned at 7:27pm.

Respectfully submitted,

Bill Donahue, Secretary