

Sandstone Township Planning Commission Meeting

May 4th, 2023

Call to order 6:00pm

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

Roll Call Absent:

Approval of Agenda: Agenda approved by all.

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

Public Comments: No public comment

Public Hearing: Wind Ordinance – motion to open public hearing. No comments. Motion to close.

Old Business:

- a. Report on Proposed changes to Landscape Ordinance by Crisenbery
 - i. Discussion. Table for further review with commercial property requirements
 - ii. Vote on advancement to public hearing
- b. Report on Public Road Ordinance by Goodrich
 - i. Discussion. Goodrich and Crisenbery lengthy and spirited debate. Goodrich requests further review to gather census of private roads in the township and at what threshold the level of requiring private road status vs driveway status.
 - ii. Motion to hold public hearing on existing document approved.
- c. Report on Proposed Solar Ordinance changes by Cantrell
 - i. Discussion. Motion to move to public hearing approved.
 - ii. Vote on advancement to public hearing for proposed changes.

New Business:

- a. Application for new zoning request
 - i. Review proposed site application, Master Plan, Multi-Family Ordinance
 - ii. Discussion, Betsy Natschke commented at length in support of making a duplex out of the barn. Commission discussed inability to rezone the property and the use of the PUD for the owners vs rezoning. Owners rescind the zoning change application, and will request a refund of their application fee.
 - iii. Vote on advancement to public hearing. Not needed.
- b. Building Design Standards: Should a minimum design standard exist for commercial buildings?
 - i. Discussion of architectural standards in other areas
 - ii. Applied to everything that is commercial
 - iii. Can demand a design plan or define in advance
 - iv. Commission will review examples from Jackson and Chelsea

Comments:

1. Discussion Items:

- a. Upcoming potential rezoning request for property at Dearing/94 exit from Residential to Commercial
- b. TBD

Meeting Adjourned at 7:24pm

Respectfully submitted,

Bill Donahue, Secretary