

**Sandstone Township Planning Commission Meeting**  
July 11, 2023

**Call to order 6:00pm**

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

**Roll Call Absent:** Blaine Goodrich

**Approval of prior meeting minutes** - Motion to approve the minutes approved.

**Approval of Agenda:** Agenda amended by Crisenbery, add Burr Oak Pavilion cond use new business

**Public Comments:** No public comment

**Public Hearing: Solar Ordinance – motion to open public hearing.**

Chrisenbery adds comments regarding 5ft earthen berms (with maximum slopes of four on one) and 8ft tree height requirements, edit text for buffer to be 50ft.

**Motion to close.**

**Public Hearing: Private Road Ordinance – motion to open public hearing. No comments. Motion to close.**

**New Business:**

- a. Burr Oak Conditional Use for Pavilion, special meeting notice and fee, August 22<sup>nd</sup>, 2023 6pm
- b. Gracie Lane – lots zoned AG vs RS1 (lots are approx. 1 acre), owner wants to add a swimming pool to front yard. Rezoning of lots is key to proper code enforcement. Nikki to explore rezoning options with the board. Owner needs to schedule meeting with ZBA.

**Old Business:**

- a. Landscape Ordinance
  - i. No Discussion. Table for further review with commercial property requirements
- b. PUD Progress – no information.
- c. Application for new zoning request by Betsy Natschke. No update or progress.
- d. Building Design Standards: Chris to review standards in other cities.
  - i. Should a minimum design standard exist for commercial buildings?
  - ii. Discussion of architectural standards in other areas
  - iii. Applied to everything that is commercial
  - iv. Can demand a design plan or define in advance
  - v. 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. No formal plan or discussion at this time.

**Meeting Adjourned at 6:51pm**

Respectfully submitted,

Bill Donahue, Secretary