



Sandstone Township Planning Commission Meeting  
Tuesday 1/2/2024

1. Called to Order 6:00pm
2. Roll Call: Crisenbery, Inosencio, Goodrich, Cantrell  
Absent: Donahue
3. Motion to approve agenda, approved
4. Motion to approve minutes as corrected, (names misspelled). All in favor. Motion carried.
5. Public comment: Randy Kulhawik, concerned citizen, regarding Private Road Ordinance and enforcement on Wimbledon Drive, a private road of Dearing Road. Concern about retroactive upgrade of the road or any future upgrade requirements. Concerns to be further addressed during Old Business coverage of Private Roads.
6. Public Hearing: Motion to Open Public Hearing, all in favor. Motion passed.  
No public comment  
Motion to close public hearing, seconded, all in favor. Hearing closed.  
Deliberation: Motion to recommend to Township Board to approve rezoning request for 2431 N Dearing Road, Parma from Ag-1 to C-1. All in favor. Motion carried.
7. Township board report by Crisenbery. Township meeting was rescheduled due to illness and Crisenbery was unable to attend rescheduled meeting. Brief report on prior month's meeting.
8. Old Business
  - a. Cantrell presents process documents for Condition Use and Zoning Amendments. Goal is to improve process with fewer phone calls and ease application process for residents and applicants.
  - b. Crisenbery suggests the application itself may be improved. Cantrell will consider looking to Blackman Township for application guidelines.
  - c. Motion to submit Conditional Use Permit Application Process document to clerk, all in favor. Motion carried. Motion to approve Zoning Amendment Request Process to Clerk, all in favor. Motion carried.
  - d. Discussion on Private Road:  
The primary with Ordinance as it stands:
    - Who bears the cost of developing more lots and upgrading lots? Cantrell suggests clear language so that it is abundantly clear to the Zoning Administrator and any citizens or applicants that no lot splits will be approved which would change the class of road required without documentation showing

that the road will be improved and who is financially responsible for this improvement.

- Should the person splitting the lot and is therefore the developer be solely responsible for the cost of bringing the road up to the new minimum standard?
  - What are the existing Private Roads in our township and how many lots are on each road? We need a survey of these roads for future inquiry and to protect from liability.
  - Final comments for this meeting: This ordinance requires private road signage to a certain spec, but not all are in compliance.
- e. Motion to move landscape ordinance discussion to future meeting date. Motion carried.

Meeting Adjourned 7:37 pm

Submitted,  
Nicole Cantrell, Chair and acting Secretary