

## Sandstone Township Planning Commission Meeting Agenda

May 7, 2024

Call to Order: 6:04pm

Roll Call: Crisenbery, Goodrich, Cantrell, Donahue all present. Greg Inosencio absent.

Agenda Approval: Motion to approve. 2<sup>nd</sup>. Approved.

March Minutes: Motion to approve. 2<sup>nd</sup>. Approved.

Public Comments: None Present.

Public Hearing: None Scheduled.

### Old Business

- Private Roads:
  - JDOT. Cantrell seeking out detailed road specifications from them, they have committed to doing so in a timely manner after several weeks of correspondence.
    - JDOT No longer allows new unimproved roads (gravel)
    - The commission discussed drainage and emergency equipment access
  - Language of formal request to Township Board for action on survey of private roads. Draft request for proposal (RFP) to board was reviewed.
  - RFP should be accompanied by a map showing private roads.
  - 28 private roads in the township are currently identified.
  - Board approval per the ordinance would be required.
  - Send out for pricing to survey each road and do basic sampling.
  - Determine compliance of each private road with respect to new ordinance (cost).
  - Length, width, water table, drainage, signage, gravel depth, clearance, how many lots, age, existence of maintenance agreement
  - Chris and Bill will provide templates along with Google
- Landscaping + Architecture
  - Cantrell reviewed and discussed language regarding screening between usage boundaries, screening for trash bins and large containers. Reviewed and discussed Chelsea. Reviewed and discussed encouraging but not requiring native species, and plants which would be prohibited from being introduced.

- Minimum design standards for architecture.
- Primarily for commercial and industrial, and some high-density housing in the township to screen certain aspects of operating.
- Rezoning Application Review
  - Cantrell presented draft copies of a potential application
  - Share draft with Brian Powers and the board for review, editing, and approval
  - Zoning change or change of use - discussed requiring a site plan

### **New Business**

- Schedule Planning meetings for June through December
  - June 17<sup>th</sup>, July 9<sup>th</sup>, August 27<sup>th</sup>, October 22<sup>nd</sup>, December 3<sup>rd</sup>
- Potential request for gas pumps at Sandstone and Michigan Ave.
  - Zoned C1, which does allow fuel stations
  - Owner to submit application with a site plan for review
- May 18<sup>th</sup> township cleanup (noted by Crisenbery)
- Regulating large events, Crisenbery and Cantrell to review language from other public entities
  - Blackman township caught unprepared
    - Security
    - Parking
    - Safety/EMT Access
  - Baily party occurred in Sandstone Township
  - 7.11.27 Agritourism ordinance review language

### **Adjournment**

Meeting adjourned at 7:21pm