

Sandstone Township Planning Commission Meeting Agenda

June 17, 2024

Call to Order: 6:04pm

Roll Call: Cantrell, Goodrich, Crisenbery, and Cantrell present. Inosencio absent

Agenda Approval: Approved with one amendment to add special events discussion.

May Minutes Approval: Approved as is

Public Comments: None

Public Hearing: None Scheduled

Commentary: Verbal Report from Crisenbery on recent Township Board meeting

Old Business:

- Private Roads:
 - JDOT road class specifications
 - Cantrell to present Request for Proposal for Committee comment
 - GIS shows most private drives and private roads as orange, some not labeled
 - RFP will require that distinction be made
 - Need list of private roads in the township in the RFP
 - Providing a map from GIS vs providing a list vs providing both discussed
 - Noted that scope of this work is beyond members of the planning commission
 - Discussed methodology of discovery of all private roads
 - State in the RFP clear expectations for the consultant
 - Provide list of KNOWN public roads based on Google Earth and GIS
 - Gravel depth surveys – what should sample size and frequency be?
 - Crisenbery suggests at the intersection and then every 500ft
 - State overhead clearance in the RFP of 14ft clearance over width of road
 - Determine deliverables such as:
 - Letter based report for each private road with pictures and labels
 - Copy section of the road with all lots in the GIS, include in report
 - Emergency vehicle access rating
 - Overhead clearance
 - Drainage issues
 - Include grandfather clause status for each private road
 - Motion to amend per above approved
- Landscaping
 - More trees and parking lot landscaping
 - Examples from Marshall and Chelsea reviewed and discussed
 - Greenbelt tree spacing discussed in detail along with setback and density
 - Landscaped bed required like Jackson's ordinance? (open question)

- Planning commission to review and return with amendments

New Business:

- Special Events Gatherings
 - Wyoming and Northville special events policies presented to the planning commission
 - This topic may be more appropriately discussed and administered by the board
 - Ordinance based rule
 - Revenue?
 - Crowd size?
 - Special use permits and waivers provided (weddings, graduations, concerts, etc)
 - Huge concert (Bailey example discussed)
 - Planning commission to provide language only for targeted conditional use cases
 - Minimum size, zoning type, sanitation density, noise levels, etc
 - Indemnification agreement to protect Sandstone Township
 - Frequency based rules for event would be worth exploring
 - One family wedding every now and then vs a wedding venue every weekend
- Marshall minimum design standards presented by the chairperson
 - Suggested as a compromise to Jackson's stringent requirements
 - Looking to strike happy medium between having nothing and stringent rules
 - The group agrees to look into more existing standards to model and present

Adjournment: 7:28pm