

**Sandstone Township Planning Commission Meeting Notes  
10/22/2024**

Call to order 6:00 pm

Roll Call:

Present: Blaine Goodrich, Nicole Cantrell, Bill Donahue

Absent: Chris Crisenbery, Greg Inosencio

Agenda Approval: Motion to approve by

August Minutes Approval: Motion to approve by Donahue, Goodrich seconded, all in favor.  
Minutes approved as written.

No Public Hearings

No Public comment

Agenda Minutes Approval: Motion to approve by Cantrell, Goodrich seconded, all in favor.  
Minutes approved as written.

**Old Business:**

Design Standards for C-1 and C-2, attached language reviewed, add "deviation subject to approval" language to that proposed, 90% brick. Voted yes to send to board.

Township Board- Private Road awaiting response from Fred

**Party Barns**

- Review Conditional Use Application- Does this have all necessary information?
- Tension for AG-1 uses and rural character
- Home Occupancy-2 (land split from Misty Valley reviewed), local examples discussed, agree that category #2 is most appropriate.
- When is something a commercial enterprise?
  - **Profit motive (OH and Washtenaw examples)**
  - **Ongoing business-** Consecutive months or year
  - **New enterprise** The enterprise must have been formed after November 29, 1990, unless it was restructured or expanded from an earlier date.
  - **Substantial change** If the enterprise is an expansion of an existing business, the investment must result in a substantial change in the net worth of the business or the number of employees.
- Advertised Space.
- Decibel Level Limits, this is actually an easy problem to solve with a smartphone

**Open Items:**

- Conditional Use, Rezoning Application improvements due Dec 3rd

- Application Process documents will send to board
- Minimum Design Standards for C-1 and C-2 (Handout)
- Landscape Ordinance Changes pending draft status
- Agritourism/Party Barn Ordinances pending draft status
- Private Road Changes pending draft status

**New Business: None**

**Discussion:** Propane tank installation 7.5 and 6.31, the commission believes that the request does not require a new conditional use permit but would like to see a plan view drawing submitted to the township as a courtesy to update the existing conditional use permit files.

Meeting adjourned at 6:39pm.

Respectfully submitted,  
William Donahue, Secretary