

Sandstone Township Planning Commission Meeting Notes

12/3/24

Call to order 6:00 pm

Roll Call:

Present: Blaine Goodrich, Nicole Cantrell, Bill Donahue, Chris Crisenbery

Absent: Greg Inosencio

Agenda Approval: Motion to approve by

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

No Public Hearings

No Public comment

Old Business:

From 10/22/24: 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.

Chrisenbery strongly disagrees with the language above and thought it should have come in front of the commission with a public hearing. The rest of the commission explained their logic in reaching the conclusion above. Goodrich suggests Chrisenbery finds language to support his position, Chrisenbery believes we already have the language to require any modifications to a site plan for a conditional use permit come to the planning commission, regardless of whether a building permit is needed. Chrisenbery agrees to bring language to next meeting.

Meeting dates for 2025:

1/7/2025

2/4/2025

3/4/2025

4/8/2025

5/13/2025

6/3/2025

7/8/2025

8/5/2025

9/9/2025

10/7/2025

11/11/2025

12/2/2025

Design Standards for C-1 and C-2, attached language reviewed again, discussed where to place in the zoning ordinance book. Recommend adding to 5.20. Next is public hearing and comment, vote to send to Jackson County and board for adoption.

Motion to advance as 5.20 by Cantrell, Goodrich second. Vote approved.

Landscaping provision 5.2.1, Tree height mods discussed, as well as irrigation requirement. Section B 'Minimum' vs 'Maximum' scale language modified. Section A root type language discussed, removed "Root Type".

Discussed 5.2.3 invasive and problematic, agreed to leave language as is and add to 5.2.1a.

Discussed 5.2.7 B Parking Lot Landscaping. Add a threshold for small lots and interior landscaping. Agree to add a threshold of 5,000 sq ft.

Motion to approve as amended by Goodrich. Seconded by Donahue. Vote approved.

Next step is public hearing in January.

Township Board- Private Road responses from Fred were read aloud. The commission discussed potential liability issues with having private road requirements. Communicate Fred's answers to the board, and revise RFP.

Party Barns – tabled until January.

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 presented.
- Landscape Ordinance Changes modified.
- Agritourism/Party Barn Ordinances pending draft status
- Private Road Changes pending changes

New Business: None

Discussion:

Meeting adjourned at 7:05pm.

Respectfully submitted,
William Donahue, Secretary