

SANDS TOWNSHIP PLANNING COMMISSION MEETING
SANDS TOWNSHIP OFFICE COMPLEX
April 15, 2025

1. **Call to Order and Pledge of Allegiance:** Cory Bushong called the meeting to order at 6:30 p.m.
2. **Roll Call:**
 - Present:** Cory Bushong, Suzanne Sundell, Justin Yelle
 - Absent (excused):** Pam Lajewski-Pearson, Shelley Brauer
 - Employees in Attendance:** Randy Yelle (zoning administrator), Barb Kransi (recording secretary)
 - Public in Attendance:** None
3. **Agenda:** Commissioner Sundell moved; Commissioner Yelle seconded motion to approve the agenda.
Ayes: 3 Nays: 0 Motion carried.
4. **Minutes:** Commissioner Sundell moved; Commissioner Yelle seconded motion to approve the minutes from the March 7, 2025, Planning Commission special meeting as presented.
Ayes: 3 Nays: 0 Motion carried.
5. **Public Comment:** None

Business: Public hearing opened at 6:32 – Zoning Ordinance amendment 25-01-01

- a. Amend section 914 to exempt Special Approval permits
 - Randy Yelle summarized the request to amend Section 914 (Fences)
 - B. Regulations (d) Exemptions in all Districts by adding iii.
“For a business established by Special Approval Permit, Planning Commission action is not required for fence requests. Fence requests shall be reviewed under Special Approval Permit requirements.” He further explained that a veterinary clinic approved by Special Approval permit requested a permit for a fence. Currently, the request would have to be addressed by Special Use Permit at a cost of \$600 to the business. Mr. Yelle stated that approval by the Planning Commission is a recommendation to the township board to approve the amendment.
 - No public input.
 - Planning Commission questions and comments
 - ❖ Commissioner Bushong confirmed that the business still had to obtain a Zoning Compliance Permit for the fence. He also asked if there were other instances of similar oversights in the Zoning Ordinance that needed to be addressed as well. Mr. Yelle stated he is not aware of any at this time.

- b. Following the required Public Hearing, receiving staff input, allowing for public input, and allowing for commissioner questions and discussion, Commissioner Sundell made a motion to recommend that the Sands Township Board of Trustees adopt Zoning Ordinance amendment 25-01-01.

Commissioner Yelle seconded the motion.

Ayes: 3 Nays: 0 Motion carried.

6. **Zoning Authority and MCSWMA Reports:** Randy Yelle provided the Sands Township Report and the MCSWMA Report.

7. **Commissioners Comment:** None

8. **Adjournment:** Commissioner Cory Bushong adjourned the meeting at 6:48 p.m.

Shelley Brauer
Chairman

Pam Lajewski-Pearson
Secretary

Barb Kransi
Recording Secretary