Sandstone Charter Township Planning Commission Meeting
Sandstone Township Hall
11/4/2025

Meeting called to order 6 pm
Pledge of Allegiance
Roll Call:
Present: Blaine Goodrich, Chris Crisenbery, David Cole, Nicole Cantrell
Absent: Bill Donahue

Motion to approve agenda as amended by Crisenbery, seconded by Cantrell. All in favor. Motion carried. (Next meeting date incorrect. Agenda corrected to record next meeting December 9, 2025 at 6pm.)

Cole moved to approve October minutes, seconded by Crisenbery. Motion carried.

Goodrich appointed Cantrell as acting secretary in Donahue's absence.

Report from Township Board:

- Cantrell reported briefly on some of the larger projects in the Township.
- There seems to be little action on the part of the Townshipon junk vehicles and abandoned houses.Goodrich requests that the Township Board work on an ordinance, or amending an ordinance, to enforce blight and junk vehicle issues in the township. Cantrell agrees to carry to message to the meeting next Monday.

Old Business:

- Private Road Ordinance sub-committee met before the November 4th meeting. Sub-committee worked on matching the desired ordinance with what was provided by Region II planner.

- Large Scale Data Centers: Goodrich presented DRAFT sample ordinance language. Discussion covered:
  Buffer yards, plantings, and berms compared to existing standard 5.2.1 and 5.2.2, referral to existing landscape ordinance
- Tree canopy replacement- should that be part of the landscaping requirements for this use?
- Renewable energy inclusion- is this too much to ask?
- Sound and sound limit restrictions, which party is required to prove sound level compliance 5.12.3
- Additionally- emergency contact or complaint contact method
- Existing parking regulations may require too many spots for this type of facility see 10.2.7. Draft ordinance presented had two sections on parking, section H and Section N.

- Presently allowed under L-1 permitted uses, but should probably be moved to Conditional Use (see page 44 of ordinance book)

New Business:
Bylaws: Goodrich presented DRAFT Bylaws summarized from the MTA suggested bylaws
Discussion: Absence at 3 consecutive meetings would be grounds for dismissal. Following three absences should there be a path to amnesty? By vote? General consensus? Goodrich to amend this section

Section 4: Meeting
Cancellation- Goodrich to amend to include section requiring Clerk to make public notification changes

Fee associated with Special Meetings - what is the appropriate fee amount to cover board salaries, public notices in the paper, and public notice by mail?
Cantrell agrees to bring this topic to the Township Board. Fee should probably be about $500 with a cap (not to exceed, etc)
Additionally, Clerk will be required to notify public of Special Meeting

Potential addition: Method of amendment and adoption steps, including documentation that should be sent to Region II, and when items are ready to submit to the Township Board. Cantrell volunteered to share a "steps guide" she has used.

Next meeting: Crisenbery motions to move the next meeting from December 2 to December 9. Seconded by Cole. Motion carried. The Chairman will notify the Clerk of the change.

Discussion: It is time to find a contractor for the Master Plan renewal. Because of the scope and long-term application of a Master Plan, the Commission would prefer to work with an experienced firm. Goodrich will discuss with Supervisor Britten about contacting some contractors including McKenna and Carlisle Wortman. Goodrich will do some additional research for other planners.

Meeting adjourned 7:40pm

Respectfully submitted,

Nicole Cantrell, acting secretary