

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP BOARD OF TRUSTEES Joint Meeting Of <u>Board of Trustees, Planning Commission and Zoning Board of Appeals</u> MASTER PLAN REVIEW At 6:00 p.m. <u>Wednesday, December 12, 2018</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> FINAL MINUTES Page 1 of 3 YST Joint Mtg. Master Plan 12/12/18 Draft distribute 12-31-18 Approved Jan. 10, 2019, By Board of Trustees </p>
<p>Meeting called to order at 6:10 p.m. by Treasurer, Alice Jansma.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u></p> <ul style="list-style-type: none"> • <u>Board of Trustees:</u> Present: A. Jansma, L. Knowles. Township Board: <u>Absent with Notice:</u> J. Lippert, Clerk. M. Englerth joined the meeting at 6:37 p.m. S. Vandenberg joined the meeting at 6:47 p.m. <i>(Englerth and Vandenberg thought meeting was at 7 p.m. not 6 p.m.)</i> • <u>Planning Commission:</u> Present: C. Strickland (Vice Chair), F. Fiala, R. Beukema, Pat Jansens (PC Rep. to ZBA). <u>PC Absent with notice:</u> Tressa Knowles. <u>Absent:</u> P. Heystek S. Vandenberg (Bd. Rep to PC) (Entered meeting at 6:47 p.m.) • <u>Zoning Board of Appeals:</u> John Frigmanski, Ron Heilman, Pat Jansens (PC Rep), Jake Welch. <u>ZBA Absent with Notice:</u> Dave VanHouten <p><u>ALSO: Absent with notice: Professional Planner</u> - Rebecca Harvey.</p> <p><u>Staff Present:</u> C. Biggs- Constable, S. Marcukaitis, S. Bush, E. Thompson -ZA</p> <p><u>Visitors:</u> (2) Jerrie Fiala, Bill Medendorp</p>	<p>CALL TO ORDER</p> <p>PLEDGE</p> <p>ROLL CALL</p>
<p><i>Full audio recording of this meeting which is to accompany the written minutes (for this meeting) has been downloaded to the township office computer system on 12/12/18 immediately following meeting.</i></p>	
<p>PURPOSE OF THE MEETING: Discussion of Master Plan prior to Public hearing.</p>	<p>PURPOSE of MEETING</p>
<p>COMMENTS/Discussion:</p> <p><u>General Comments of Alice Jansma were addressed. A. Jansma provided a list of items regarding specific pages of the Master Plan.</u> Jansma's list included: change of demographics since 2010 Census, Recreational Carrying Capacity Study of Gun Lake, Gun Lake Dam, Township office use/space for staff to work, recycling at the township, Gun Lake Protective Association and water buoys.</p>	

Map(s) for Master Plan were mentioned.

Frank Fiala commented on recycling. Orangeville Township's transfer program and Allegan County's curbside recycling were mentioned.

Regarding Buoys: L. Knowles mentioned contacting R. Heethuis (of the GLPA).

Boat Washes were discussed.

Next step for the Master Plan will be a public hearing.

Notification of other governmental entities of changes will be made after the public hearing, if the changes are major changes (per F. Fiala as advised by R. Harvey).

Englerth joined the meeting at 6:37 p.m.

S. VandenBerg joined the meeting at 6:47 p.m.

S. VandenBerg commented on 147 survey responses out of 4,000 residents of the township not representing the other 3,850 residents of the township.

S. VandenBerg commented that the Master Plan refers to the survey as what the residents want. S. VandenBerg referred to the survey response only being approximately 2% of the YS Township population.

Englerth commented, "What the real question is – is 'How do we communicate better with the public?'" Englerth noted that every person sitting at the tables tonight is sincere about improving the community. "Safety should be government's Job #1," added Englerth.

C. Strickland commented that on pg. 49, paragraph 3, she'd rather change the word "limit" to "manage", regarding the expansion of high density development in the Township. Further discussion took place.

E. Thompson commented that the Master Plan is an outline; a guideline and the ordinance is 'The Bible'. Thompson also commented, "The Master Plan has a legal stance in the Michigan's Planning and Zoning Act and Zoning Enabling Act. So it's a guideline, but we can't take away from what it is. It's a tool that we use to plan our zoning and the direction that the community is going. We have to have it, if we are going to do our own zoning. Discussion took place.

R. Beukema spoke of the development near Valley and Archwood. Beukema noted that people use to come to the meetings and say, "Leave it a corn field." The township decided what would happen there. Beukema added that the township did "manage" it. Beukema commented that the township is reducing its ordinances. Beukema read the purpose/mission statement for the Master Plan and noted it was the reason for why the Master Plan is needed every five years.

Englerth mentioned the Senior (citizen) community.

Englerth asked all the Board/Planning Commission and ZBA members for final comments.

Fiala briefly commented on the Capital Improvement Plan, (the strategic plan with the key things the township is going to do). Fiala noted that it needs to be worked on soon. Fiala noted that four, five or six items need to be identified.

Englerth spoke about the Code Enforcement Officer and E. Thompson's (PCI) work enforcing the ordinance. Englerth noted that behavioral issues are not zoning issues. Englerth mentioned the concept of a common ordinance on disturbing the peace versus trying to get zoning to control bad behavior.

E. Thompson mentioned the riparian ordinance as a tool for working on behavior issues.

R. Heilman mentioned an issue with some rentals on the lakes. Heilman referred to two recent articles in the July & August 2018 issues of Planning & Zoning News magazine. The articles address "Short-term Rental" ordinances. Discussion took place.

A Joint Meeting (with maybe the County) on Funneling is being tentatively scheduled for after the first of the year per Supervisor Englerth.

Eric Thompson and Mark Englerth both commented that Brad Williams is doing a good job with code enforcing. A. Jansma commented that she appreciates Brad's work with the public that she sees in the office.

PUBLIC COMMENT:

Bill Medendorp of 1905 Vista Point commented, "Shane (VandenBerg) made a comment when he came in here, 'Is it the desires of the township or the desires of the community?' And it struck me. I finally learned what stakeholders are. ... I see changes in the FLU (Future Land Use map) from January to April. What is that meeting April 4th? Or was that a joke? People want to be left alone, but other people want what you have. So the question I am going to ask all of you, 'How many times do you -can honestly say, you make decisions for the community or you made decisions for the things you want?' When zoning is the law, then let zoning be the law. But not personally. And this is what I'm saying. Shane, thank you. You just made my day."

ADJOURNMENT: At 8:04 p.m., Englerth brought the meeting to a close. Approved by all.

ADJOURNMENT

Respectfully submitted:

Approved Date Jan. 10, 2019 by Board of Trustees

Deb Mousseau
Recording Secretary
12/12/18

Janice C. Lippert, Township Clerk _____

Cathy Strickland, Acting Chair of PC: _____

Jacob Welch, ZBA Chairman: _____