

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  <b>Regular Meeting</b>  <b>7:00 p.m.</b>  <b>Thursday, May 16, 2019</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b> </p> <p style="text-align: center;"><b>MINUTES</b></p>	<p> <b>MINUTES</b>  Page 1 of 3  <b>APPROVED: _____</b> </p>
<p> <b>Meeting called to order at 7:03 PM by Acting Chair Cathy Strickland</b>  <b>PLEDGE OF ALLEGIANCE</b>  <b>Roll Call: Present:</b> Fiala, Beukema, Strickland, Jansens, VandenBerg, Bush.  <b>Staff Present:</b> Sandy Marcukaitis  <b>Absent with Notice:</b> Rebecca Harvey, Professional Planner  <b>Visitors: 1</b> (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b>APPROVAL OF AGENDA:</b> No changes. <i>Motion by Beukema with support from VandenBerg to approve as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <b>CHANGES TO AGENDA</b>  NONE. </p>
<p> <b>DISCUSSION REGARDING PC OFFICER ELECTIONS:</b>  <b>R. Harvey</b> inquired as to when elections for the PC would occur. R. Harvey encouraged election of officers taking place regardless of needing another PC member (a 7<sup>th</sup> person).  <b>S. VandenBerg</b> commented that it would be on the agenda for next month's PC meeting. </p>	<p> <b>OFFICER/ELECTION</b>  <b>DISCUSSION</b> </p>
<p> <b>APPROVAL OF MINUTES:</b>  <i>Motion by Jansens with support from Beukema to approve minutes of April 18, 2019 2019 as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <b>APPROVAL OF</b>  <b>MINUTES</b> </p>
<p> <b>REPORTS from REPRESENTATIVES:</b>  <b>Board of Trustees-</b> Shane VandenBerg, Trustee, commented that the Gravel Road Ordinance (Private Road Ordinance) went through (at the Board meeting of 5/9/19).  <b>ZBA-</b> Patrick Jansens commented on ZBA meeting of 5/14/19. There was one ZBA request for a variance for a house on Park Drive. The 11,000 sq. foot lot is on a channel and on a cul-de-sac. Variances requested were for front yard and side yard setbacks. Jansens commented, "We (ZBA) denied it. No hardship for one (reason)". Jansens noted that the question came up how road side frontage is noted on a cul-de-sac (pie-shaped lot) vs. on a straight stretch of road. The ZBA requested that the PC would look at this question.  <b>R. Harvey</b> was at the ZBA meeting as well and noted that two points/questions came up from the ZBA request on Park Dr. (5/14/19):  1. Regarding lot width, waterfront lot width, and setbacks: "Either there has to be something changed, not so much to change the standard, as much as to include that standard in the definition. The definition says one thing and this does another," noted Harvey.  2. Does the PC think a different formula is warranted for cul-de-sac lots/pie shaped lots? </p>	<p> <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>

Lengthy discussion took place regarding the channel/waterfront/cul-de-sac lot. It was noted that if a change were to be made for this type of lot(s), a public hearing would need to take place.

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APPROVED: \_\_\_\_\_

**PUBLIC COMMENT: NONE**

**PUBLIC COMMENT**

**New BUSINESS**

**1. Discussion of rebuilding on Footprint sites requested by ZBA.**

**Cathy Strickland** posed the question to be discussed, "If you have a non-conforming deck, and for some reason the old drawing isn't there, and you want to rebuild on the same footprint, should you have to get another variance- if you've already been granted a variance once before on that building?"

**R. Harvey** commented, "A variance runs with the land, not the owner."

**Discussion occurred.**

*Motion by Vandenberg with support from Beukema to request R. Harvey to research and provide information regarding "rebuilding on the same footprint". All AYES. MOTION CARRIED.*

MOTION for information to be provided by R. Harvey, Professional Planner.

**OLD BUSINESS:**

**OLD BUSINESS**

**Discussion of possible dates for a Joint meeting:**

**Vandenberg** commented that Supervisor Englerth was trying to set up a date for the Joint meeting.

**F. Fiala**, at the Joint Meeting, would like to take a look at Gravel Mining in our ordinance.

**R. Harvey** will add language to the packet regarding this (Gravel Mining).

**Beukema** commented on a situation regarding spreading/dumping of manure that needs to be addressed.

**OTHER SUCH BUSINESS:**

**OTHER SUCH BUSINESS**

Deadline has been extended on Citizen Planner's Annual Seminar – 6 credits can be obtained. Carpooling needs to be planned. Date is **June 5**.

**Fiala** also commented at the Joint Meeting, the **CIP (Capital Improvement Plan)** needs to be addressed. A strategic plan is needed. Three to possibly five things have to be addressed or identified. **F. Fiala** commented that the Veterans Memorial could be one item. **C. Strickland** commented that there are items that are required by the Zoning Enabling Act. Discussion took place with **R. Harvey**.

S. Vandenberg commented on a Public Hearing needing to be held and everyone on the Water system should be present for it.

S. Marcukaitis asked if the CIP died at the Board level because it was pushed to the Joint meeting. S. Marcukaitis commented on S. Vandenberg being the liaison to the Board.

Vandenberg commented on issues in the township, such as health issues, that are causing things to run not quite so smoothly in regards to communication.

**PUBLIC COMMENT: None.**

*Full audio recording of this meeting has been downloaded to the township office computer system on 5/16/19 immediately following meeting.*

**ADJOURNMENT:**

Motion by Vandenberg with support from Jansens to adjourn at 8:21 p.m. All ayes.  
MOTION CARRIED.

Approved by:  July 18, 2019  
Cathy Strickland, Acting Chair Date

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APPROVED: \_\_\_\_\_

**PUBLIC COMMENT: None.**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
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