

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  <b><u>VIRTUAL ONLY</u> – Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>May 20, 2021</u></b>    <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>    <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  <b>Page 1 of 3 PC</b>  <b>APPROVED: _____</b>  REG MTG May 20, 2021  Virtual (Zoom) ONLY </p>
<p> <b>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Virtually Present: <u>Kennedy</u> at Lakeridge Dr., <u>Bush</u> at Kraft, Gr. Rapids, <u>Frigmanski</u> at Pine Meadows Dr., <u>Fiala</u> at Lakeridge Drive, <u>Beukema</u> at Township Office, <u>Knowles</u> - mobile.</b>  <b><u>Absent with Notice:</u> Lee Kooistra</b>  <b><u>Present:</u> Rebecca Harvey, Professional Planner</b>  <b><u>Staff Present:</u> Sandy Marcukaitis, Rob Heethuis.</b>  <b><u>Visitors:</u> Virtually (1) (not including staff present).</b>    <b><u>Host:</u> Jacob Eccleston of Bauckham, Sparks et al.</b> </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b> <ul style="list-style-type: none"> <li>• <b>Fiala requested an addition to Old Business: <u>Master Citizen’s Planner Education Classes.</u></b></li> <li>• <b><i>Motion by Frigmanski with support from Beukema to approve the agenda as modified. Roll Call Vote: Beukema: Yes, Bush: Yes, Fiala: Yes, Frigmanski: Yes, Kennedy: Yes, Knowles: Yes, Kooistra: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.</i></b></li> </ul> </p>	<p> <b><u>APPROVAL OF AGENDA</u></b>    <b><u>MOTION</u> to approve agenda as amended.</b> </p>
<p> <b>REPORTS from REPRESENTATIVES: (No Reports this evening.)</b>  <b><u>ZBA-</u> John Frigmanski commented that two (2) variance requests were heard and both were approved. Board of Trustees approved the PC’s request for the Ordinance for Waterfront setbacks.</b>    <b><u>Board of Trustees-</u> Larry Knowles, commented at the Board of Trustees’ last meeting on May 13th, the board had a special meeting prior to the Board meeting regarding insurance coverage (presentation) and the coverage was approved in the Regular board meeting along with Chief Noonday Corridor amendment and waterfront setback ordinance (mentioned by John Frigmanski). The Board received an update on the Hall Renovation Status (expecting recommendation prior to month’s end.). Purchasing Policies reviewed but no decision made, Other items approved: Township Hall Use policy, purchase of Fire Department radios and thermal imaging cameras. Also the following Veteran Memorial items were approved: Transfer of \$9,000 from General Fund to Vets Memorial, Vets Memorial layout, and \$7,000 loan (additional) to the Vets Memorial from the General Fund.</b> </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>
<p> <b><u>PUBLIC COMMENT:</u> NONE</b> </p>	<p> <b>PUBLIC COMMENT</b> </p>

<p><b>APPROVAL OF MINUTES OF:</b>  <b>April 15, 2021 (Regular Meeting) AND April 29, 2021 (Special Meeting):</b>  <i>Motion by Beukema with support from Frigmanski to approve April 15, 2021 Planning Commission Regular Meeting Minutes as presented. Roll Call Vote: Beukema: Yes, Bush: Yes, Frigmanski: Yes, Fiala: Yes, Kennedy: Yes, Knowles: Yes, Kooistra: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.</i></p> <p><i>Motion by Kennedy with support from Beukema to approve Minutes of Special PC Meeting of April 29, 2021 as presented. Roll Call Vote: Knowles: Yes, Kennedy: Yes, Frigmanski: Yes, Fiala: Yes, Bush: Yes, Beukema: Yes, Kooistra: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.</i></p>	<p><b>MINUTES</b>  Page 2 of 3 PC  <b>APPROVED:</b> _____  REG MTG May 20, 2021  Virtual (Zoom) ONLY</p>
<p><b>NEW BUSINESS:</b></p> <p><b><u>SEU 21-03-01 Anthony Villanueva 2689 Oakleigh Dr., Middleville, Mi 49333, Parcel #16-215-010-00 Request (Special Exception Use).</u></b></p> <p>At this point in the meeting, a representative for A. Villanueva was not present. S. Bush, Chair, recommended proceeding with the next item on the agenda and possibly someone will join the meeting shortly regarding this SEU request. R. Harvey commented that she was told the applicant would be attending. R. Harvey commented that the PC may want to move forward with considering the request later in meeting. R. Harvey had submitted a completed report on the request.</p>	<p><b><u>NEW BUSINESS</u></b></p> <p><b><u>SEU 21-03-01 Anthony Villanueva 2689 Oakleigh Dr., Middleville, Mi 49333, Parcel #16-215-010-00 Request (Special Exception Use).</u></b></p>
<p><b><u>OLD BUSINESS ITEMS:</u></b></p> <p><b><u>Discussion of Private Road Standards and Zoning Districts</u></b></p> <p>Fiala noted that he had met with L. Knowles and John Frigmanski regarding this matter. L. Knowles has submitted information regarding this item. Fiala commented that he would welcome any feedback regarding roads being graveled, zoning districts, and paved roads (conditions &amp; specs). Another subcommittee meeting should take place according to Fiala, and then possibly a special PC meeting just on this matter may occur in the future. S. Marcukaitis will email the rest of the PC members the information that L. Knowles had submitted. (R. Beukema requested a hard copy in his mailbox at the township.) Discussion took place regarding the Barry County Road Commission's current stance on Private roads, and the township's current ordinance.</p> <p><b><u>Review PC Work plan and establish next steps:</u></b></p> <p><b><u>Gun Lake Overview/Funneling:</u></b> on hold for a while before the PC will be tasked with it by the Board of Trustees.</p> <p><b><u>CIP (Capital Improvement Plan)</u></b> on hold until the budget is set.</p> <p><b><u>Solar &amp; Wind Energy</u></b> – wait until after Private Road Standards is established.</p>	<p><b><u>OLD BUSINESS ITEMS</u></b></p>

**Fiala spoke of the Master Citizens Planner Educational Classes/accreditation**

Six (6) credits (CEUs) needed yearly to maintain Master Citizen status/accreditation.

**June 8th, 9th and 10th are the dates for sessions- online only. \$25 fee per person.**

S. Bush commented that you have to give a presentation to the PC or BOT at a meeting, after taking the class to receive the accreditation.

*\*Possibly John Frigmanski can poll the ZBA group, and the PC can be polled for interest (contact Frank Fiala) and then arrangements for the classes will be made thru Mike Cunningham, Township Clerk.*

**SEU 21-03-01 Anthony Villanueva 2689 Oakleigh Dr., Middleville, MI 49333. Parcel #16-215-010-00 Request (Special Exception Use).**

*PC members reviewed information received for this request, as the request had been tabled for more information. The applicant or applicant's representative did not appear on Zoom for this meeting.*

**Motion by S. Bush with support from Beukema to approve request #21-03-01 based on findings of compliance to Section 12.7 with the condition that the building is used as guest quarters -not living quarters, and not leased or rented.**

**Roll Call Vote: Knowles: Yes, Kennedy: Yes, Frigmanski: Yes, Fiala: Yes, Bush: Yes, Beukema: Yes, Kooistra: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.**

**PUBLIC COMMENT: NONE**

**ADJOURNMENT:**

**Motion by Bush with support from Beukema to adjourn at 7:48 p.m.**

**Roll Call Vote: Beukema: Yes, Bush: Yes, Fiala: Yes, Frigmanski: Yes, Kennedy: yes, Knowles: Yes, Kooistra: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.**

Approved by: Frank Fiala Date 6/17/21  
Frank Fiala, Planning Commission Secretary

**MINUTES**

**Page 3 of 3 PC**

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

REG MTG May 20, 2021

Virtual (Zoom) ONLY

Back to **New Business-**

**MOTION** on Request of A. Villanueva, Parcel #16-215-010-00.

NO PUBIC COMMENT

**ADJOURNMENT**

