

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, April 19, 2018</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 5 APPROVED: _____ </p>
<p> Meeting called to order at 7:03 PM by Chairman Greg Purcell <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Purcell, Fiala, Beukema, Heystek, T. Knowles. (Strickland joined the meeting at approximately 7:10 p.m.) <u>Also Present:</u> Rebecca Harvey, Professional Planner. <u>Late with notice:</u> C. Strickland notified PC she would be slightly late due to an interview appointment held at the Fire Station this evening. <u>Absent with notice:</u> S. Vandenberg notified PC of his involvement as a Trustee on the Board in a YS Twp. meeting at the Fire Station this evening. <u>Also absent with notice:</u> Eric Thompson, PCI, Current YS Zoning Administrator, was also involved in a meeting at the Fire Station this evening. <u>Staff Present:</u> Chuck Biggs-Constable, John Frigmanski. <u>Visitors:</u> 5 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <u>Add at end of meeting agenda:</u> R. Beukema mentioned having discussion regarding Citizen's Planner training. <i>Motion by Beukema with support from Fiala to <u>approve the agenda as amended.</u></i> All ayes. MOTION CARRIED. </p>	<p> CHANGES TO AGENDA: (Approval of Agenda as amended.) </p>
<p> REPORTS from REPRESENTATIVES: <u>Board of Trustees-</u> Shane Vandenberg, Trustee, (absent with notice – see above as well.) <u>ZBA-</u> Cathy Strickland – (will be late this evening – notice given – see above as well). </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>PUBLIC COMMENT:</u> John Frigmanski, 12169 Pine Meadows Dr., wanted to know when the PC would be working on the ordinances to cover “Solar” and “Wind”. Frigmanski noted that State of Michigan advertises that there’s all these programs available. Frigmanski noted taking months dealing with this issue when he was on the Planning Commission for Wayland. As of right now, if you wanted to put a solar panel on between your house and the lake, could you do it? It’s not a building, what is it?” G. Purcell commented that this (solar/wind) hasn’t been on the PC agenda as a specific item. Purcell asked if Frigmanski was looking at it from a zoning ordinance or from a broader perspective. </p>	<p> PUBLIC COMMENT </p>

Frigmanski commented that it was a thing of the future and that he believes that we need some ordinances and be proactive on it. "Otherwise, it's going to happen, and it's not going to be right. Then we have a problem. And we have another grandfather clause. I'm just asking you to think about it ..."

G. Purcell thanked Frigmanski for his comment and added that it will be taken into consideration and the PC will go over it as to how they want to address it, and follow the proper process. Purcell noted that Wayland and Frigmanski may be contacted for a reference in the future.

APPROVAL OF MEETING MINUTES:

Correction on Page 5: Insert "Rd." after Payne Lake in Dave Neeson's first sentence of Public Comment.

Corrected sentence should be: "Regarding Payne Lake Rd. re-zoning, there was a"

Motion by Fiala with support from Beukema to approve minutes of March 15, 2018 (Regular PC Meeting) as modified with change noted above. All ayes. MOTION CARRIED.

NEW BUSINESS:

ZOC Parcel ID 018-004-50 A request by Phoebe Jane Richards of 812 Payne Lake Rd. to rezone her property from AG to RR with a division of said property.

Phoebe Richards of 812 Payne Lake Rd. commented that she would like to split her land on Payne Lake Road and have her grandson be able to build a home on the property split off.

At this point in the meeting, R. Harvey commented that the frontage that Mrs. Richards currently has is not enough in her current zoning district for a land division.

G. Purcell commented that it is a two-step process, the property has to be rezoned in order for the second step (land division) to occur.

R. Harvey reviewed the report she had provided for the Planning Commission regarding this request that went before the PC on March 15, 2018.

Austin McKion, 19 Beretta Dr., grandson of P. Richards, commented that he was a little confused with the 4 to 1 ratio and that the lots to the north of his grandmother's property, "is the exact same thing we are trying to do. All of them. They are 5 acre straight back, 1313 ft. long, single family home."

R. Harvey commented on ordinances made to prevent bowling alley lots. 4 to 1 requirements are statewide. "The fact that there might be some parcels predating that would explain why they are there."

MINUTES

April 19, 2018

Page 2 of 5

APPROVED: _____

PUBLIC COMMENT

APPROVAL OF MEETING MINUTES.

G. Purcell commented, "If the standard is there, it is the state standard. And we can't change that.

P. Heystek commented that maybe the PC could have this discussion on the agenda sooner than later.

Purcell commented to Mrs. Richards, that she may want to table request (hold) as to avoid cost for another hearing.

G. Purcell commented that this could be tabled pending some future language on private road issue.

P. Heystek pointed out, if the road goes in, Mrs. Richards, wouldn't have to come for rezoning. They could just go then to the township for the split.

R. Harvey commented, "Whether it's re-zoned or not, the road issue is your issue. Because under either zoning, the only way to meet the standards, is to extend the private road. Rezoning now, or two months from now, does not change it.

Brief discussion occurred regarding private roads/gravel. Private Roads were on the agenda for tonight's meeting.

Motion by Fiala with support from Heystek to table this issue (Request by Phoebe Jane Richards of 812 Payne Lake Rd) to rezone her property from AG to RR with a division of said property to the JUNE 21st PC meeting. All ayes. MOTION CARRIED.

MOTION to TABLE RE-ZONE REQUEST of P. Richards – 812 Payne Lake Road.

Discussion Article 12, Section(s) 12.5 and 12.6:

Lot Coverage discussion took place. R. Harvey provided six (6) pages of information regarding lot coverage. Information included how other townships work with lot coverage.

Round table discussion occurred. Heystek and Fiala offered potential options to current lot coverage requirements. C. Strickland distributed a handout with examples of additional building square footage options to current lot coverage requirements.

Request was made to R. Harvey to draft language for potential amendment to the ordinance regarding **building coverage only** for all zoning districts.

Draft language by R. Harvey would be reviewed at a PC meeting in the near future.

Bruce Helder, of 1563 Manitou Lane asked for a clarification on overhangs.

"Overhangs is where you measure for side setbacks. The question came up is whether overhangs were density. When I talked to Eric, if I'm not mistaken, (Eric (Thompson)-PCI, YS Zoning Administrator) he said that this was the only township that measured overhangs as lot density, lot coverage". B. Helder commented that in discussion it wasn't clear to him if overhangs become part of the 40% or don't become part of the 40%.

R. Harvey commented that Eric most likely was talking about townships he was familiar with. Helder agreed with this.

G. Purcell commented on making sure it (overhangs counted as lot coverage) would be involved in future discussion. And the PC will be asking Eric Thompson for his input on it.

Discussion on Text Amendment Application (PCI) (included in previous discussion noted above.)

Private Road Standards and the Land Division Ordinance

C. Strickland distributed information regarding private roads. Discussion took place.

G Purcell invited J. Frigmanski to comment on this item.

J. Frigmanski commented that in looking at this, “and it’s a private road it does have the opportunity to become a public road. And now it’s gravel and it becomes a public road, who is going to make it conformed to being a public road?”

Frank Fiala commented on bringing a road up to county specifications. Fiala commented on process of the Road Commission in constructing the road. Fiala also noted the causes of “alligatoring”- cracking of roads. Hot mix overlay is used in subdivisions.

Paul Heystek commented, “Bottom line, a private road would have to be brought up to the county road standards in order to be accepted.”

J. Frigmanski commented “What happens when the developer/builder goes “belly up”? Frigmanski wanted to know who would be responsible for the expense of the road.

R. Harvey commented that “Cluster Development” is a land use option that allows for low level clustering of homes that don’t meet a road frontage requirement. Harvey will include this information in the packet. Harvey noted that some townships have said, “Clustered Land Development” is the answer to their issue.

Frigmanski commented that road paving cost can be incorporated into the cost of the lot.

May 17, 2018 is the date of the next regular PC meeting. Mr. McKion (P. Richards’ grandson) is aware of this date, as well.

Fiala commented on having R. Harvey pull additional ideas/samples from what other townships are doing with private roads. R. Harvey agreed to do this.

Due to the lateness of the hour, discussion went to last evening’s work session discussion regarding the Master Plan Map.

Master Plan Map Discussion:

Map changes that were noted at last night, were emailed by Cathy Strickland to Rebecca Harvey for use in tonight’s discussion.

Revised map and revised text was requested of R. Harvey for the next PC meeting in May.

P. Heystek noted that Thursday, June 7th class to retain Master Citizen Planner requirement will be held at Okemos Conference Center – 9:00 a.m. (a One day class).

Motion by Fiala with support by Heystek **to request funding from board to attend Citizen Planner Academy on June 7 and to extend to other ZBA and Board members.** All ayes. Motion Carried.

P. Heystek commented on reviewing temporary housing unit approved approximately a year ago.

Public Comment:

J. Frigmanski, of ZBA, and Pine Meadows Dr.- In regards to private roads, J. Frigmanski commented, “I think you really have to look at the density of travel on those roads. We brought up seven houses. That could be close to 50 cars. On a 400 or 500 foot dirt road or gravel road, it just tears it up. And if you don’t believe it go down 12th? Street in Wayland after a nice rain, because I used to live on it, and I’ve lost many a front end suspension on it.” Frigmanski referred to Mr. McKion and noted that his road would have maybe two cars (on it)... “It’s not going to be a big deal,” added J. Frigmanski. Frigmanski noted that he would not be able to make the next PC meeting due to travel plans.

ADJOURNMENT:

Motion by Heystek with support from T. Knowles to adjourn at 9:50 p.m. All ayes. MOTION CARRIED.

Approved by: Tressa Knowles 5/17/18
Tressa Knowles, Planning Commission Secretary Date

MINUTES

April 19, 2018

Page 5 of 5

APPROVED: _____

OTHER BUSINESS

MOTION TO REQUEST TWP BOARD to ALLOW ATTENDANCE TO CITIZENS PLANNER CLASS.

ADJOURNMENT

Deb Mousseau
Recording Secretary
April 19, 2018