

YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
VIRTUAL ONLY – Regular Meeting
 7:00 p.m.
April 15, 2021

Yankee Springs Township Hall
 284 North Briggs Road, Middleville, Michigan 49333

MINUTES

DRAFT MINUTES
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APPROVED: _____
 REGULAR MTG 4-15-2021
 Virtual (Zoom) ONLY

Routing 4/20/21
 Beukema

 Email
 Beukema
 Wd

Meeting called to order at 7:00 PM by Planning Commission Acting Chair, Shana Bush.

PLEDGE OF ALLEGIANCE

Roll Call: Virtually Present: Fiala at Lakeridge Drive, Beukema at Township Office, Bush at Kraft Ave., in Grand Rapids, Knowles at Beatrice Ave, Kooistra at Lynn Dr.

Absent with Notice: Kennedy, Frigmanski, Eric Thompson (PCI), Zoning Administrator.

Present: Rebecca Harvey, Professional Planner

Staff Present: Sandy Marcukaitis, Mike Cunningham, Rob Heethuis.

Visitors: Virtually 11 (not including staff present).

APPROVAL OF AGENDA:

- Fiala requested moving the SEU requests to the top of New Business.

Motion by Fiala with support from Knowles to approve the agenda as modified. Roll Call Vote: Beukema: Yes, Bush: Yes, Fiala: Yes, Kooistra: Yes, Knowles: Yes. Kennedy: Absent, Frigmanski: Absent. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

APPROVAL OF AGENDA

MOTION to approve agenda as amended.

REPORTS from REPRESENTATIVES: (No Reports this evening.)

Board of Trustees- Larry Knowles, commented at the Board of Trustees' last meeting on April 8th, they approved: a Park Maintenance position, \$2500 of soccer and ball field upgrades, Mike Cunningham joining the CIP (Capital Improvement Plan) team, a Veteran's Memorial Committee, funding for the Newsletter to be sent out soon, buoy placement on Gun Lake, a Township Hall Renovation Committee, working on a purchasing policy, and a Covid policy.

BOARD REPORTS from REPRESENTATIVES

ZBA- John Frigmanski was not present at this time.

PUBLIC COMMENT: NONE

**PUBLIC COMMENT/
APPROVAL OF MINUTES**

APPROVAL OF MINUTES OF March 18, 2021 (Regular Meeting)

Motion by Beukema with support from Bush to approve March 18, 2021 Planning Commission Regular Meeting Minutes as presented. Roll Call Vote: Beukema: Yes, Bush: Yes, Fiala: Yes, Kooistra: Yes, Knowles: Yes. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

NEW BUSINESS:

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

Bill Watson presented the request for Anthony Villaneuva noting a variance was approved prior to this request.

R. Harvey commented that the accessory building itself did not come before the board. The request for guest quarters is what is before the board. 12.7.7 of zoning ordinance was noted by R. Harvey. Harvey also noted that the PC should address parking.

Open to Public Comment at 7:08 p.m. by S. Bush, Chair.

Chair, Shana Bush, closed Public Comment at 7:09 p.m. with no comments.

Bill Watson felt there was plenty of parking. Discussion with PC members and Watson took place.

Motion by S. Bush with support from Knowles to table living quarters request to April 29 (6:00 p.m.) to bring an acceptable site plan. ROLL CALL VOTE: Beukema, Yes, Bush: Yes, Fiala: Yes, Kooistra: Yes, Knowles: Yes, Kennedy: Absent, Frigmanski: Absent. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

SEU 21-04-02 Curley Cone PARCEL #: 08-16-019-010-02 by Julie Fox at: 12850 W. M-179 Hwy., Wayland, MI 49438

Robb Lamer, Project Engineer – Exxel Engineering, presented request on behalf of J. Fox.

Don DeVries from Fleis & VandenBrink commented on working on the water tower/easement around 20 years ago. Typically they do not like structures with a foundation built over easements. Water main breaks were mentioned. Concrete, brick pavers, or asphalt are ok as surface ground features per Don DeVries.

Open to public comment time at 7:56 by S. Bush:

Phyllis Wordhouse: *commented that she really wanted “to just acknowledge that Julie (Fox) is willing to put pickle ball courts on her property. This has been a 19 month process for us and the township itself asked us to look for a business owner who would be willing to work with us; partner with us. I hope this is going to be successful tonight. Because we don’t want to wait 20 months. We’ve had over ten (10) meetings with the township and we started with the Planning Committee in September of 2019. So we hope you approve Julie’s request. Thank you.”*

Close Public Comment at 7:58 p.m. by S. Bush.

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NEW BUSINESS

SEU 21-03-01 A.

Villanueva 2689

Oakleigh Dr.,

Middleville, Mi

49333. Parcel #16-

215-010-00

Motion for meeting to supply additional information.

SEU 21-04-02

Curley Cone

PARCEL #: 08-16-

019-010-02 by Julie

Fox at: 12850 W.

M-179 Hwy.,

Wayland, MI 49438

PUBLIC COMMENT
regarding Curley Cone Request

Motion by Fiala with support from S. Bush to grant use permit & site plan (SEU #21-04-02) based on the Summary of Findings in that the Planning Commission is willing to modify the buffer yard and landscaping requirements based on the site plan presented and based on conditions: #3) Signage standards compliance, #5) Confirmation of authorization to locate proposed deck, #6) Twp. Fire Department review/approval, and #7) Twp. Engineer review/approval of storm water management plan. Approval contingent satisfactory to both parties, a written resolution to encroachment on the 25' water easement. Roll Call Vote: Knowles: Yes, Kooistra: Yes, Fiala: Yes, Bush: Yes, Beukema: Yes, Kennedy: Absent, Frigmanski: Absent. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

PUBLIC HEARING regarding: Discussion on Section 12.4 – Setback averaging approach on waterfront lots

Open for Public Comment at 8:05 p.m. by S. Bush

Mike Cunningham commented on renewing his previous request for “a simple approach where it’s just a straight 25 feet with no complicated formulas based on the distance that other properties have... But I just hate to see it influence what you can do on your lot influenced by what other people have done on their lots. It doesn’t seem right to me and it’s very complicated. I think personally a 25 foot minimum would be all that is needed.”

Close Public Comment at 8:06 p.m.

Motion by S. Bush with support from Knowles to approve (waterfront setback) language as written as proposed by R. Harvey and going to the board for approval. Roll Call Vote: Knowles: Yes, Kooistra: Yes, Fiala: Yes, Bush: Yes, Beukema: Yes, Kennedy: Absent, Frigmanski: Absent. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

PUBLIC HEARING regarding Section 3.16 (Chief Noonday Corridor Overlay District)

Public Comment at 8:08 p.m. opened and closed with no comment.

Motion by Fiala with support from Beukema to change 3.16 of Chief Noonday Corridor Overlay as indicated on document. Roll Call Vote: Bush: Yes, Fiala: Yes, Kooistra: Yes, Knowles: Yes, Beukema: Yes, Kennedy: Absent, Frigmanski: Absent. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

OLD BUSINESS ITEMS:

2021 Work Plan – Review plan and establish next steps *(Discussion moved to after the following two (2) items.)

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PUBLIC HEARING

PUBLIC COMMENT
On 12.4 Setback
Averaging approach on
waterfront lots

MOTION on language
12.4 Setback

PUBLIC HEARING
regarding Section 3.16
(Chief Noonday Corridor
Overlay District)

MOTION to Change
3.16 of CN Overlay

OLD BUSINESS
ITEMS

Discussion on Home Occupation Ordinance

**Discussion on #11 took place.*

Discussion of Private Road Standards and Zoning Districts –took place.

2021 Work Plan/Review -occurred.

CIP - (Capital Improvement Plan) is required annually per Fiala. Fiala commented that approximately one month or so after the Budget is finalized would be a good time to work on the CIP and have completed September 1, 2021.

**L. Knowles will bring to the board the Gun Lake over-use & funneling item asking if this is something for the PC to engage in and also discuss attorney item in relation to this issue.*

PUBLIC COMMENT: NONE

ADJOURNMENT:

Motion by Bush with support from Beukema to adjourn at 8:35 p.m.

Roll Call Vote: Beukema: Yes, Bush: Yes, Fiala: Yes, Kooistra: Yes, Knowles: Yes, Kennedy: Absent, Frigmanski: Absent. Yes: 5, No: 0, Absent: 2. MOTION CARRIED.

Approved by: _____
Frank Fiala, Planning Commission Secretary Date

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**PUBLIC
COMMENT**

ADJOURNMENT