


<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><u>Thursday, August 16, 2018</u></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 4  <b>APPROVED:</b>  </p>
<p> <b>Meeting called to order at 7:00 PM by Chairman Heystek</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b><u>Roll Call: Present:</u></b> Heystek, Fiala, Beukema, Strickland, T. Knowles, Jansens.  <b><u>Absent with Notice:</u></b> S. VandenBerg  <b><u>Staff Present:</u></b> Sandy Marcukaitis, Chuck Biggs- Constable.  <b><u>Not present:</u></b> Eric Thompson, PCI-Zoning Administrator  <b><u>Present:</u></b> Rebecca Harvey, Professional Planner  <b><u>Visitors:</u></b> 8 (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p><b><u>APPROVAL OF AGENDA:</u></b> None.</p>	<p><b>CHANGES TO AGENDA:</b> None.</p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees-</u></b> Shane VandenBerg, Trustee, was absent with notice.  <b><u>ZBA-</u></b> Patrick Jansens commented regarding the ZBA meeting 2 days ago. A request for J. Holden, for a 42' x 72' storage barn came before the ZBA and was discussed at length, and voted down unanimously. </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>
<p> <b><u>PUBLIC COMMENT:</u></b>  <b>Tom Holden</b>, 1074 Lynn Dr. – a Veteran of the Korean War noted the “Thank You” sign at the Veterans Memorial and wants to know when it will be completed. Mr. Holden has donated towards the memorial.  <b>P. Heystek</b> commented that the Planning Commission (PC) was supposed to be notified before it was put up. Heystek noted that the person that put up the stone did not come before the PC.  <b>C. Strickland</b> commented that the Veterans’ Memorial project is short of money, noting that the project is a \$35,000 to \$50,000 project and the committee started out with \$15,000. “We’ve done what we could with the money that we had,” commented C. Strickland. Strickland noted that the project received a greatly appreciated \$1,000 check from Mr. &amp; Mrs. John Frigmanski at last week’s township board meeting. Strickland commented that work would continue on the memorial as funds become available. </p>	<p><b>PUBLIC COMMENT</b></p>
<p> <b><u>APPROVAL OF MEETING MINUTES:</u></b>  <i>Motion by Beukema with support from Jansens to approve meeting minutes of <u>July 19, 2018</u> as presented. All ayes. MOTION CARRIED.</i> </p>	<p> <b>APPROVAL OF MEETING MINUTES</b> </p>

**NEW BUSINESS: SEU 18-08-06 Parcel ID 08-16-020-005-12** Building site is on an unaddressed parcel on Lynn Dr., approximately 250' north off M-179 Hwy., Middleville, MI 49333 A request by property owner Jon Holden, for a SEU/SPR for the construction of a detached accessory building pursuant to Section 12.7. The building site is a .282 acre vacant lot and is in a RSF district.

**J. Holden 1348 Lynn Dr.** commented on P. Jansens' comment (in Reports from Representatives). J. Holden was here tonight to request putting a 1,600 sq. foot building up. Holden referred to the ZBA meeting of August 14, 2018 in which he was denied a 42' x 72' detached accessory building to be used for storage.

**Open Public Hearing by Chairman Heystek at 7:10 p.m.:**

No comment

**Close Public Hearing at 7:11 p.m.:**

**Rebecca Harvey, Professional Planner** commented on her review which was geared to the original request of 42' x 72', but applicant has requested 1,600 sq. foot (verbally), per R. Harvey. Harvey commented that the rest of the report would still be applicable.

**C. Strickland** inquired as to the height "to eaves", use of building, any occupation running out of building, utilities, parking, storm runoff, driveway material, and exterior.

**MOTION by C. Strickland with support from Beukema to approve SEU 18-08-06 Parcel #08-16-020-005-12 for building site on Lynn Dr. (approximately 250' north off M-179 Hwy., Middleville, MI 49333) request by property owner Jon Holden, for a SEU/SPR for the construction of a detached accessory building pursuant to Section 12.7, in a RSF District. Roll Call: Fiala: Yes, Beukema: Yes, Heystek: Yes, Strickland: Yes, Jansens: Yes, T. Knowles: Yes, VandenBerg: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.**

**SEU- 18-08-07 Parcel ID #08-16-155-052-00 Building site is 2177 Parker Dr., Wayland, MI 49348.** A request by property owner Gary Martin, for a SEU/SPR for the construction of a detached accessory building pursuant to Section 12.7. The building site is a .115 acre vacant lot and is in a RSF District.

*\*Paul Heystek, being a neighbor of Mr. Gary Martin, removed himself from the Planning Commission Board table, and sat in the audience, abstaining from voting as well.*

*At this point in the meeting, Cathy Strickland chaired the public hearing for SEU 18-08-07, G. Martin.*

**G. Martin** presented his request for a detached accessory building.


**R. Harvey** commented from her report.

**Cathy Strickland** asked about previous request for living quarters for his son. The proposed building will not be used for living quarters per Mr. Martin.

**MINUTES**

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APPROVED: 

**NEW BUSINESS**

**OPEN PUBLIC**

**HEARING at 7:10 p.m.**

No comment

**CLOSE PUBLIC**

**HEARING at 7:11 p.m.**

**MOTION TO APPROVE  
REQUEST OF J. Holden  
of Lynn Dr.**

Mr. Martin noted that he would like to have gas for heat, and parking was limited to just the driveway.

**Open of Public Hearing by C. Strickland at 7:27 p.m.:**

There were no comments from those in the audience.

**Close of Public Hearing at 7:28 p.m.**

**MOTION by Fiala with support from T. Knowles to approve SEU 18-08-07 Parcel ID #08-16-155-052-00 Building site is 2177 Parker Dr., Wayland, MI 49348 request by Gary Martin, for a SEU permit/SPR for the construction of a detached accessory building pursuant to Section 12.7 Outbuilding (4). Roll Call: Fiala: Yes, Beukema: Yes, Heystek: Yes, Strickland: Yes, Jansens: Yes, T. Knowles: Yes, VandenBerg: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.**

**DISCUSSION** occurred regarding maximum sq. footage of 1,600 sq. feet for outbuildings vs. lot coverage percentage allowed for residential buildings (homes). Mr. Jon Holden was involved in the discussion. (See ZBA report from ZBA Rep. Pat Jansens). Holden asked why the lot coverage percentage (30% or proposed 50%) could not be applied to outbuildings. Discussion occurred regarding building two separate stand alone outbuildings to achieve Mr. Holden’s request for 3,024 sq. ft of storage (in one building). R. Harvey, Professional Planner commented on what some communities do in order to manage building size and use- consistent with the area of proposed construction. Beukema noted part of the intent for outbuilding requirements was for the possibility of a future home to be built on a lot with an outbuilding in the back/rear of lot. Fiala mentioned the PC trying to be flexible over the years to work with the requests of residents in this area of the ordinance. The lack of attractiveness and ‘common sense’ of multiple outbuildings vs. one outbuilding was mentioned by J. Holden.

**Mr. Tom Holden**, father of Jon Holden, commented on being Vice President of a large company that wanted to consolidate and started looking to locate in the middle of the state. The company ended up in Williamston. The City Commission worked with Mr. Holden’s company and accommodated the company’s plans. There was no resistance to the business from the community. “The town grew....Everybody loved us in the bank and in the town,” added Mr. Tom Holden. T. Holden noted that sometimes things change for the good. Mr. T. Holden commented “Sometimes there are mistakes that are made by getting so clammered into ‘this, or this little square over here’ (referring to a zoning map).” Mr. T. Holden referred to the successful company that is known today as AmerisourceBergen.

**OTHER BUSINESS:**

Letter received from Martin Township was distributed to PC members regarding Martin’s Master Plan.

**Private Road Standards and the Land Division Ordinance (Review Draft Language from Planner, Rebecca Harvey)**

Cathy Strickland, and Pat Jansens reported on findings from asphalt companies.  
Frank Fiala noted his findings regarding county road specs and will bring specs to next meeting.

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APPROVED: *[Signature]*

**OPEN of PUBLIC HEARING**

At 7:27 p.m.

**CLOSE of PUBLIC HEARING** At 7:28 p.m.

**MOTION TO APPROVE SEU 18-08-07 G. Martin of 2177 Parker Dr.**

**OTHER BUSINESS**

**OLD BUSINESS**

**Private Road Standards and the Land Division Ordinance**

C. Strickland commented on the private road standards of Caledonia Twp.

R. Harvey suggested considering the Clustered Land information which was handed out a few months ago. R. Harvey recommended reading up on this.

**Lot Coverage Discussion** took place. Sketch was distributed at tonight's meeting to PC members. The Township Board received these sketches as well.

The township board will be calling a joint meeting with the PC and ZBA to review the lot coverage ordinance.

**PUBLIC COMMENT:**

**Sandy Marcukaitis** asked if the PC has scheduled a Joint meeting . (Response was no date has been set yet.)

S. Marcukaitis also inquired about the **CIP (Capital Improvement Plan) due date**. F. Fiala commented the goal in the past was to have it completed by the end of the calendar year after the fiscal year ends on (June 30<sup>th</sup>). Fiala commented the 2017 CIP went to the township board. The township board accepted it. The recent Joint meeting gave the CIP committee input for the CIP for 2018.

**ADJOURNMENT:**

**Motion by Beukema with support from Strickland to adjourn at 8:40 p.m. All ayes. MOTION CARRIED.**

Approved by: Tressa Knowles      Sept 20, 2018  
Tressa Knowles, Planning Commission Secretary      Date

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APPROVED: AK

**PUBLIC COMMENT**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
August 16, 2018