

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>August 18, 2022</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. 8-18-22 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Present: Fiala, Bush, Beukema, Frigmanski, Kooistra, Knowles, Purcell. <u>PCI:</u> Mark Thompson- Absent with notice <u>Professional Planner:</u> Rebecca Harvey, Absent with notice <u>Staff Present:</u> Dennis Buist- Constable, Dave VanHouten, Sandy Marcukaitis <u>Visitors:</u> 2 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <u>Additions requested:</u> Add: Discussion on Chief Noonday Overlay District setbacks. Add: Sideyard setback discussion under Article 12 and election of Vice-Chair. <i>Motion by Fiala with support from Beukema to approve the agenda as amended.</i> <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA- John Frigmanski</u> – noted a ZBA meeting was held August 9, 2022. At that meeting a new application form was reviewed. Also: One request was passed and one request was denied on an outbuilding for a 3200 sq. ft accessory building with a 2400 sq. ft. requirement on two acres of land. ZBA would like to know if the PC has any interest on reviewing accessory buildings square footage on those types of properties. <u>Board of Trustees- Larry Knowles,</u> noted that at the last Board meeting of August 11, 2022, the Board: <ul style="list-style-type: none"> • Formed a search committee for an in-house Zoning Administrator. The committee has already met. • Amended Greg Purcell’s PC term to the end of this year and then re-appoint. • Amended 3.10, 3.11, 3.12, 3.13, 3.14 text in the Zoning Ordinance. • Adopted a Littering ordinance. • Approved re-zoning requests on two locations. • Approved Fire hydrant installed at fire station. • Noted a Blood drive Wednesday, August 31st at the Fire Station from 2 p.m. to 6 p.m. <i>*The Board asked the PC to relook at the ordinances limiting outbuilding sizes in the districts. If the property would accept it, somebody could build three buildings at the maximum size to get what they desire, and board is wondering if it should be increased to allow one building (larger) if the property could handle it- modifying it based on property size, not just a set size.</i> </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

<p><u>PUBLIC COMMENT:</u> None</p>	<p>MINUTES Page 2 of 3 PC APPROVED: _____</p>
<p><u>APPROVAL OF MINUTES :</u> Regular Meeting of July 21, 2022</p> <p><i>Motion by Knowles with support by Beukema to approve minutes of <u>July 21, 2022</u> as presented. All Ayes. MOTION CARRIED.</i></p>	<p>Regular PC Mtg. 8-18-22</p> <p><u>APPROVAL OF MINUTES-</u> July 21, 2022 PC Mtg.</p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p><u>ROLL CALL:</u> <i>Fiala asked the PC members present if there was any conflict of any PC member with the agenda of requests this evening. Roll Call occurred. There were no conflicts among the seven PC members.</i></p>	<p><u>INQUIRY ON CONFLICT OF INTEREST</u></p>
<p><u>NEW BUSINESS:</u></p> <p><u>EDUCATION – Upcoming and Completed Opportunities</u> Fiala reviewed upcoming educational opportunities.</p>	<p><u>NEW BUSINESS</u></p>
<p><u>OLD BUSINESS ITEMS:</u></p> <p><u>PC 22-07-010 Parcel ID # 08-16-029-005-00. 11114 Gun Lake Rd. Middleville, MI 49333.</u> A request by property Owner Gun Lake Cocina LLC for a Rezoning of Property pursuant to Section 19 “Amendments to Zoning Ordinance and Official Map”.</p> <p><u>*The subject site is approximately .36-acre parcel. The property is currently zoned General Commercial (C2) and the applicant is requesting rezoning to Outdoor Commercial (C3).</u></p> <p><u>Discussion occurred regarding the Board of Trustees decision in its recent Board Meeting on August 11, 2022.</u></p> <p><i>Motion by Fiala with support from Knowles to deny request and discuss. All ayes. MOTION CARRIED.</i></p>	<p>MOTION to Deny due to recent Board of Trustee decision.</p>
<p><u>PC 22-07-011 Parcel ID#08-16-029-005-00. 11114 Gun Lake Rd. Middleville, MI 49333. (Same Property as above).</u> A request by property owner Gun Lake Cocina LLC for a Special Exception Use/Site Plan Review pursuant to Section 3.12 “C-3 Commercial Zoning District”.</p> <p><u>*The subject site is approximately .36 acre parcel. The property is currently zoned General Commercial (C2) (requesting Commercial C3) and the applicant is requesting a Special Exception Use/Site Plan Review to allow for the sale of alcohol with or without food.</u></p> <p><u>Discussion occurred regarding the Board of Trustees’ decision on this matter.</u></p> <p><i>Motion by Fiala with support from Bush to deny request. (Board of Trustees makes this decision.) All ayes. MOTION CARRIED.</i></p>	<p>MOTION TO DENY</p>

<p><u>OLD BUSINESS ITEMS continued:</u></p> <p><u>Discussion of Private Road Standards and Zoning Districts</u></p> <p><i>Motion by Bush with support from Beukema to address the Private Road Standards and Zoning Districts next month after PC members have time to look over the Professional Planner's review distributed to PC members this evening. All ayes. MOTION CARRIED.</i></p>	<p>MINUTES Page 3 of 3 PC APPROVED: _____ Regular PC Mtg. 8-18-22</p> <p>MOTION regarding Private Rd. Stds. Discussion</p>
<p>Review/Update 2022 PC Work Plan: To be reviewed in September's regular PC meeting.</p>	
<p><u>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</u></p> <p>Knowles commented on the ZBA, on September 21st, making a determination regarding generators, A/Cs, chimneys, and exhaust vents being "structures" and their placement in 5 ft. lakefront residential side setbacks.</p> <p><u>Discussion on Setbacks for Chief Noonday</u></p> <p>Discussion took place regarding the Chief Noonday Overlay District.</p> <p><i>*A table with all the setbacks will be available for the next meeting in September per R. Harvey.</i></p> <p><i>Motion by Knowles with support from Purcell to take to public hearing review of all setbacks in Chief Noonday Overlay district. All ayes. MOTION CARRIED.</i></p> <p>Shana Bush will take to R. Harvey the published notice for Sept. 15th PC meeting.</p> <p>.....</p> <p><u>Vice-Chair Discussion: (addition to agenda)</u></p> <p><i>Motion by Fiala with support Bush to elect Rich Beukema as Vice Chair to January. All ayes. MOTION CARRIED.</i></p>	<p><u>OTHER SUCH BUSINESS</u></p> <p>MOTION to GO TO PUBLIC HEARING with Overlay Setbacks.</p> <p>MOTION to elect VICE-CHAIR.</p>
<p><u>PUBLIC COMMENT:</u></p> <p>Dave VanHouten, of Rock Drive, commented on the placement of generators, and air condition units and narrow lots, and that the unit(s) have to go somewhere.</p> <p>Sandy Marcukaitis, of Payne Lake Rd., commented on Dan Miller, Deputy Fire Chief having a call in Yankee Springs regarding a situation where the generators were so close they were pulling off exhaust into the opposite houses. S. Marcukaitis noted that one neighbor was really affected.</p>	<p><u>PUBLIC COMMENT</u></p> <p><u>ADJOURNMENT</u></p>
<p><u>ADJOURNMENT:</u></p> <p>Motion by Bush with support from Beukema to adjourn at 8:01 p.m. All Ayes. MOTION CARRIED.</p> <p>Approved by: <u>Frank Fiala</u> <u>10-4-2022</u> Frank Fiala, Planning Commission Secretary Date</p>	<p>Deb Mousseau Recording Secretary 8/18/22</p>