

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b><u>In Person</u>– Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>August 19, 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 4 PC</b>  <b>APPROVED: _____</b>  REG MTG August 19, 2021  In Person </p>
<p> <b>Meeting called to order at 7:04 PM by Planning Commission Chair, Shana Bush.</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: ALL Present:</b> Frigmanski, Beukema, Knowles, Fiala, Bush, Page-Kennedy, Kooistra.  <b>Present:</b> Rebecca Harvey, Professional Planner  <b>Staff Present:</b> Sandy Marcukaitis, Mike Cunningham, Dennis Buist- Constable, Dave VanHouten.  <b>Visitors:</b> 6 (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>  <ul style="list-style-type: none"> <li>• <i>Motion by Page-Kennedy with support from Frigmanski to approve the agenda as presented. All Ayes. MOTION CARRIED.</i></li> </ul> </p>	<p> <b><u>APPROVAL OF AGENDA</u></b> </p>
<p> <b>REPORTS from REPRESENTATIVES: (No Reports this evening.)</b>  <b><u>Board of Trustees-</u></b> Larry Knowles, commented at the Board of Trustees’ last meeting on August 12, the board did a lot of housekeeping. PFAS testing was done. Samples have been sent in, but no results yet. Office renovation update was given at the meeting.  <b><u>ZBA-</u></b> John Frigmanski commented that there was no meeting in August, but asked for clarification on the side setbacks being measured from eave, or foundation. R. Harvey commented that she will look into it. </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>
<p> <b>PUBLIC COMMENT: NONE</b> </p>	<p> <b>PUBLIC COMMENT</b> </p>
<p> <b><u>APPROVAL OF MINUTES OF:</u></b>  <b>July 15, 2021 (Regular Meeting):</b>  <i>Motion by Fiala with support from Beukema to approve July 15, 2021 Planning Commission Regular Meeting Minutes as presented. All ayes. MOTION CARRIED.</i> </p>	
<p> <b><u>NEW BUSINESS:</u></b>    <b><u>Public Hearing on Land Division Ordinance</u></b>    Discussion took place.    <b>R. Harvey summarized her review of the text amendment to Article XIV – Land Division and Platted Lot Split Regulations</b> </p>	<p> <b><u>NEW BUSINESS</u></b>    <b><u>Public Hearing on Land Division Ordinance</u></b> </p>

<p><b>PUBLIC COMMENT</b> opened and closed by Chair Bush at 7:19 p.m. (No comments)</p> <p><i>Motion by Knowles with support from Beukema to recommend to the Board of Trustees to make these changes being: striking no parcel shall be created which has a depth that is more than 4 times its width; striking no access should be through easements or across other lands. Also, deleting subsection 3 and the last sentence of subsection 4. Adding this to the application is recommended as well.</i></p> <p><b>Roll Call Vote:</b> Frigmanski: Yes, Beukema: Yes, Knowles: Yes, Bush: Yes, Page-Kennedy: Yes, Kooistra: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.</p>	<p><b>MINUTES</b> Page 2 of 4 PC <b>APPROVED:</b> _____ REG MTG August 19, 2021 In Person</p> <p><b>MOTION to amend</b> <b>Land Division Ordinance</b></p>
<p><b><u>OLD BUSINESS ITEMS:</u></b></p> <p><b>REVISITING:</b> <b><u>SEU 21-07-05: Parcel ID 08-16-020-013-00 A request by Grooters Development</u></b> <u>-Agent for Steven and Jeanie Vanderkam for a SEU to develop the property for mixed use including self-storage, residential use and limited commercial use. Property at 11857 M-179 Hwy.</u></p> <p><b><u>Justin Longstreth of Moore &amp; Bruggink</u></b>, reviewed the information that was submitted as requested from the last meeting. It was noted that the PC did receive the requested information.</p> <p><b><u>PUBLIC COMMENT</u></b> opened &amp; closed by Chair Bush at 7:25 p.m. (No comments)</p> <p><i>Motion by Knowles with support from Page-Kennedy to approve SEU Request 21-07-05, Parc. ID 08-16-020-013-00 at 11857 M-179 Hwy as presented (which includes conditions in Summary of Findings).</i></p> <p><b>Roll Call Vote:</b> Frigmanski: Yes, Page-Kennedy: Yes, Beukema: Yes, Knowles: Yes, Kooistra: Yes, Bush: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.</p>	<p><b><u>OLD BUSINESS ITEMS</u></b></p> <p><b><u>SEU 21-07-05:</u></b> <b><u>Parcel ID 08-16-020-013-00 11857 M-179 Hwy.</u></b></p>
<p><b><u>Discussion of CIP (Capital Improvement Plan):</u></b> Frank Fiala noted that a start up meeting had taken place today and gave an update on what the committee had started to put together.</p> <p>CIP updates/verbiage will be requested from volunteers regarding:</p> <ul style="list-style-type: none"> <li>• <u>Township Office/Hall Renovation</u> – Mike Cunningham/Deb Mousseau</li> <li>• <u>Fire protection</u> - Dave VanHouten</li> <li>• <u>Ambulance/Emergency Services</u> - Alice Jansma</li> <li>• <u>Township Roads</u> – Frank Fiala</li> <li>• <u>Water Service/Loop</u> - Larry Knowles</li> <li>• <u>Township Park/Non-Motorized Trail</u> - Sandy Marcukaitis</li> <li>• <u>Sewer</u>- Larry Knowles</li> <li>• <u>Information Technology</u> - Mike Cunningham</li> <li>• <u>Veterans Memorial</u>- Dave VanHouten</li> </ul>	<p><b><u>Discussion of CIP (Capital Improvement Plan)</u></b></p>

Fiala noted that a 30 day time period was the approximate "deadline" to return this info into the CIP committee.

In the CIP, regarding ARPA (American Rescue Plan Act) funds-just highlighting total amount of \$466,000 amount until ruling on allowable uses is narrowed down. "Yet TBD"

**Timeline-** the CIP covers the current budget year plus six (6) years. Tentatively, the committee would like the CIP to be completed and given to the BOT at their December meeting then the Joint meeting in January would be the official presentation of the CIP.

Fiala noted that the Township Renovation would be most likely at the top of the list, followed by (not necessarily in numerical/priority order): Water, Ambulance Service, Roads, Fire Protection, Sewer Service, Park/Non-motorized Trail, Information Technology, Veterans Memorial.

*\*More info on the CIP should be presented at the next meeting.*

**Discussion of Private Road Standards and Zoning Districts**

**Discussion took place using worksheet provided by J. Frigmanski :**

13.3

- A. 2. Private roads shall be allowed in all Districts.
- B. 2. All private roads shall have a finished road surface width of at least \_\_\_\_ feet.  
(22 feet suggested; to be determined)
- 3. A private road with a single connection to a public street shall not exceed 2000 feet in length, measured along the center line with a cul-de-sac.
- 6. If the private road is paved, it shall have two applications of 1-1/2 inches using MDOT specifications.
- C. To be discussed

13.6

- 2. b. To be discussed

**Discussion of Private Road Standards and Zoning Districts:**

*\*Discussed this evening and will be revisited next month.*

**MINUTES**

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

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**OLD BUSINESS ITEMS**

**CIP continued**

**Discussion of Private Road Standards and Zoning Districts**

<p><b><u>Discussion of Solar and Wind Energy (R. Harvey will forward this information from her previous work on this.)</u></b> <i>To be re-sent for September meeting.</i></p>	<p><b>MINUTES</b>  <b>Page 4 of 4 PC</b>  <b>APPROVED:</b> _____  REG MTG August 19, 2021  In Person</p>
<p><b><u>Review PC Work plan and establish next steps:</u></b></p> <p><b>CIP/Solar &amp; Wind Energy will be the next items, and Home Occupation.</b></p>	<p><b>OLD BUSINESS</b>  continued</p>
<p><b><u>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</u></b></p> <p>Question regarding “Multi-family units/zoning” was mentioned and referred to E. Thompson of PCI.</p>	<p><b><u>OTHER SUCH BUSINESS</u></b></p>
<p><b><u>PUBLIC COMMENT:</u></b></p> <p><b>Mike Cunningham</b> commented “When you are talking about private road standards, I’m assuming that you are talking about <u>new</u> private roads.” Cunningham noted that he was aware of a couple of instances where people had been given professional advice or opinions that stopped them from making small improvements to existing private roads because the improvements wouldn’t be up to state standards. Cunningham asked that the PC put language in to consider that no modern standard would apply to a pre-existing road.</p>	<p><b><u>PUBLIC COMMENT</u></b></p>
<p><b><u>ADJOURNMENT:</u></b></p> <p><b>Motion by Bush with support from Beukema to adjourn at 8:34 p.m.</b>  <b><i>All ayes. MOTION CARRIED.</i></b></p> <p>Approved by: <u>Frank Fiala</u> <span style="float: right;"><u>8/16/21</u></span>  Frank Fiala, Planning Commission Secretary <span style="float: right;">Date</span></p>	<p><b><u>ADJOURNMENT</u></b></p>