

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION VIRTUAL Meeting due to COVID-19/Executive Order from Governor 7:00 p.m. <u>Thursday, August 20, 2020</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 Virtual PC APPROVED: _____ </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Acting Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Fiala, Kennedy, Bush, Beukema <u>Absent:</u> VandenBerg <u>Absent with resignation:</u> Pat Jansens and Cathy Strickland <u>Administrating Zoom meeting:</u> Jake Eccleston, of Bauckham, Sparks, et al - Township Law Firm <u>Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Sandy Marcukaitis, Dave VanHouten <u>Visitors:</u> 3 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <i>Motion by Kennedy with support from Bush to approve as presented. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, VandenBerg: Absent. Yes: 4, No: 0, Absent: 1. MOTION CARRIED.</i> <u>REPORTS from REPRESENTATIVES:</u> No reports due to absence and resignation. </p>	<p> CHANGES TO AGENDA NONE. BOARD REPORTS from REPRESENTATIVES NONE </p>
<p> <u>PUBLIC COMMENT:</u> Opened at 7:06 p.m. by S. Bush, Chair. Mike Cunningham commented that he was attending the meeting to see how the technology works and to stay in touch with what was going on. Public Comment closed by Chair, Shana Bush, at 7:07 p.m. </p>	<p> PUBLIC COMMENT </p>
<p> <u>APPROVAL OF MINUTES:</u> <i>Motion by Beukema with support from Kennedy to approve minutes of July 16, 2020 as presented. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, VandenBerg: Absent. Yes: 4, No: 0, Absent: 1. MOTION CARRIED.</i> </p>	<p> APPROVAL OF MINUTES </p>
<p> <u>NEW BUSINESS:</u> SEU 20-07-09 Parcel ID 120-009-00 - A request by Michael and Heidi Horn of 11016 Hastings Pt. Rd. to Replace Outbuilding with Guest Quarters that was damaged by a storm. </p>	<p> <u>NEW BUSINESS</u> </p>

Mr. Michael Horn presented their request.

R. Harvey, Professional Planner explained her review and complimented the Horn's for their thoroughness in filling out the application and providing information relating to their request.

Planning Commission members asked questions of the applicants.

Public comment open and closed at 7:14 p.m. (No comments).

Motion by S. Bush support by R. Beukema to approve request for Special Exception Use based on Planning Commission findings of compliance with 12.7.7 and Special Use criteria of 12.7 with condition that quarters will only be used as guest quarters and not ever be rented out. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, VandenBerg: Absent. Yes: 4, No: 0, Absent: 1. MOTION CARRIED.

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APPROVED: _____

MOTION to APPROVE

OLD BUSINESS:

- Special Event Permit

"The Planning Commission (PC) serves at the pleasure of the Township Board," noted R. Harvey and the board can ask the Planning Commission to investigate and research something and provide a report on it, "but the PC's authority is limited to the Master Plan and Ordinance," commented R. Harvey.

R. Beukema noted that S. VandenBerg was asked to bring it to the Board, and S. Bush added that it hasn't happened because of the format of meetings (COVID).

- Discussion of Home Occupation Ordinance

S. Bush asked R. Harvey to look at this (Home Occupation) in the ordinance and see if there is some clarification that needs to be made.

- Joint Workshop- not to be held yet due to COVID and meeting remotely. Solar Panels, Home Occupation and Special Event, are still out there per K. Kennedy and the PC was going to bring these issues to the Board to get some direction. R. Harvey noted that the PC had developed a nice list of items to bring before the board regarding PC guidance needed. S. Bush commented that this was something to bring to Shane (VandenBerg) to bring to the board and to address the Board with - to get the (Joint) meeting set up.

Such Other Business as may properly come before the Planning Commission

See next page

OLD BUSINESS

K. Kennedy commented that she will not be able to be at the September PC meeting due to a family obligation.

Discussion occurred on canceling the Sept. meeting.

Motion by Fiala support by Kennedy to cancel the September meeting because of absence of a quorum possibility. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, VandenBerg: Absent. Yes: 4, No: 0, Absent: 1. MOTION CARRIED.

PC Rep to the ZBA and ZBA quorum issues discussed.

PUBLIC COMMENT: None at this time

Dave VanHouten inquired if the PC could have alternates. It was confirmed that the PC could not.

M. Cunningham commented that a PC could still vote a PC member to go to the ZBA as a partial fix to the ZBA, if needed. And regarding Home Business (Occupation), Cunningham noted that there was a difference with the actual wording of the ordinance and one of the definitions. Comment was noted by R. Harvey.

Close of Public Comment by S. Bush at 7:34 p.m.

ADJOURNMENT:

Motion by Bush with support from Kennedy to adjourn at 7:35 p.m. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, VandenBerg: Absent. Yes: 4, No: 0, Absent: 1. MOTION CARRIED.

Approved by: Frank Fiala 10/15/20
Frank Fiala, Planning Commission Secretary Date

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MOTION to CANCEL PC meeting of Sept.

PUBLIC COMMENT

ADJOURNMENT
Deb Mousseau
Recording Secretary
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