

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  <b>Regular Meeting</b>  <b>Thursday, February 16, 2017</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</b>  <b>APPROVED:</b> <u>tlc</u> </p>
<p> <b>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</b>  <b>PLEDGE OF ALLEGIANCE</b>  <b>Roll Call: Present:</b> Heystek (remote participation), Purcell (remote participation), Fiala, Beukema, Strickland, T. Knowles, VandenBerg.  <b>Absent:</b> Larry Knowles ZA (will arrive later in meeting (at Zoning Admin. Conference – will be on phone when needed). L. Knowles joined the meeting at 7:38 p.m.  <b>Also Present:</b> Rebecca Harvey, Professional Planner  <b>Staff Present:</b> Chuck Biggs, Sandy Marcukaitis, Mark Englerth  <b>Visitors: 10</b> (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b>APPROVAL OF AGENDA:</b> <ul style="list-style-type: none"> <li>• <b><u>Delay #6 (Peterman SEU to be heard in April).</u></b></li> <li>• <b><u>Remove Elite SEU – previous SEU transferred with ownership</u></b></li> <li>• <b><u>Add: Jim &amp; Julie Fox Mountain Falls Putt Putt – 12541 Chief Noonday Wayland</u></b></li> <li>• <b><u>After Business: Elections of Officers</u></b></li> <li>• <b><u>After Public Comment (#8): Add Member Comment</u></b></li> <li>• <b><u>After Approval of Minutes:</u></b> C. Strickland requested a discussion of remote voting.</li> </ul> </p>	<p> <b>CHANGES TO AGENDA:</b>   <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>
<p> <b>REPORTS from REPRESENTATIVES:</b>  <b>Board of Trustees-</b> A New Board Rep was just appointed.  <b>ZBA- Richard Beukema:</b> No ZBA meeting last month. </p>	
<p> <b>PUBLIC COMMENT: None at this time</b> </p>	<p> <b>PUBLIC COMMENT</b> </p>
<p> <b>APPROVAL OF MEETING MINUTES:</b>  <i>Motion by R. Beukema with support from C. Strickland to accept Planning Commission minutes of January 19, 2017 meeting as presented. All ayes. MOTION CARRIED.</i> </p>	<p> <b>APPROVAL OF MEETING MINUTES</b> </p>

**NEW BUSINESS:**

C. Strickland asked to discuss remote voting, not remote participation. C. Strickland commented that it was important that PC members go out and look at exactly how the property looks prior to a meeting adding that the decisions the PC makes are important to peoples' lives. Further discussion involved the legality of remote participation/voting, remote participation/voting used in courts, quorum voting, formal change needed in by-laws (if remote voting is no longer permitted), accommodating short term absences vs. long term absences, continuation of PC's work during winter months and use of video.

*Motion by Strickland with support from VandenBerg to amend by-laws to only permit remote participation, but not remote voting. ROLL CALL: VandenBerg: Yes, Strickland: yes, Purcell: No, Heystek: No, Fiala: No, T. Knowles: No, Beukema: No. Yes: 2, No: 5. MOTION FAILS.*

**(At the Mar. 16, 2017 PC Meeting):** *Motion by Purcell with support from Heystek to table approval of minutes of February 16, 2017 to the April 20th Planning Commission meeting to ask Recording Secretary to add language that Paul Heystek requested. (ROLL CALL: Fiala: Yes, VandenBerg: No, Strickland: No, Purcell: Yes, Heystek: Yes, Beukema: Yes, T. Knowles: Yes. Yes: 5, No: 2. MOTION CARRIED.)*

**In response to the above motion of 3/16/17:** The following additional language has been included: Shane VandenBerg speaking: "In the case of Yankee Springs Township, I believe we have some of our representatives going on vacation for five or six months and voting over the phone. Me, personally, I don't think that's reasonable. I think the people in the community want their representatives physically at the meetings."

Regarding the postponement of the David Peterman SEU request that was noticed: It needs to be delayed to a specific time which was determined to be April 20, 2017. (R. Harvey noted tabling to a specific date eliminates having to Notice for Public Hearing (again) and re-notifying residents within 300' with a mailing.)

*Motion by Beukema with support from T. Knowles to table the Peterman SEU request on Lakeridge Dr. until the April 20, 2017 meeting. All ayes. MOTION CARRIED.*

Request by Elite does not need to be tabled. Elite's request was not necessary as a previous SEU is still in effect and was transferred with ownership.

**DOLLAR GENERAL:**

Todd Stuve from Excel Engineering presented and reviewed the project. Peter Oleszczuk, Representative of the Developer was also present.

Rebecca Harvey reviewed project proposed and gave a two page review summary.

**MINUTES**

February 16, 2017

Page 2 of 4

APPROVED: tk

**MOTION REGARDING REMOTE PARTICIPATION**

**MOTION from MARCH 16, 2017 PC Meeting**

**Added language to Remote voting discussion**

**MOTION TO TABLE PETERMAN SEU.**

**DOLLAR GENERAL**

Going through the review of R. Harvey, the following items were discussed: (Dollar General):

- Setbacks
- Access
- Landscaping
- Construction Character
- Parking Spaces
- Drainage
- Proposed parking lot
- Lighting
- Signage
- Loading

T. Stuive, of Excel Engineering, commented that he hoped to return at the next meeting.

**MOTION by R. Beukema with support from C. Strickland to table the Dollar General SPR discussion to next meeting or whenever appropriate. All Ayes. MOTION CARRIED.**

**MOUNTAIN FALLS PUTT PUTT (current name of business):**

Owners Jim & Julie Fox presented their project. (They also own the Canoe livery in Hastings). They would be calling this project "The Boat House".

Currently the building is 16 x 32. They would have to demo the building. The new building would house golf course operations and possibly a self serve frozen yogurt shop. Other ideas: They would like to turn the property into a year round property. They plan to refresh the current mini golf course. Gravel/asphalt parking was questioned. The Fox's would like to have it open this summer.

The SEU request of Jim & Julie Fox will be noticed, and put on the agenda for the next meeting March 16, 2017.

**OLD BUSINESS:**

**MASTER PLAN**

- Future Land Use Map discussed
- R. Harvey provided the update to Chapter 4 of the Master Plan. Copies were distributed this evening.

**PUBLIC COMMENT:**

M. Englerth mentioned that there is an upcoming **Joint Meeting on March 2nd.**

L. Knowles commented on the need to discuss parking lot requirements (mentioned earlier in meeting) as well as, requesting R. Harvey address Solar Farms.

**MINUTES**

February 16, 2017

Page 3 of 4

APPROVED: HL

**MOTION to TABLE  
DOLLAR GENERAL  
DISCUSSION**

**OLD BUSINESS**

**PUBLIC COMMENT**

**Todd Delamar** commented on lighting and inquired on water run-off of Dollar General and retention pond. T. Delamar commented on water supply, water suppression system and the possible need for incorporating an additional pump. L. Knowles commented on having 200 gallons per minute available. The water system is currently set up for a large number of future users. T. Delamar mentioned an access road being valuable- such as he has to Chicago Dr. for a family business in Hudsonville for traffic flow- in relation to M-179 which also has high speeds/traffic.

**L. Knowles** inquired as to updating non-conformities with new projects/remodels of existing buildings.

**R. Harvey** commented on the role of the PC with site plan reviews.

**F. Fiala** commented on non-conforming uses (in the Zoning ordinance) not being retro-active. Fiala commented on walking paths being considered with the newer development along M-179.

**MEMBER COMMENT:**

Fiala commented on his desire for rotation of Chairmanship of the PC.

Paul Heystek asked if new officers of the PC could be discussed at a later date because of the late hour (meeting time - at this point is 10:20 p.m.).

*Motion by Heystek with support from Purcell to table any discussions of new officers and form a committee until the next meeting due to the late hour of tonight's meeting.*  
Heystek: Yes, VandenBerg: No, Beukema: No, Strickland: No, Purcell: Yes, Fiala: Yes, T. Knowles: No. MOTION FAILED. No: 4, Yes: 3.

Fiala would like as a Chair to appoint a committee with Cathy Strickland, Greg Purcell and Frank and come back to this group and report at the next meeting.

Greg Purcell commented that with just getting the Master Plan finished and changing officers- the timing may be inconsistent at this particular time (changing officers).

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 10:25 p.m.

Approved by: Tressa Knowles 4/20/17  
Tressa Knowles, Planning Commission Secretary Date

**MINUTES**

February 16, 2017

Page 4 of 4

APPROVED: He

**MEMBER COMMENT**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
February 16, 2017