

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP          PLANNING COMMISSION</b>  <b>Regular Meeting</b>  <b>7:00 p.m.</b>  <b>Thursday, January 17, 2019</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>    <b>MINUTES</b> </p>	<p> <b>DRAFT MINUTES</b>            Page 1 of 4  <b>APPROVED: _____</b>            Circulate Draft Minutes            1-23-19 / jcl    <div style="border: 1px solid black; padding: 5px; background-color: #ffe6e6;"> <i>Routing 1/23/19</i>  <i>Beukema</i>  <i>Vd Berg</i>  <i>Ennerl</i>  <i>Web</i>  <i>Denker</i> </div> </p>
<p> <b>Meeting called to order at 7:05 PM by Acting Chair: Cathy Strickland</b>  <b>PLEDGE OF ALLEGIANCE</b>  <b>Roll Call: Present:</b> Fiala, Beukema, Strickland, Jansens, VandenBerg, Bush.  <b>Staff Present:</b> Chuck Biggs- Constable  <b>Present:</b> Rebecca Harvey, Professional Planner  <b>Visitors:</b> 2 (not including staff present).         </p>	<p> <b>CHANGES TO AGENDA</b>  <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>
<p> <b>APPROVAL OF AGENDA:</b>  <b>Add under New Business: Information (brochure) coming from R. Beukema regarding MTA Planning &amp; Zoning Educational Classes/Seminars.</b>  <b>R. Harvey</b> inquired as to what month the PC elects its officers and establishes its meeting schedule, etc. R. Harvey advised by statute, the PC is required to elect its officers every year.  <b>C. Strickland</b> commented that the other member should be on the PC next month (M. Englerth will appoint someone with the Board's approval). After the appointment, the PC officers will be elected.  <b>REPORTS from REPRESENTATIVES:</b>  <b>Board of Trustees-</b> Shane VandenBerg, Trustee, noted the Board purchased a couple of ice rescue suits, replacing the old which had holes in them. The Board also opted out of the marijuana issue. A year from now it can be revisited to see if there are any changes. M. Englerth was removed of his position on the GLASWA board. At this point, VandenBerg commented on being unsure of the reason for Englerth's removal.  <b>ZBA-</b> Patrick Jansens commented that there was no recent ZBA meeting to report on.         </p>	<p> <b>PUBLIC COMMENT</b>            (None at this time).  <b>MOTION TO APPROVE</b>            Minutes of Dec. 20, 2018.    <b>APPROVAL OF PC</b>  <b>ANNUAL REPORT</b> </p>
<p><b>PUBLIC COMMENT: None at this time.</b></p>	
<p> <b>APPROVAL OF MINUTES:</b>  <b>Motion by Beukema with support from Jansens to approve <u>minutes of December 20, 2018 as presented.</u> All Ayes. MOTION CARRIED.</b> </p>	
<p> <b>APPROVAL OF ANNUAL PC REPORT (2018):</b>  <b>The PC reviewed draft of PC Annual Report:</b>  <b>Changes needed to be made to Patrick Jansens</b> adding "s" to his last name, and adding "ZBA Rep" after Pat's name.  <b>Motion by Strickland with support Beukema to accept draft as presented (with two changes noted above).</b> All Ayes. MOTION CARRIED.         </p>	

**PUBLIC HEARING: Master Plan as published in The Sun & News on Dec. 22, 2018.**

**Opening of Public Hearing by C. Strickland at 7:13 p.m.**

**NO COMMENT was made**

**Close of Public Hearing at 7:14 p.m. (by C. Strickland).**

**R. Harvey** confirmed for the record, "All of the maps with the exception of the Future Land Use map, are the same and will be pulled to the existing document. There were no changes made to that. As it relates to the Future Land Use map, dated June of 2018, so it accompanied this draft (June 2018), is the final one with the exception of the inclusion of the Barry State Game Area and Barry State Rec Area. And the PC had indicated early on that they thought it was appropriate to show the outlines of those two areas on the map, and Rose indicated she would include that at such time we were ready to go to print. So that is one change that needs to be on the FLU map dated June 2018."

**C. Strickland** commented that at a recent Joint meeting they (Board/PC/ZBA) went over the Master Plan, and the Board/PC discussed what edits would be made.

**R. Harvey** commented that this meeting would be the appropriate time for the PC to make any edits to bring before the township board.

At this time, C. Strickland read the comments from A. Jansma, Treasurer, that were made regarding the Master Plan. The PC and R. Harvey reviewed each comment.

After the review, it was determined that R. Harvey will go ahead and put narratives (changes) into the Master Plan. Changes will come to Deb M. (Recording Secretary) with a recommendation for the Board of Trustees who will meet for its next regular board meeting on February 14, 2019.

C. Strickland confirmed for R. Harvey that no other changes came from Board members other than A. Jansma, Treasurer.

**Motion by R. Beukema with support from Strickland to recommend the revised draft of 2018 Master Plan (with changes made this evening) to the Board of Trustees for their review and their approval.** ROLL CALL VOTE: VandenBerg: No, Beukema: Yes, Strickland: Yes, Fiala: Yes, Jansens: Yes, Bush: Yes. Yes: 5, No: 1. MOTION CARRIED.

**NEW BUSINESS:**

**MTA Workshops for Planning & Zoning**— brochure brought in by R. Beukema. Dates and classes were noted by C. Strickland. Brochure was left out for members to look at after the meeting.

**DRAFT MINUTES**

January 17, 2019

Page 2 of 4

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

**PUBLIC HEARING:**

**Master Plan**

**REVIEW of BOARD COMMENTS regarding MASTER PLAN.**

**MOTION TO RECOMMEND Revised MASTER PLAN TO BOARD.**

**NEW BUSINESS**

**OLD BUSINESS:**

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

**R. Harvey** recapped activity on this issue (Private Road Standards) so far. R. Harvey suggested that in August the PC had basically everything that the PC wanted for the Private Road Standards.

The PC reviewed the draft of the Private Road Standards. Discussion occurred during the review.

**Motion by Beukema with support from Vandenberg to proceed with Public Hearing on February 21, 2019 for Private Road Standards.** ALL AYES.

MOTION CARRIED.

**OTHER SUCH BUSINESS:**

**Funneling (Ordinance) and related issues were discussed. Use of law enforcement and nuisance (ordinance) was mentioned as well.**

*It was noted by C. Strickland: On Monday, Feb. 4<sup>th</sup> a meeting, at 6 p.m. will be held, called by the Board of Trustees, in which the above-mentioned item will be addressed.*

**PUBLIC COMMENT: 8:00 p.m.**

**Bill Medendorp of Vista Point**, stepped up to the Future Land Use map which is to be included with the draft of the Master Plan for the Board's approval. B. Medendorp pointed out the area of land which he owns. Medendorp commented that if his property isn't right before the Master Plan is handed out, he will have to get an attorney. He wants to make sure he gets his land in the center "of that creek". He noted that it is there according to the aerial view of his property.

The second point that B. Medendorp wished to make was that he wanted "all the applications I can get from running for the Trustee Board and I want all the applications for the Planning and I want to sit right over here. Please do make sure I get my applications."

Shane Vandenberg asked B. Medendorp to point out what he (Medendorp) was talking about on the map. B. Medendorp pointed to Payne Creek and commented that he owns the center of the creek. Medendorp commented that he owns close to 40 acres, but some people say he only owns 37 acres. Medendorp wanted the map to match with the map in Master Plan, noting he was a taxpayer.

**R. Harvey** referred to County mapping, noting the base map was the key. Harvey commented, "Where a property owner felt that the county's tax or property map, somehow doesn't match the legal description on their deed that they should go into

**DRAFT MINUTES**  
January 17, 2019  
**Page 3 of 4**  
**APPROVED: \_\_\_\_\_**

**PUBLIC COMMENT**

the county and have them check that. Because theoretically, the parcel maps are all GIS systems and they are doing it based on the parcel descriptions.” R. Harvey referred to seeing a GIS Specialist at the county.

**R. Harvey** commented that the accuracy of the county’s parcel map, “is not at our discretion. If the preface is that somehow those parcel lines are not accurate or whether you are trying to confirm the accuracy of it, that the conversation is with the county GIS person and your deed... We take that parcel map and apply color to it. So we are not doing anything to modify what the county has. So if the county is wrong, ‘Yes’, he would want to make sure that they get it right. We cannot do anything about that.” R. Harvey referred to Rose, as the GIS person at the county.

Medendorp commented that if he is wrong about the map, he will apologize. Medendorp requested that his public comment be recorded. (*B. Medendorp’s public comment, verbatim, can be heard on the meeting’s audio downloaded afterward to the township computer.*)

**ADJOURNMENT:**

Motion by Strickland with support from Beukema to adjourn at 8:13 p.m. All ayes.  
MOTION CARRIED.

Approved by: \_\_\_\_\_  
Cathy Strickland, Acting Chair Date

**DRAFT MINUTES**

January 17, 2019

Page 4 of 4

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

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
January 17, 2019 PC