

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;"><u>Thursday, July 20, 2017</u></p> <p style="text-align: center;">Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>MINUTES Page 1 of 3 APPROVED: <u>At</u></p>
<p>Meeting called to order at 7:00 PM by Chairman Greg Purcell</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call: Present:</u> Heystek, Purcell, Fiala, Beukema, Strickland, T. Knowles, VandenBerg.</p> <p><u>Present:</u> Larry Knowles, Zoning Administrator, Chuck Biggs- Constable</p> <p><u>Also Present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Sandy Marcukaitis</p> <p><u>Visitors:</u> 6 (not including staff present).</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>APPROVAL OF AGENDA:</p> <p>There will be an announcement regarding upcoming meetings at the end of the meeting per Greg Purcell, Chair.</p> <p>July 25, Tuesday, at 6 p.m. will be a Master Plan Workshop for the Planning Comm.</p>	<p>CHANGES TO AGENDA: (Approval of Agenda as amended.)</p>
<p>REPORTS from REPRESENTATIVES:</p> <p><u>ZBA- Cathy Strickland</u>– No July meeting.</p> <p><u>Board of Trustees- Shane VandenBerg</u> –clarified that Mark Englerth and Greg Purcell will get together to set a joint meeting date to go over the PC By-laws and meet with MDOT regarding M-179. Purcell confirmed that he will be working with Mark on it (setting a date), mentioning that he wasn't sure if the PC By-laws would be covered in the same meeting with MDOT due to time constraints. A meeting will take place at the <u>Barry County Courthouse regarding repairs to the Dam on July 31st</u>. Alice Jansma is now the spokesperson for the township. A resolution for the YS Township Water Utility Board was passed (Members are: G. Purcell, R. Beukema, M. Peiffer, Todd Delamar, Alice Jansma). Another resolution was passed entitled <u>Resolution Requesting Action and a Report from Barry County Regarding Zoning Enforcement for a Marina located at 11925 Marsh Rd.</u> Cathy Strickland gave an update on the Veterans Memorial. Black monument stone was approved for purchase at \$12,000 - \$13,000. Pat Kreple has offered to spearhead some fund-raising. An auction is being planned and there's a trailer at the fire station if anyone would like to donate (auction items). An <u>Open House will be July 26, Wednesday, at the YS Fire Station at 7 p.m.</u> A sketch of the concept will be available and also residents will have a chance to vote as to the location of the Memorial: <u>Fire Station or the Township Park.</u></p>	<p>BOARD REPORTS from REPRESENTATIVES</p>
<p>PUBLIC COMMENT: None at this time</p>	<p>PUBLIC COMMENT</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Strickland with support from Heystek to approve meeting minutes of June 15, 2017 as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p>

NEW BUSINESS:

- **SEU #17-07-08. PARCEL ID 08-16-310-003-00.** A request by Chad Schut for a Special Use Exception Permit regarding Sec. 12.7 Outbuildings – to construct an outbuilding located on a lot without a principal structure that is less than two (2) acres in size and is being constructed before the principal structure on the lot has been granted a permit. Property is a vacant lot on Sandstone Drive, Wayland, MI. (G. Purcell inquired if L. Knowles, ZA had a chance to review the application, setbacks, requirements and plans. Knowles confirmed everything was satisfactory.)

Chad Schut, of 11762 Green Lake Rd., Mr. Schut will be residing on Sandstone Drive. They are listing their current residence this weekend. The outbuilding, if approved, will start in the next two weeks. Sketch of location of barn was distributed to Planning Commission members by Mr. Schut. Special Exception Use Permit Application with Sandstone Downs Condominium parcel map was provided to all PC members as well as notice of Public Hearing in The Sun & News.

PUBIC COMMENT:

Laurie Rosenberg, of 12108 Sandstone, commented that she will be a neighbor of the Schut's. Mrs. Rosenberg inquired as to the placement of the driveway, and pole barn. Mrs. Rosenberg will view the prints of the house after the meeting.

Dave Hager, Developer, Boulder Ridge, 376 Barlow Cove commented on requirements, such as masonry on the front of the building, and specific placement of the pole building in relationship to the residence, as a site condo of the Boulder Ridge Development (subdivision).

Mark Colvin, of 12203 Sandstone, mentioned a clerical error regarding the parcel number being incorrect. (Correction has been made on parcel number). Otherwise, M. Colvin mentioned no other issues with the project.

BOARD DELIBERATION:

R. Beukema commented that he'd like to see a sketch as to the siding of the building; what it is going to look like (building); would it fit into the character of the neighborhood of homes.

Planner, R. Harvey drew attention to the YS Zoning Ordinance:

- **Section 12.7** Outbuilding subsections 4) & 5)
- **Section 4.1 C** Special Land use standards

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APPROVED: Ade

NEW BUSINESS

MASTER PLAN

MOTION by Vandenberg with support from Beukema to grant SEU request of C. Schut based on: the application material presented at this meeting and finding of compliance with: Section 12.7 (Outbuilding standards) and Section 4.1 (Special Land Use standards). Roll Call vote: Heystek: Yes, Vandenberg: Yes, Beukema: Yes, Strickland: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Yes: 7, No: 0. MOTION CARRIED.

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APPROVED: 

MOTION to APPROVE request of C. Schut, Vacant lot, Sandstone Dr.

Discussion took place regarding marinas- questions were provided by L. Knowles, Zoning Administrator.

R. Harvey commented that L. Knowles emailed questions regarding marinas. This discussion was not property specific per R. Harvey. Barry County's ordinance contains information regarding marinas. Discussion took place on looking at the county ordinance possibly in a subcommittee setting. L. Knowles will be providing a hard copy of the section of Barry County's ordinance regarding marinas out of their (Barry County's) zoning ordinance (for PC members and R. Harvey). This material will be distributed this evening and it will be discussed at the next regular Planning Commission Meeting.

OLD BUSINESS:

Proposed Amendment to Planning Commission Bylaws: (meeting to be set with MDOT as well- to be coordinated at the same time with the PC by-law amendment meeting). (M. Englerth and G. Purcell will work on setting date.)

OLD BUSINESS

MTA Workshop August 23, 2017- in Kalamazoo

Clerical item noted with ordinance: S. Marcukatis commented on a reference issue regarding funneling – in the riparian section of the YS Twp. Ordinance. **Section 18.4- 1, 2, and 3** is the part of the section to be reviewed. This item will be an agenda item for the next regular Planning Commission meeting. A number change referencing Sec. 14 and Sec. 18 is required.

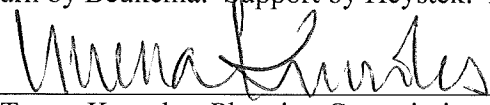
Master Plan Workshop --- July 25th 6 p.m.

Master Plan work - this evening: Work began on page 49, where work left off from the Workshop held on June 19, 2017. The July 25th Work session will start with page 51 - Future Land Use Map.

PUBLIC COMMENT: None.

ADJOURNMENT:

Motion to adjourn by Beukema. Support by Heystek. All ayes. MOTION CARRIED. 9:10 p.m.

Approved by:  8/17/17
Tressa Knowles, Planning Commission Secretary Date

ADJOURNMENT

Deb Mousseau
Recording Secretary
July 24, 2017