

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, June 15, 2017 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 APPROVED: <u>tk</u> </p>
<p> Meeting called to order at 7:00 PM by Chairman Greg Purcell PLEDGE OF ALLEGIANCE Roll Call: Present: Heystek, Purcell, Fiala, Beukema, Strickland, T. Knowles, VandenBerg. Present: Larry Knowles, Zoning Administrator Also Present: Rebecca Harvey, Professional Planner Staff Present: Todd Delamar, Sandy Marcukaitis, Chuck Biggs- Constable, Dave VanHouten Visitors: 2 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: <i>(It was noted that Jesse Shaffer withdrew his request #17-03-04 SEU for Outbuilding/Guest Quarters at 2004 Archwood, Wayland- per S. Marcukaitis.)</i> Motion by Beukema with support from VandenBerg to approve tonight's meeting agenda. All ayes. MOTION CARRIED. </p>	<p> CHANGES TO AGENDA: (Approval of Agenda) </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg commented that the water contract with GLASWA was renewed. C. Biggs resigned from the ZBA. The ZBA has gained a member (Dave VanHouten) and alternate (John Frigmanski). Work has been done on Robbins Cemetery. ZBA- Cathy Strickland commented on ZBA meeting held on Tuesday, June 13th. Request by K. Bird for variance for front yard set back. At the ZBA meeting, a subject came up regarding the creek to side of proposed building and discussion occurred regarding a 25 ft. setback from creek because it could be thought of as waterfront. The variance request ended up being denied. Also a <u>Veteran's Memorial Meeting</u> was held on June 10. Location for the Memorial was discussed. R. Rottschafer and C. Strickland volunteered to work on the Memorial. Rottschafer and Strickland went to look at stone for engraving at the memorial this past week. Next meeting (for the Veteran's Memorial Committee) will be on the July 13 at 5:30 p.m. before the board meeting. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: None at this time </p>	<p> PUBLIC COMMENT </p>
<p> APPROVAL OF MEETING MINUTES: Motion by Heystek with support from Beukema to approve May 18, 2017 Planning Commission minutes as presented. All Ayes. MOTION CARRIED. </p>	<p> APPROVAL OF MEETING MINUTES </p>

NEW BUSINESS:

ZOC# 17-06-04 A request by the Yankee Springs Township Planning Commission to amend Section 14.3.B. This amendment would eliminate the requirement of Township Board of Trustees for a land split approval and amend the ordinance so that no division of land or property line adjustment shall result in a buildable parcel until the Township Assessor has approved the proposed division or property line adjustment.

L. Knowles, Zoning Administrator commented on not delaying the process by approximately a month having the township board also approve a land split (division of land). R. Harvey made comments regarding standard operating procedures.

G. Purcell opened the Public Hearing at 7:18 p.m.

NO COMMENT from the audience.

G. Purcell closed the Public Hearing at 7:19 p.m.

Motion by Heystek with support from Beukema to approve request by L. Knowles for procedure for land splits as presented (applications approved by township assessor not board). Roll Call vote: Heystek: Yes, Vandenberg: Yes, Beukema: Yes, Strickland: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Yes: 7, No: 0. MOTION CARRIED.

SEU# 17-06-07. PARCEL ID 08-16-118-007-00 A request by Scott Lehnert for a Special Use Exception 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. Property is a vacant lot across the street from 1649 Manitou Lane, Middleville, MI.

Open of public hearing at 7:23 p.m

Mr. TJ Cooley presented the request for his sister, Cindy Glahn. The incline of the lot was noted and discussed with PC members.

NO COMMENT from audience.

Public hearing closed at 7:29 p.m.

BOARD DELIBERATION: Brief discussion occurred.

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APPROVED: *tlk*

**Open Public Hearing
7:18 p.m.**

**Close Public Hearing
7:19 p.m.**

**MOTION on Land
Split Approval**

**SEU# 17-06-07.
PARCEL ID 08-16-118-
007-00** A request by Scott Lehnert for a SEU- R & C. Glahn (1649 Manitou Lane, Middleville, MI)

**Open of public hearing
at 7:23 p.m**

**Public hearing closed at
7:29 p.m.**

Motion by Fiala with support from Strickland to approve request #17-06-07 of S. Lehnert for Glahn's at 1649 Manitou Lane. 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: 

OLD BUSINESS:

MOTION to APPROVE
Request of Lehnert for R
& C Glahn 1649 Manitou
Lane.

G. Purcell commented regarding a future Joint Meeting to discuss the proposed Amendment to Planning Commission By-laws.

Brief discussion took place with G. Purcell and S. Vandenberg who will both try to contact M. Englerth to be on the agenda in a joint meeting for discussion of proposed amendment.

OLD BUSINESS

Master Plan Workshop originally planned for June 27: has been **RESCHEDULED.**

The new date is June 19th at 6 p.m.

June 23rd MTA Seminar was noted and carpooling discussed.

Another seminar is coming up: August 23rd, 5:00 – 8:30 p.m.

R. Beukema, C. Strickland, F. Fiala, T. Knowles, P. Heystek would like to go to the August 23rd seminar.

Signs- PC members previewed the new Public Hearing signs at tonight's meeting.

Starting in July, signs will be posted on properties involved in upcoming public hearings. (per L. Knowles).

Master Plan: PC members reviewed the current Master Plan draft beginning on pg. 1 and going through page by page. The PC worked on the draft for approximately 1 ½ hours this evening. Work will continue on Monday, June 19 at 6 p.m. at a special Master Plan Work Session.

MASTER PLAN

FINAL COMMENT:

It was noted that R. Harvey has been in contact with Rose at County mapping.

FINAL COMMENT

ADJOURNMENT:

ADJOURNMENT

Motion by Beukema with support from Heystek to adjourn at 8:58 p.m. All Ayes. MOTION CARRIED.

Deb Mousseau
Recording Secretary
June 15, 2017

Approved by:  _____ 7/25/17 _____
Tressa Knowles, Planning Commission Secretary Date