

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, May 16, 2019</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> DRAFT MINUTES Page 1 of 3 APPROVED: _____ <i>Routing 5/23/2019</i> <i>Beukema</i> <i>Vd Berg</i> </p>
<p> Meeting called to order at 7:03 PM by Acting Chair Cathy Strickland <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Fiala, Beukema, Strickland, Jansens, VandenBerg, Bush. <u>Staff Present:</u> Sandy Marcukaitis <u>Absent with Notice:</u> Rebecca Harvey, Professional Planner <u>Visitors: 1</u> (not including staff present). </p>	<p> <i>Enroll</i> <i>Wd</i> <i>Denier</i> </p>
<p> <u>APPROVAL OF AGENDA:</u> No changes. <i>Motion by Beukema with support from VandenBerg to approve as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> CHANGES TO AGENDA NONE. </p>
<p> <u>DISCUSSION REGARDING PC OFFICER ELECTIONS:</u> R. Harvey inquired as to when elections for the PC would occur. R. Harvey encouraged election of officers taking place regardless of needing another PC member (a 7th person). S. VandenBerg commented that it would be on the agenda for next month's PC meeting. </p>	<p> OFFICER/ELECTION DISCUSSION </p>
<p> <u>APPROVAL OF MINUTES:</u> <i>Motion by Jansens with support from Beukema to approve minutes of April 18, 2019 2019 as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> APPROVAL OF MINUTES </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Shane VandenBerg, Trustee, commented that the Gravel Road Ordinance (Private Road Ordinance) went through (at the Board meeting of 5/9/19). <u>ZBA-</u> Patrick Jansens commented on ZBA meeting of 5/14/19. There was one ZBA request for a variance for a house on Park Drive. The 11,000 sq. foot lot is on a channel and on a cul-de-sac. Variances requested were for front yard and side yard setbacks. Jansens commented, "We (ZBA) denied it. No hardship for one (reason)". Jansens noted that the question came up how road side frontage is noted on a cul-de-sac (pie-shaped lot) vs. on a straight stretch of road. The ZBA requested that the PC would look at this question. R. Harvey was at the ZBA meeting as well and noted that two points/questions came up from the ZBA request on Park Dr. (5/14/19): 1. Regarding lot width, waterfront lot width, and setbacks: "Either there has to be something changed, not so much to change the standard, as much as to include that standard in the definition. The definition says one thing and this does another," noted Harvey. 2. Does the PC think a different formula is warranted for cul-de-sac lots/pie shaped lots? </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

Lengthy discussion took place regarding the channel/waterfront/cul-de-sac lot. It was noted that if a change were to be made for this type of lot(s), a public hearing would need to take place.

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APPROVED: _____

PUBLIC COMMENT: NONE

PUBLIC COMMENT

New BUSINESS

1. Discussion of rebuilding on Footprint sites requested by ZBA.

Cathy Strickland posed the question to be discussed, “If you have a non-conforming deck, and for some reason the old drawing isn’t there, and you want to rebuild on the same footprint, should you have to get another variance- if you’ve already been granted a variance once before on that building?”

R. Harvey commented, “A variance runs with the land, not the owner.”

Discussion occurred.

Motion by VandenBerg with support from Beukema to request R. Harvey to research and provide information regarding “rebuilding on the same footprint”.
All AYES. MOTION CARRIED.

MOTION for information to be provided by R. Harvey, Professional Planner.

OLD BUSINESS:

OLD BUSINESS

Discussion of possible dates for a Joint meeting:

VandenBerg commented that Supervisor Englerth was trying to set up a date for the Joint meeting.

F. Fiala, at the Joint Meeting, would like to take a look at Gravel Mining in our ordinance.

R. Harvey will add language to the packet regarding this (Gravel Mining).

Beukema commented on a situation regarding spreading/dumping of manure that needs to be addressed.

OTHER SUCH BUSINESS:

OTHER SUCH BUSINESS

Deadline has been extended on Citizen Planner’s Annual Seminar – **6 credits can be obtained.** Carpooling needs to be planned. Date is **June 5.**

Fiala also commented at the Joint Meeting, the CIP (Capital Improvement Plan) needs to be addressed. A strategic plan is needed. Three to possibly five things have to be addressed or identified. **F. Fiala** commented that the Veterans Memorial could be one item. **C. Strickland** commented that there are items that are required by the Zoning Enabling Act. Discussion took place with **R. Harvey.**

