


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, May 17, 2018</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 6 APPROVED:  </p>
<p> Meeting called to order at 7:00 PM by Chairman Greg Purcell <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Present: Heystek, Purcell, Fiala, Beukema, Strickland, T. Knowles, VandenBerg. Staff Present: Chuck Biggs- Constable, Sandy Marcukaitis, John Frigmanski Not present: Eric Thompson, PCI-Zoning Administrator Present: Rebecca Harvey, Professional Planner Visitors: 10 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: Add: Under Old Business: May 22, Tuesday, will be a Joint meeting at 7:00 p.m. The Planning Commission, ZBA and the township board are included in this meeting. Motion by Beukema with support from T.Knowles <i>to approve tonight's meeting agenda as amended.</i> All ayes. MOTION CARRIED. </p>	<p> CHANGES TO AGENDA: (Approval of Agenda as amended.) </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg, Trustee, commented that the Board did not have an extensive meeting (referring to last board meeting of 5/10/18). S. VandenBerg requested a Moment of Silence for David Neeson, this evening. A Moment of Silence was observed. VandenBerg noted Sarah Archer, of Iris Waste (Diversion Specialists) spoke regarding recycling at the recent Board meeting. Fiala commented that Archer did a study county-wide and is going to townships (8 that recycle in the county) to work with these townships in their recycling efforts. Regarding the new Ipads, from Sprint, all township board members will have an Ipad to improve communication. VandenBerg also commented that he was almost positive that G. Moffat will be at the next board meeting regarding Trails. VandenBerg commented that the first thing the board has to do is to see if the community is behind the Trails Project. ZBA- Cathy Strickland commented that a ZBA Meeting was held on May 8th. Just one request came before the ZBA from Mr. & Mrs. Hunt who are attending the PC meeting this evening. The Hunt's have a cottage on Manitou Lane (Barlow Lake) and they would like to expand the garage – but there's a problem with the setback in rear yard, and they'd also like to build in front and they are over the lot coverage requirements right now. D. VanHouten (of the ZBA) suggested that the Hunts come to the next PC meeting because the PC would be dealing with the lot coverage requirements in the ordinance. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

<p>PUBLIC COMMENT:</p> <p>Barb Hunt, of Manitou Lane, commented that they had gone to the ZBA last week. B. Hunt noted, "I'm in favor of you increasing the lot coverage size. I just want you to know some of the issues that we have. Right now we're at 28% of our lot coverage. So we really can't expand any which way. We can't even go up because it will take us up 3% to add stairs to the outside it's too small to add stairs to the inside. To add stairs to the outside we'd go to at least 31%. There's no where we can go. We can't go up. We can't go out. There's nothing we can really do with the cottage the way it is right now. So I would like you to take that into consideration. Really, if you look at it, it says we have 1500 sq. feet, but when you take out the garage and when you take out any of the overhangs, we have 900 sq. feet that we can use for our house.... I would also like you to consider whether the overhangs and things need to be included in that compilation. We probably have 200 sq. feet of overhangs and that's just the simple overhang. We have nothing over our stairs on the porch. There's nothing over any of our entry doors.It's not good for winter and rain or anything because there's nothing covering the doors...I don't understand the reason why that's included in there, and it's a lot of square footage just to coverage your front porch when you only have an 800 foot house..."</p>	<p>MINUTES May 17, 2018 Page 2 of 6 APPROVED: <u>tk</u></p> <p>PUBLIC COMMENT</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p><i>Motion by Heystek with support from Beukema to approve meeting minutes of <u>April 18, 2018 (PC Master Plan Wkshp.)</u> as presented. All ayes. MOTION CARRIED.</i></p> <p><i>Motion by Fiala with support from Heystek to approve meeting minutes of <u>April 19, 2018 (Regular PC Meeting)</u> as presented. All ayes. MOTION CARRIED.</i></p>	<p>APPROVAL OF MEETING MINUTES</p>
<p>NEW BUSINESS:</p> <p>SEU 18-04-02 Parcel ID 031-014-00 (Building Site is opposite 3433 Sandy Beach.) A request by development resident William Watson, for a SEU Permit/Site Plan Review for the construction of a detached accessory Building with guest quarters pursuant to Section 12.7(7).- Out building Guest Quarters, Zoning Ordinance.</p> <p>Mr. Watson presented his request.</p> <p>OPEN PUBLIC HEARING at 7:16 p.m.</p> <p>Curt Vlietstra, of 3343 Sandy Beach commented that he lives two doors down from the proposed project and has no problem with the building with means for drain to be put in. "As long as he does that (provides drainage), I'm fine with it."</p> <p>CLOSE PUBLIC HEARING at 7:17 p.m.</p> <p>R. Harvey spoke regarding the request presented this evening.</p> <p>C. Strickland commented on it being 1680 sq. ft. Harvey commented that 1580 sq ft. was what was measured by R. Harvey and E. Thompson, ZA. Discussion took place. It was noted 66.5 ft. x 24 is 1,596 sq. feet.</p>	<p>NEW BUSINESS</p> <p>SEU 18-04-02 -W. Watson 3433 Sandy Beach</p> <p>OPEN PUBLIC HEARING at 7:16 p.m.</p> <p>CLOSE PUBLIC HEARING at 7:17 p.m.</p>

Mr. Watson commented regarding the plan for drainage.

A letter of approval came to the Planning Commission dated April 25, 2018 from the Wayland Gun Lake Club, from the Grounds Committee. Curt Flietstra, Rick Burley, and Bill Schoonveld, signed this letter.

Motion by C. Strickland with support from S. Vandenberg *to approve request of William Watson (Parcel ID 031-014-00) at 3343 Sandy Beach (opposite of/on other side of street) with conditions of reduction of size of building to 66.5 feet in depth, and installation of an appropriated drainage system to keep water off neighboring properties.* Roll Call vote: Beukema: Yes, Heystek: Yes, Vandenberg: Yes, , Strickland: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Yes: 7, No: 0. MOTION CARRIED.

(Correction: not 600 sq. ft. for guest quarters. It is 475 sq. ft. 19' x 25'.)

REVIEW RESPONSIBILITIES OF THE TOWNSHIP ZONING

ADMINISTRATOR:

R. Harvey provided a handout (3 pg.) with Responsibilities of the Township Zoning Administrator, and the Township Planner (Planning Consultant) noted. Discussion occurred.

OLD BUSINESS:

Discussion Article 12, Section 12.5 and 12.6 (Lot coverage Draft Language):

R. Harvey prepared a handout of 3 pages entitled: Text Amendment Request: Lot Coverage Requirements.

John Frigmanski, 12169 Pine Meadows Dr., ZBA member, commented "It appears that most of the things that come to the ZBA, so far, since I've been on the ZBA, have been because of these small lots, people want to put more on there than they actually have, and sometimes it's not even with setbacks, it's simply rule. J. Frigmanski then referred to Bruce Helder, of Manitou Lane (Barlow Lake), who has been attending several (possibly 6) meetings regarding lot coverage. ... "In today's world we are not living in 800 ft. houses anymore...It also increases property value if someone puts up a 2000 sq. foot instead of an 800 sq. ft."

G. Purcell mentioned septic field areas and the health department (in regards to lot coverage).

R. Harvey commented "Bottom line is you could have whatever standard you (PC) wanted and the health department standard can override (the PC)."

At this point, the PC members were polled as to what they would like to have changed regarding the lot coverage requirement in the zoning ordinance.

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APPROVED: 

MOTION to APPROVE SEU Request of William Watson, 3433 Sandy Beach (opposite side of street from 3433).

OLD BUSINESS

PUBLIC COMMENT

R. Harvey reviewed the process of bringing an ordinance to Public Hearing and the process that takes place after the public hearing. If the Public Hearing for lot coverage occurs at the next regular PC meeting in June, the change could be effective in July (at the earliest). As the PC started to draft specific language changes, R. Harvey advised to have the public hearing notice "set the bar".

Also, it was mentioned that the public notice should be sent to lake associations.

PUBLIC COMMENT: regarding Lot Coverage percentage discussion.

Bruce Helder, 1563 Manitou Lane, commented "A lot of good discussion last time, this time. Obviously there's a lot of different plans. Different townships have different ideas, different plans, that type of thing. I get from the standpoint of Mr. (VandenBerg?) that you don't necessarily want to do this twice. But part of this is being done to alleviate requests that are going to the ZBA. You are going to eliminate a lot of them (ZBA requests) by going to 40%. Especially by getting rid of the overhangs; getting rid of lot coverage, the cement, and all that kind of thing. So even though it may not solve the entire problem, at least as far as addressing some of the things that the ZBA is saying they would like to have addressed, this is a big step in the right direction. If there's a way to ...go around 40% and move forward, that seems like a better option than maybe going for 50% and then not moving forward and spending more time going through more discussions and that sort of thing.

S. VandenBerg commented "I think you (Mr. Helder) are under the misconception that we're not moving forward. We will move forward on the 40 or the 45 or the 50. We are going to move forward."

F. Fiala commented in regards to the **definition of Lot coverage (#48)**, "Put the word "roofed" in front of the word "porches" and strike everything after the word "patios".

R. Harvey suggested wordsmithing after the public hearing. "I don't think you have to be that particular with exact words or motions....The Public Hearing is a finding fact time... All your notice is going to say quite honestly, is that you are looking to remove the total lot coverage standard and increase the building coverage up to...whatever. At your public hearing you get your public comment and then you have this conversation," added R. Harvey.

After polling Planning Commission members, the following motion was made:

Motion Beukema with support from Fiala *to request R. Harvey to draft Public Hearing notice language for possible proposed changes to the Lot Coverage Requirement (in Ordinance) including possible change of 40 to 50% (Lot Coverage) and changes in Definition (#48) as discussed (and noted above) for the June PC meeting.* All ayes.

MOTION CARRIED.

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

R. Harvey prepared handouts entitled: **Private Road Ordinance, and Clustered Land Development.** Discussion took place.

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APPROVED: 

PUBLIC COMMENT

(Lot Coverage Discussion)

MOTION to request R. Harvey draft Pub. Hrg. Notice language as noted.

Consensus was to go back to this discussion (Private Road Ordinance and Clustered Land Development) at the July meeting, as the Public Hearing on Lot Coverage will be taking place at the June meeting.

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APPROVED: *AK*

Master Plan – (verbiage) – R. Harvey provided language changes to pages: 54, 58, 59, 60, 66, 67 which constitutes the last round of revisions to the first draft.

Master Plan Map Discussion:

Cathy Strickland commented on marked off changes she had noted (with orange sticky notes) on the Future Land Use map.

Motion by Heystek with support from T. Knowles *to recommend sending the draft master plan and future land use map to the township board recommending approval for distribution to other governmental jurisdictions to start the “63 day” clock(to get their comments and feedback on it).* Roll Call: Beukema: Yes, VandenBerg: Yes, Strickland: Yes, Heystek: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Yes: 7, No: 0. MOTION CARRIED.

MOTION to SEND
DRAFT MASTER PLAN
AND FLU MAP TO
TWP. BOARD.

S. VandenBerg commented (before the roll call vote) that he wanted to know how it happened that Sandstone was on the map “as medium to high density, and mine was on there as lake. Did somebody just make a mistake?” R. Harvey commented on what had transpired in the development of the future land use map. S. VandenBerg commented “So the Planning Commission had that conversation. Ok that’s good. I’m good.”

Information will be drafted by R. Harvey and will send to S. Marcukaitis. S. Marcukaitis mentioned that she will have it in “book” form. R. Harvey commented that letters are sent to adjoining communities (by the township) to tell them the Master Plan can be viewed on the (township) website. S. Marcukaitis pointed out that there is already a Master Plan icon on the website.

SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION:

OTHER BUSINESS

- **Joint Meeting** will be on Tuesday, May 22 at 7 p.m. R. Harvey will be present. Frank Fiala will take the lead walking those in attendance through the CIP.
- **Citizens Planner Academy** will be held Thursday, June 7th – It is an “All day” seminar. Heilman, and Frigmanski will attend from the ZBA. Sandy M. will make arrangements to get the 6- PC members, and 2- ZBA members registered. S. VandenBerg is unable to attend due to his work commitment. Car pooling was mentioned. S. Marcukaitis noted that if a person backs out of a conference, there is an expense.

PUBLIC COMMENT: (please see next page)

PUBLIC COMMENT
(next page)

PUBLIC COMMENT:

Bill Medendorp of 1905 Vista Point commented, "I want to know the orange on your property Frank (Fiala) (referring to sticky notes on the Future Land Use map), is that you going to make a campground? ...That's the rumors that it's going to be a campground. What I'm trying to say, Frank,... You are the road commissioner you got the beautiful gravel road, plus a paved going right down in front of your property. I look at that property as something that you want to do with your life, and I wanna do things in my life. But because I got what I want then I gotta worry about people that want it; the township stopping me on a lot of things. My kid came here to get a permit for building a home, right where you put the dirt on my sister's property, not you, but my sister's property for a drain field, right across the street...I look up the road 600 feet, I see a sewer. And I'm saying, Frank, here you wanna put a campground on your property, me, and my wife, and my kids, you and all your township people, stopped my kids from having their future. So I'm praying every night, Frank, that God stops everything you and your wife does and have taken away from you and let you feel like I feel. You can do whatever you want. Right next to me, there was a creek, or a spring, you denied about it. Who in the heck filled that in around there? I've got pictures where you see the bulldozer blades. How come he had to fill that in? It's so that he had enough property, to divide his property four ways. Oh that's right he is on the township,... I can't believe it, Frank, that you can do your property. It's campground is what I've been hearin' ... Thank you. Now I'm done.... I really appreciate what you did for our future. Take away from my wife and I and my kids. I pray that God will take that away from you."

Frank Fiala asked B. Medendorp, "When did that occur, Bill? I'm not even aware of what you are referring to."

B. Medendorp commented, "I divided my property, ten acres, my kids, and it's wetland...Quite a few years ago, my daughter was...about 10 - 12 years ago. I couldn't even get sewer. My sister couldn't even get sewer. You called me here to tell me that my sister was voted down by all of you. You didn't tell me at the meeting on a Thursday night. You called me on a Friday morning when you asked me to come talk to you. That's what ticks me off. You could do what you want."

ADJOURNMENT:

Motion by G. Purcell with support from T. Knowles to adjourn at 9:25 p.m. All ayes. MOTION CARRIED.

Approved by:  5/17/18
Tressa Knowles, Planning Commission Secretary Date

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APPROVED: 

ADJOURNMENT

Deb Mousseau
Recording Secretary
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