

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b>Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>Thursday, November 21, 2019</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b> </p> <p style="text-align: center;"><b>MINUTES</b></p>	<p> <b>MINUTES</b>  Page 1 of 4 PC  <b>APPROVED: _____</b> </p>
<p> <b>Meeting called to order at 7:00 PM by Planning Commission Chair, Cathy Strickland.</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b><u>Roll Call: Present:</u></b> Fiala, Beukema, Strickland, Jansens, Kennedy, VandenBerg, Bush.  <b>ALL PC Members PRESENT</b>  <b><u>Present:</u></b> Rebecca Harvey, Professional Planner. (Late with notice. Weather-related.)  <b><u>Staff Present:</u></b> Sandy Marcukaitis, Chuck Biggs- Constable, John Frigmanski.  <b><u>Visitors: 6</u></b> (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b> No changes.  <i>Motion by Bush with support from Beukema to accept agenda as it stands. All ayes.</i>  <b><i>MOTION CARRIED.</i></b> </p>	<p> <b>CHANGES TO AGENDA</b>  NONE. </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees- Shane VandenBerg,</u></b> noted that at the last board meeting (11/14/19) the consent agenda passed. The contract was renewed for the Women’s Club (GLWC), letter of support for the DNR gun range went through and Robbins Cemetery survey was completed.  <b><u>ZBA- Patrick Jansens</u></b> commented that he was not at the last ZBA meeting (absent with notice). </p>	<p> <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>
<p> <b><u>PUBLIC COMMENT:</u></b> NONE at this time. </p>	<p> <b>PUBLIC COMMENT</b> </p>
<p> <b><u>APPROVAL OF MINUTES:</u></b>  <i>Motion by Jansens with support from VandenBerg to approve minutes of October 17, 2019 as written. All Ayes. MOTION CARRIED.</i> </p>	<p> <b>APPROVAL OF</b>  <b>MINUTES</b> </p>
<p> <b><u>NEW BUSINESS:</u></b> </p>	<p> <b>NEW BUSINESS</b> </p>
<p> <b><u>SEU 19-10-02 Parcel ID 019-005-50 a request by Matt Dykstra of 12223</u></b>  <b><u>W. M-179 to build a new pole barn on said property.</u></b>    No one was at tonight’s meeting to present M. Dykstra’s request.  PC members reviewed information that was available.  At 7:16 p.m., a phone call confirmed that M. Dykstra had forgotten the meeting. Mr. Dykstra commented that he would like to table his request until next month. He was </p>	<p> <b>NEW BUSINESS</b> </p>

asked (by PC members via S. Marcukaitis) to bring additional paperwork to supplement his request.

***Motion by Kennedy with support from VandenBerg to table the request of M. Dykstra (CSPR 19-10-02) until the December Planning Commission Meeting (as requested by M. Dykstra). All ayes. MOTION CARRIED.***

**OLD BUSINESS:**

**Revisit: SEU 19-10-07 Parcel ID 018-011-30 A request by Gary Godley for a SEU to construct a commercial office space and establish a modular homes sales operation upon the site. (At Cobb Lake Rd. and Loew Drive – on corner).**

C. Strickland read Board of Trustee minutes of June 18, 2017, (pg. 4), to determine that the zoning is C-3.

Access to road with ingress/egress discussed. It was noted that evergreen trees would be good to plant for a barrier/screening for the neighbors. Storage was discussed.

Standards Review took place.

**PUBLIC HEARING opened at 7:38 p.m. by Chair C. Strickland.**

**Sheri Carpenter, of 425 Loew Drive** – inquired of G. Godley regarding the display houses. Carpenter asked if there would be anyone living in the display houses.

**G. Godley** confirmed there would be no one living in the display homes.

**S. Carpenter** also asked, “Is your building going to have sewer and water and everything for your office? Godley commented, “I don’t think sewer is available there.”

**G. Godley** commented that “I got that all done with the county already. It’s suitable for septic.”

**S. Carpenter** recommended picking a type of tree that would not grow up into the power lines.

**CLOSE PUBLIC HEARING at 7:39 p.m. by Chair C. Strickland.**

**PLANNING COMMISSION DELIBERATION**

**R. Harvey** joined the meeting at 7:49 p.m.

At this point, prior to the motion, R. Harvey was brought up to speed by Chair, C. Strickland. Storage and screening were in question at this point.

**R. Harvey** commented that C-3 doesn’t allow for outdoor storage but it does allow for outdoor display.

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**TABLE CSPR 19-10-02**  
until Dec. PC Meeting.

**OLD BUSINESS**

**SEU 19-10-07 Parcel ID 018-011-30 A request by Gary Godley for a SEU At Cobb Lake Rd. and Loew Drive**

**PUBLIC HEARING opened at 7:38 p.m.**

**CLOSE PUBLIC HEARING at 7:39 p.m.**

G. Godley commented that he'd like to build five sheds to sell and he will put them on display where the PC tells him to display them. Discussion took place.

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*Motion by Fiala with support from VandenBerg to approve the SEU permit request of G. Godley with site plan approval of Parcel ID 018-011-30 allowing up to 6 (six) storage sheds for display to be concentrated in designated area/footprint (rear of parking area.) ROLL CALL VOTE: Jansens: Yes, Fiala: Yes, Strickland: Yes, Beukema: Yes, VandenBerg: Yes, Bush: Yes, Kennedy: Yes. Yes: 7, No: 0. MOTION CARRIED.*

Miskotten SEU tabled until December: SEU 19-10-06 Parcel ID 019-005-55

*Motion by C. Strickland with support of Fiala to table to the December meeting. All ayes. MOTION CARRIED.*

- **Discussion of Nonconforming Uses and Structure Uses and Structure**

R. Harvey reviewed her draft as of July 18, 2019 regarding Article XVI.

It was noted a draft will be prepared for the December meeting by R. Harvey. Draft approval of PC is tentatively planned to take place in December, with a public hearing in January and then draft will be forwarded to Board for its meeting in February (for Board's approval).

- **Solar fields**

Discussion took place. Wind mills (turbines) were mentioned as well.

S. VandenBerg will bring the topic of Solar Panels to the Board of Trustees for its January board meeting.

**Discussion of Gravel Processing, Mining & Commercial Excavation Standards.** (Postponed until next PC meeting.)

- **Such other business as may properly come before the Planning Commission.**
- **Possible meeting dates for a Joint meeting: January 21st or 23<sup>rd</sup>.** S. VandenBerg commented that he would bring it (the dates) up to the Board.
- **MTA Annual Meeting is in April** (per comments of PC members/S. Marcukaitis).
- **Citizen's Planner Classes**- S. Bush noted that she'd be interested.
- **Discussion on Pergolas/waterfront setback situation/Recent ZBA meeting**

**PUBLIC COMMENT: NONE.**

**ADJOURNMENT:**

Motion by Beukema with support from Bush to adjourn at 9:27 p.m. All ayes.  
MOTION CARRIED.

Approved by:



\_\_\_\_\_  
Frank Fiala, Planning Commission Secretary

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Date

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**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
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