

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, October 19, 2017</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p> <p style="text-align: center;">MINUTES</p>	<p> MINUTES Page 1 of 4 APPROVED: <u>JK</u> </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: Larry Knowles- Zoning Administrator, Sandy Marcukaitis, Todd Delamar, Mark Englerth-Supervisor, Chuck Biggs-Constable Also Present: Rebecca Harvey, Professional Planner Visitors: 6 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: No Changes at this time. </p> <p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg, Trustee, commented that Shalinda Subdivision Development was put off to Dec. 14th. Auction last weekend raised approximately \$5,000.00 for the Veterans Memorial. S. VandenBerg commented that Discussion of Shalinda Final Preliminary Plat on PC agenda for tonight is off for this evening. ZBA- Cathy Strickland – The ZBA had a meeting October 10th. It was a short meeting- finishing at 7:20 p.m. Four of five ZBA members were present. Mr. & Mrs. Cutlip asked for a variance for new garage to continue line of house. All six points of Practical Difficulty Test were met. Variance was approved. Neighbors came to meeting to show support. Support letters were received including a letter from the Governor. </p>	<p> CHANGES TO AGENDA: (Approval of Agenda as presented.) </p> <p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: None at this time. </p>	<p> PUBLIC COMMENT </p>
<p> APPROVAL OF MEETING MINUTES: Per Cathy Strickland, Add "<u>preliminary</u>" to Final plat plan approval making it "Final preliminary plat plan" on page 3 in Cathy's motion regarding recommending Shalinda Development Plat to Township Board. Another Change - Two sentences above Cathy's motion just mentioned on pg. 3: Purcell requested that minutes be amended to say: <i>Purcell asked a question to L. Knowles regarding water system -Mr. Knowles commented that it was not part of the Planning Commission's review tonight but to be discussed at the Water Utility.</i> </p>	

VandenBerg commented that Purcell's amendment request was not the way he (VandenBerg) remembered it. VandenBerg suggested that the tape be checked to see if Purcell's amendment request was accurate.

Motion by VandenBerg with support from Strickland to **table** minutes until next month: and have recording secretary review tape and clarify with regards to that section of minutes where Purcell requested the change and report at November meeting. Ayes – 6, Nay -1. MOTION CARRIED.

PC Workshop Minutes of September 21, 2017 at 5:30 p.m. –

Change: September not August in heading per R. Harvey:

Motion by Fiala with support from Heystek to approve workshop minutes of September 21, 2017 with amendment of changing date of minutes to September, not August. All Ayes. MOTION CARRIED.

NEW BUSINESS:

SEU# 17-10-11. PARCEL ID 08-16-200-003-20. A request by Alan & Cindy Hooker 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. Property is located across the street from 1281 Manitou Lane, Middleville, MI.

Opening of public hearing by Chairman Purcell at 7:10 p.m.-

Alan Hooker presented their project of a garage– at 1281 Manitou Lane, (Barlow Lake).

It was confirmed that there are no plans to have living quarters in garage.

Mark Hoffman, of Manitou Lane (neighbor) – wondered why this (SEU request for A. & C. Hooker) was being brought to the Planning Commission tonight.

G. Purcell commented that it was not a residence being built, but it will be in a RSF (Residential Single Family) area. If the project didn't fit into the character of the neighborhood, just as an example, then neighbors would be allowed to voice concerns.

R Harvey– added that garage is being built on a lot without a principal residence, which requires a Special Exception Use according to our ordinance.

Mr. Hoffman commented that he is in positive support of the project and just wanted to understand what was happening at the meeting tonight as he (Hoffman) might want to do this (project) in a few years as well.

Motion by Beukema with support from T. Knowles to close the Public Hearing at 7:15 p.m. All ayes. MOTION CARRIED.

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APPROVED: *tk*

**MOTION TO TABLE
PC MINUTES UNTIL
NEXT MONTH TO
CLARIFY
COMMENTS**

APPROVAL OF PC
Workshop Minutes of
9.21.17 as amended.

NEW BUSINESS

OPEN PUBLIC
HEARING at 7:16 p.m.

CLOSE PUBLIC HRG.
At 7:15 p.m.

CLOSE PUBLIC HEARING at 7:15 p.m.

L. Knowles, Zoning Administrator commented that project met all requirements.

Building and lot coverage also includes existing shed.

Placement of garage on property was confirmed in relation to neighbors at 1292 Manitou Lane.

**Note of support for project came in from: Alden & Sue Dyksterhouse of 1292 Manitou Lane, Middleville*

Motion by Fiala with support from Vandenberg to approve the SEU request of Alan & Cindy Hooker as presented. *Roll Call vote: Heystek: Yes, Vandenberg: Yes, Beukema: Yes, Strickland: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Yes: 7, No: 0. MOTION CARRIED.*

➤ **Discussion of Committee to Prepare CIP**

Alice (Jansma) Treasurer, Cathy (Strickland), Greg (Purcell), and Frank (Fiala) are four people recommended by F. Fiala for the CIP committee. Last one (CIP) was 2017-2022, next one is 2018-2023. This is done on a yearly basis.

Motion by Beukema with support from Heystek to have the four recommended individuals (A. Jansma, C. Strickland, G. Purcell, and F. Fiala) as committee for the CIP. All ayes. MOTION CARRIED.

➤ **Discussion of Winter Meeting Schedule**

Discussion took place regarding following the same type of scheduling as the ZBA meetings. If there is a need for a meeting, then a meeting will be held, but otherwise no meeting will take place (January, February, or March 2018).

R. Harvey commented on publishing the schedule for the year, but there is no deadline of publishing for cancelling.

There is a consensus of the Planning Commissioners that meetings be posted for the next calendar year (including January, February and March) but unless there is business coming for those months, then we will cancel the meetings for those months.

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APPROVED 

MOTION to APPROVE SEU Request of Alan & Cindy Hooker, 1281 Manitou Lane, Middleville, MI

MOTION CARRIED for CIP Committee.

➤ **Discussion of Blue Heron Land Splits/Lack of paved road**

L. Knowles commented on a recent ZBA meeting in which a request for non-paving Courtney Drive. The ZBA did not grant the request. Now Blue Heron resident who was at the ZBA meeting is asking why the land split that occurred (he purchased from the owners who did the split) didn't require pavement of Blue Heron Drive. New owner on Blue Heron would like former owners to pay for paving.

Discussion occurred regarding Courtney Drive. From the discussion came a need to review the ordinance regarding pavement requirements and land splits. R. Harvey was asked to bring in three samples of other ordinances regarding this issue.

OLD BUSINESS:

Discussion on Veteran's Memorial – S. VandenBerg gave Pat Krepel and Mark Englerth credit for doing a great job at the auction which raised approximately \$5,000 on Oct. 14.

Discussion of Final Preliminary Plat of Shalinda Subdivision. Purcell noted that after the PC meeting of September in which the PC made its recommendation he found out there were additional issues. G. Purcell commented that he prepared a report with the additional information from the Fire Department, Water Utility Director and Fleis and VandenBrink- and gave the report to the Township Board. Purcell commented that he wanted everyone on the PC to be aware of the report given to the Board. This information tonight is given for informational purposes only as a matter of full disclosure and that everyone has a copy of it. S. VandenBerg asked G. Purcell if the township attorney contacted him (Purcell) by email. Purcell confirmed that he had received an email.

P. Heystek commented on **temporary housing removal** at one year for a business. P. Heystek commented that it might be good to give them a heads up on it. S. VandenBerg commented that he was told that it was mentioned to the business manager (of Stickmann Bakery), and it will be taken care of. VandenBerg commented that he'd follow up on it and get an exact date.

Nov. 16 Workshop at 5:30- should be wrapping up Master Plan (R. Harvey will have an updated narrative/verbiage of the Master plan) and work will be done on the Future Land Use Map and Regular PC meeting will be held at 7 p.m.

No final public comment.

ADJOURNMENT:

Motion by Beukema with support from VandenBerg to adjourn at 7:56 p.m. All ayes. MOTION CARRIED!

Approved by: Tressa Knowles Date 11/16/17
Tressa Knowles, Planning Commission Secretary

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OLD BUSINESS

ADJOURNMENT

Deb Mousseau
Recording Secretary
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