

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. <u>April 20, 2023</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. 4/20/23 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Fiala, Beukema, Kooistra, Knowles, Craven, Bush. <u>Absent with Notice:</u> Frigmanski <u>Zoning Administrator:</u> Joe Shea, Present <u>Professional Planner:</u> Rebecca Harvey, Present <u>Staff Present:</u> Dennis Buist-Constable, Rob Heethuis, Sandy Marcukaitis. <u>Visitors:</u> 6 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <u>Add to agenda:</u> Discussion regarding a SEU from December 2022 under Old Business. <i>(requested by L. Knowles).</i> <i>Motion by Beukema with support from Fiala to approve the agenda as amended.</i> <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA-</u> No report as John Frigmanski is absent (with notice). <u>Board of Trustees-</u> Larry Knowles, noted that the Board on April 13th approved: <u>Dates for:</u> <ul style="list-style-type: none"> • YS Clean Up Day will be April 22th, Saturday, 9 a.m. at the Fire Station. • Veterans Memorial Day of Observance will be Sunday, May 28th at 4 pm at the YS Veterans Memorial. • Annual Memorial Day Caravan will start at Gun Lake Community Church on Monday, May 29th at 2:30 p.m. <u>Other Items:</u> <ul style="list-style-type: none"> • Park parking lot is scheduled for completion in the 1st week of May. • TV purchase approved for hall to mount on East wall. • Purchase of AED approved for new Fire Truck. • Funds were approved for 2023 Newsletter. • Started discussion for next fiscal year’s Budget. • Setting up Christmas Committee for Chief Noonday (M-179) Christmas decorations, lights, etc. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

ZONING ADMINISTRATOR REPORT: Joe Shea, ZA

Zoning Administrator Joe Shea commented on code enforcement regarding the junk car lot across from the fire station (M-179). It is definitely a violation of the township’s General Ordinance (Section 111.000). J. Shea also gave information regarding raising/keeping chickens in backyards and the current status of this in our ordinance.

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PUBLIC COMMENT:

Mr. Bill Batson of Lynn Dr., commented that he’d like to see more than four (4) vehicles moved per week (at the junk car lot mentioned above). Mr. Batson also commented that it was a bad sight for the community.

PUBLIC COMMENT

APPROVAL OF MINUTES : Regular Meeting of March 16, 2023

Motion by Fiala with support from Beukema to approve minutes of March 16, 2023 as presented. All Ayes. MOTION CARRIED.

APPROVAL OF MINUTES- 3/16/23

INQUIRY ON CONFLICT OF INTEREST:

ROLL CALL: *Fiala asked the PC members present if there was any conflict of any PC member with the agenda of requests and as modified this evening. Roll Call was taken and all PC members noted: NO conflicts. No: 6 and 1 Absent (Frigmanski).*

INQUIRY ON CONFLICT OF INTEREST

NEW BUSINESS:

1. SEU 23-03-02 Parcel ID: 16-125-001-20: V/L (Vacant Lot) Heritage Bay Dr., Parcel B, Middleville, MI 49333. A request by property owner, Gregory Clark, for a Special Exception Use to build an outbuilding according to Section 12.7.4 “Outbuildings. Special Exception Use.”

The property is a vacant wooded lot approximately 1.028 acres in size. The property is zoned RSF (Residential Single Family), and there is no dwelling on the property. The applicant is requesting a special exception use to build a 1,600-square foot accessory building on the property.

Joe Shea, ZA reviewed the request. An old, platted right-of-way was mentioned (Maple Ave.). This road as well as others in the plat, is not used or developed. G. Clark would like to preserve the property and not disturb it (as much as possible).

Greg Clark presented his request.

Public Comment during Public Hearing: Opened at 7:14 p.m.

Tim Scobey, noting that he is purchasing the lot just to the north of G. Clark’s, asked questions regarding the availability of sewer, maximum square footage allowable, and how far he could build from the easement. T. Scobey also asked about the possibility of nullifying the right-of-way (Maple Ave.).

NEW BUSINESS
SEU 23-03-02 Parcel ID: 16-125-001-20: V/L Heritage Bay Dr., Parcel B, Middleville, MI 49333.

Close Of Public Comment period in the Public Hearing at 7:19 p.m.

Motion by Fiala with support from Beukema to approve SEU 23-03-02, Parcel No. 16-125-001-20 as presented. All Ayes. MOTION CARRIED.

a. Discussion regarding Zoning Ordinance text amendments to Article II, Definitions, Section 2.1 (77) setback; and Article XII, General Regulations, Section 12.4 Required Setbacks regarding encroachments.

b. Discussion regarding Zoning ordinance text amendments to: Lake frontage definition and lake front lot width schematic.

After discussion of the above: *Motion by Fiala with support from Beukema to take to Public Hearing, May 18th (Regular PC meeting) additional sideline setback with additional information to be prepared by R. Harvey. ALL AYES. MOTION CARRIED.*

c. Education: Upcoming and Completed Opportunities

L. Knowles commented on the MTA Virtual conference that he attended. R. Beukema mentioned being interested in the upcoming Spring Institute in E. Lansing seminar coming up on May 17. Brief discussion took place.

OLD BUSINESS ITEMS:

A December 2022 SEU request was discussed regarding an outbuilding at 1717 Manitou Lane. L. Knowles gave a brief summary of the request and noted that the motion to approve this request was conditional to the completion and approval of an engineered plan for water (runoff) management for the project. Knowles inquired if he could assume that if the engineered study for water management was approved by our township engineer - the project at 1717 Manitou Lane may proceed. Consensus of the Planning Commission was that Knowles' assumption was correct and the project could proceed upon the approval of our township's engineer.

a. Review of 2023 PC Work Plan occurred. *There were no changes from last month.*

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION: None

PUBLIC COMMENT:

Bill Batson, of Lynn Drive, asked, (in regards to the hall renovation), "Have you ever considered a speaker system?"

Rob Heethuis noted that a speaker system is coming and a lot of IT work is yet to be done. Heethuis also complimented the PC on their hard work and noted that Saturday (4/22/23) is YS Clean Up Day.

ADJOURNMENT: Motion by Bush with support Beukema to adjourn at 7:42 p.m. All Ayes. MOTION CARRIED.

Approved by: Frank Fiala 5/18/2023
Frank Fiala, Planning Commission Secretary Date

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Motion to approve Request of G. Clark Heritage Bay Dr. Parc. ID#16-125-001-20 SEU 23-03-02 Outbuilding

MOTION to TAKE to PUBLIC HEARING.

OLD BUSINESS ITEMS

OTHER SUCH BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
4/20/23