

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. August 17, 2023 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> DRAFT MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. August 17, 2023 </p>
<p>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</p> <p>PLEDGE OF ALLEGIANCE</p> <p>Roll Call: All Present: Fiala, Beukema, Bush, Kooistra, Knowles, Craven, and Frigmanski.</p> <p>Zoning Administrator: Joe Shea, Present</p> <p>Professional Planner: Rebecca Harvey, Not Present</p> <p>Staff Present: Dennis Buist-Constable, Sandy Marcukaitis</p> <p>Visitors: 9 (not including staff present).</p>	<p>Routing 8/23/23</p> <p>Beukema</p> <p>Email</p> <p>Web</p> <p>Binder</p>
<p>APPROVAL OF AGENDA:</p> <p>Adds to agenda: None.</p> <p style="padding-left: 40px;"><i>Motion by Knowles with support from Beukema to approve the agenda as presented.</i></p> <p style="padding-left: 40px;"><i>All Ayes. MOTION CARRIED.</i></p>	<p>APPROVAL OF AGENDA</p>
<p>REPORTS from REPRESENTATIVES:</p> <p>Board of Trustees- Larry Knowles, reported the board:</p> <ul style="list-style-type: none"> • Adopted Rezoning of Parcel on Lynn Dr. from Commercial (C-3) to RSF. • Adopted PC recommended Zoning Ordinance Text amendments to Article II and Article XII. • Approved a Payne Lake Weed Control Special Assessment for 5 years. Public Hearings to be held in September and October. • Approved the purchase and installation of an Access Use Rules sign in the West Gun Lake Platted Lake Access. • Removed \$100K from Budget for Trails. <p>ZBA, John Frigmanski, no ZBA meeting was held this month.</p> <p>ZONING ADMINISTRATOR REPORT: Joe Shea, ZA commented regarding the sending of letters to those living near the West Gun Lake Platted Lake Access, where the Board approved the installation of an Access Use Rules sign at the August 10th meeting.</p> <p>J. Shea also gave a brief update regarding an ongoing lawsuit in which attorneys have come to an agreement in principle and are continuing to work on it.</p>	<p>BOARD REPORTS from REPRESENTATIVES</p> <p>ZONING ADMINISTRATOR REPORT</p>

PUBLIC COMMENT: None

DRAFT MINUTES

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APPROVED: _____

Regular PC Mtg.
August 17, 2023

PUBLIC COMMENT

**APPROVAL OF
MINUTES- 7/20/23**

APPROVAL OF MINUTES : Regular Meeting of July 20, 2023

Corrections: Vice Chair called meeting to order (R. Beukema) -not S. Bush. Also: strike the word "All" in "All Present" in the roll call.

*Motion by Beukema with support from Knowles to approve minutes of July 20, 2023 as amended. All Ayes. **MOTION CARRIED.***

INQUIRY ON CONFLICT OF INTEREST:

**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. All PC members noted: NO conflicts. No: 7, Yes: 0.*

NEW BUSINESS:

NEW BUSINESS

ZOC 23-07-06 Parcel #ID 16-225-025-00, 12879 Valley Drive, Wayland, MI 49348

A request by Aleeya Chambers for a Special Exception Use permit to conduct a dog grooming business as a home occupation pursuant to Yankee Springs Township Zoning Ordinance Section 4.5 (K) (9) Special Exception Use; Home Occupation.

Spec. Exception Use:
Dog Grooming
Parcel #ID 16-225-025-00, 12879 Valley Drive, Wayland

Aleeya Chambers presented her request.

Joe Shea, ZA noted 176 sq. ft. is the correct square footage.

One letter was received regarding concern about the dogs barking. NO other letters received.

Opening Of Public Comment period in the Public Hearing at 7:15 p.m.

No Comment(s)

Close Of Public Comment period in the Public Hearing at 7:15 p.m.

*Motion by Bush with support from Beukema to approve request, for Parcel # 16-225-025-00, 12879 Valley Dr., Wayland, based on findings with hours of operation being 7 a.m. to 6 p.m.; with the understanding dogs will be kept in house with exception of potty breaks; sound proofing to be installed; and a limit of four (4) dogs at one time. **ALL AYES. MOTION CARRIED.***

**MOTION TO
APPROVE**

SEU 23-07-06, Parc. ID# 16-015-005-20, 896 Courtney Drive, Middleville, MI 49333

**SEU: Temporary Living
Qtrs. Parcel #ID 16-225-
025-00, 12879 Valley
Drive, Wayland**

A request by Courtney VanVonderen for a Special Exception Use permit to construct temporary living quarters in an accessory building pursuant to Yankee Springs Township Zoning Ordinance Section 12.7.7 Outbuilding Guest Quarters.

Courtney VanVonderen presented her request.

Opening Of Public Comment period in the Public Hearing at 7:30 p.m.

NO Comment(s)

Close Of Public Comment period in the Public Hearing at 7:30 p.m.

Motion by Knowles with support from Beukema to approve temporary housing plan for four (4) people for twelve (12) months. All Ayes. MOTION CARRIED.

Education:

Bauckham, Thall, Sparks Et al. Municipal Law Seminar at Battle Creek Firekeepers Casino & Hotel on Sept. 13th was discussed.

OLD BUSINESS ITEMS:

- a. Discussion of Master Plan-*brief discussion occurred.*
- b. Review of 2023 PC Work Plan occurred.

It was noted Lee Kooistra & Shana Bush met and worked on Wind & Solar Energy they are looking at ordinances of other townships.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

NOTED: There is no further information on the Chicken ordinance from the attorney at this time.

PUBLIC COMMENT: NONE

ADJOURNMENT:

Motion by Bush with support Beukema to adjourn at 7:49 p.m. All AYES. Motion carried.

Approved by: _____
Frank Fiala, Planning Commission Secretary Date

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MOTION to APPROVE
SEU

OLD BUSINESS
ITEMS

OTHER SUCH
BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
Regular PC Mtg.
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