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| <p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b><br/> <b>PLANNING COMMISSION</b><br/> <b>Regular Meeting</b><br/> <br/> <b>Thursday, August 18, 2016</b><br/> <b>Yankee Springs Township Hall</b><br/> <b>284 North Briggs Road, Middleville, Michigan 49333</b><br/> <br/> <b>MINUTES</b> </p>   | <p> <b>MINUTES</b><br/> Page 1 of 3<br/> <b>APPROVED:</b> <i>He</i> </p>                                 |
| <p> Meeting called to order at 7:00 PM by Chairman Frank Fiala.<br/> <b>PLEDGE OF ALLEGIANCE</b><br/> <u>Roll Call:</u> Present: Heystek, Purcell, Fiala, Beukema, Strickland, Campbell, T. Knowles.<br/> Also Present: Rebecca Harvey, Professional Planner<br/> <u>Staff Present:</u> Zoning Administrator- Larry Knowles, Sandy Marcukaitis<br/> <u>Visitors:</u> 2 (not including staff present). </p>  | <p> <b>CALL TO ORDER</b><br/> <b>PLEDGE</b><br/> <b>ROLL CALL</b> </p>                                   |
| <p> <b>ADDITIONS OR CORRECTIONS TO AGENDA:</b><br/> <u>Add: to Board Comments</u> (at end of meeting) <i>a comment regarding a future Joint meeting per F. Fiala.</i> </p> <p> <b>REPORTS from REPRESENTATIVES:</b><br/> <u>Board of Trustees-</u> Report by Board Representative, Bruce Campbell. The Board passed the Special Assessment District to Dredge Island Drive. The board also approved for township ordinances to be converted into Municode and new phone system to be implemented.<br/> <u>ZBA-</u> Report by Richard Beukema: <u>On Aug. 9<sup>th</sup>:</u> ZBA heard request for Gun Lake Community Church on M-179 to have a sign that exceeded the size limit of the zoning ordinance. Request was tabled. Re-zoning to commercial will most likely take place to allow for desired sign size. Also, on August 9<sup>th</sup>: A request by Doug Ybema (garage) on Parker Drive for a variance to the minimum street/road requirement was granted. <u>On July 26<sup>th</sup>:</u> ZBA denied D. Tripp's request regarding clarification on structure setback involving an easement. The ZBA is asking this board (PC) if "easements" can be more clearly defined. Discussion took place. R. Harvey will review.<br/> <u>Zoning Administrator,</u> Larry Knowles mentioned he would like to discuss recent inquiries regarding Religious Retreats (not churches).<br/> <u>Capital Improvement Plan:</u> The CIP is being put together by Cathy Strickland, Alice Jansma, Greg Purcell, Larry Knowles, and Frank Fiala. </p> | <p> <b>CHANGES TO AGENDA:</b><br/> <br/> <b>BOARD REPORTS</b><br/> from<br/> <b>REPRESENTATIVES</b> </p> |
| <p><b>PUBLIC COMMENT: None.</b></p>   | <p><b>PUBLIC COMMENT</b></p>   |
| <p> <b>APPROVAL OF MEETING MINUTES:</b> (of July 21, 2016)<br/> Amendments noted for pg. 3, 1<sup>st</sup> paragraph and 2<sup>nd</sup> paragraphs regarding SEU Request of Mr. &amp; Mrs. Drier on Johnson Rd. on zoning classifications. (Changes were made to July 21, 2016 PC minutes at tonight's meeting).<br/> Motion by Beukema with support from Campbell to accept Planning Commission minutes of July 21, 2016 meeting as amended. All ayes. MOTION CARRIED. </p>  | <p> <b>APPROVAL OF MEETING MINUTES</b><br/> <i>(As amended).</i> </p>                                    |

**NEW BUSINESS:**

**Open Public Hearing at: 7:54 p.m.**

**CSPR: Tom Hopkins #16-07-02- Business Site Plan Review for an Ice Cream Shop-**

*Request presented by T. Hopkins. Prints were distributed by Zoning Administrator to all PC members prior to meeting for review.*

**Close Public Hearing at 8:10 p.m.**

Motion by Purcell seconded by Campbell to approve request #16-07-02 CSPR –Tom Hopkins as presented. All ayes. MOTION CARRIED.

Mr. Hopkins complimented the Zoning Office for being very cooperative and helpful throughout the planning and zoning process of his project.

Mr. Bill Medendorp, 1905 Vista Point, commented that he (Mr. Hopkins) “got what he wanted”. Mr. Medendorp commented that 46 years he has owned his land and not once could his daughter be treated right. “I can’t get permission to get anything,” added Mr. Medendorp. F. Fiala commented that the health department and/or sewer department are involved in Mr. Medendorp’s situation. Mr. Medendorp left the meeting.

**Discussion of the Fee Structure/Schedule:** *After reviewing recommended changes, it was decided that the fee schedule will be worked on at the next PC meeting.*

**OLD BUSINESS:**

**Township Survey-** PC members decided survey will go out with the newsletter. Residents can return survey via mail or walk in (twp. office). Postage will not be prepaid for return of survey.

- Recommendation made by F. Fiala to have J-Ad put mailing together- fan folded with costs noted.
- Sandy Marcukaitis agreed to have survey/ mailing ready to present to the Township Board at its next meeting.

**Update on Phone System** - *(noted earlier – approved by Board of Trustees).*

**Master Plan Update-** *Changes recommended by Rebecca Harvey involving pages 38 – 40 were distributed to PC members. Discussion and review occurred.*

**PUBLIC COMMENT:** None

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APPROVED: *HK*

**NEW BUSINESS**

**CSPR: Tom Hopkins #16-07-02- Business Site Plan Review for an Ice Cream Shop**

**OLD BUSINESS**

**PUBLIC COMMENT:**

**None.**

**MEMBER COMMENTS:**

**Paul Heystek:** mentioned the issue of vacation rentals in residential lakefront areas. Noise and late night activity occurs at all hours during the weeks of rental.

**Greg Purcell:** mentioned additional issues related to rentals to multi-family groups such as parking, as well as, bad language, etc.

**Cathy Strickland** commented that these issues are more behavioral issues.

**Rebecca Harvey** mentioned Gull Lake's ordinance having a "30 day rental" clause as a possible deterrent.

**Larry Knowles** requested discussion regarding a religious retreats inquiry. Resort/Recreation was mentioned as a possible zoning classification for that particular inquiry.

**Frank Fiala** commented on having a Joint Meeting, with the PC, ZBA and Township Board to for communication purposes. Fiala commented briefly on ZBA members having a Planning Commission background.

**Cathy Strickland:** commented Oct. 26th and 28<sup>th</sup> is a Planning & Zoning Conference in Kalamazoo. Michigan Association of Planning puts this conference on and Cathy mentioned that it is a good conference to attend.

**Mark Englerth** commented regarding new development coming in on the M-179 corridor that needs to be planned for. M. Englerth commented that consideration needs to be made to gracefully bring things together, keep things moving along and when the joint meeting takes place that the PC has to figure out what will be brought to the table.

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 9:45 p.m.

Approved by: Tressa Knowles \_\_\_\_\_ Date 9/22/16

Tressa Knowles, Planning Commission Secretary

Date

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APPROVED: JK

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
August 18, 2016