

<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, February 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  <b>APPROVED: _____</b> </p>
<p> <b>Meeting called to order at 7:01 PM by Rich Beukema, (Vice Chair), Acting Chair for C. Strickland this evening.</b> </p> <p> <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Present:</b> Fiala, Beukema, Jansens, VandenBerg, Bush.  <b><u>Absent with notice:</u></b> Cathy Strickland  <b><u>Staff Present:</u></b> Chuck Biggs- Constable  <b><u>Present:</u></b> Rebecca Harvey, Professional Planner  <b><u>Visitors:</u></b> 3 (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. </p> <p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees- Shane VandenBerg,</u></b> Trustee, noted that at the last Board meeting (2/14/19) the Board passed the Master Plan. ZBA and PC recommendations of M. Englerth (Supervisor), were voted down. Jan (Lippert), Alice (Jansma) and Larry (Knowles) voted down Larry (Knowles) going on the ZBA. S. VandenBerg commented that he will be sitting on the PC until something is figured out because Alice, Jan and Larry voted down Mark's recommendation to extend Shane's time on the PC. VandenBerg commented that the board said "Yes" on the pickle ball court for \$17,000 (for maintenance) and the Gun Lake Area Women's Club's \$2,000 contract for the park was renewed. VandenBerg also noted that he was informed that there are 24 firefighters. </p> <p> <b><u>ZBA- Patrick Jansens-</u></b> No ZBA meeting to report on. </p>	<p> <b>CHANGES TO AGENDA</b>  NONE. </p> <p> <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>
<p> <b><u>PUBLIC COMMENT:</u></b> NO comment at this time. </p> <p> <b><u>APPROVAL OF MINUTES:</u></b>  <i>Motion by Fiala with support from Jansens to approve minutes of January 17, 2019 as written. All Ayes. MOTION CARRIED.</i> </p>	<p> <b>PUBLIC COMMENT</b> </p> <p> <b>APPROVAL OF MINUTES</b> </p>
<p> <b><u>PUBLIC HEARING: On Private Roads Standards</u></b>  <b>Zoning Ordinance text amendments to Article XIII of the Yankee Springs Township Zoning Ordinance regarding private road standards and procedures, including revisions to Section 13.2. Required Action, Section 13.3. Standards for Construction, and Section 13.6 Issuance of Building Permits.</b> </p>	<p> <b><u>NEW BUSINESS:</u></b> </p> <p> <b><u>PUBLIC HEARING</u></b>  <b><u>On Private Roads</u></b>  <b><u>Standards</u></b> </p>

**Opening of Public Hearing at: 7:05 p.m.**

**Gloria Medendorp, of Vista Point**, asked if the PC was looking at standards for new private roads, or old private roads. "Are you going to try to amend the private roads that we have in the township in some way?"

**Beukema** commented that this would be an amendment to the ordinance so that new private roads would fit in with the specifics of the ordinance change.

**Close Public Hearing At: 7:06 p.m.**

Beukema asked for comments from the Planning Commission. Discussion occurred.

**Motion by Vandenberg with support from Jansens to accept text amendment change for Private Road Standards as written and to recommend to the township board for adoption. ROLL CALL VOTE: Bush: Yes, Vandenberg: Yes, Fiala: Yes, Jansens: Yes, Beukema: Yes, Strickland: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.**

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At tonight's meeting, there was some question as to the 2<sup>nd</sup> bullet point on the Agenda, under New Business: (it was listed separate on the agenda)

- **Issuance of Building Permits, portion of the Land Division Ordinance, and Definitions which refer to the Standards for Roads.**

**R. Harvey** commented "13.6, which was included in the draft text, because it's all part of the Private Road Standard, so is that what that 2<sup>nd</sup> bullet point was intending to address? Because you did cover that in your initial motion, if that was what you were intending to address."

**Beukema** commented that he wanted to make sure everything was covered.

**R. Harvey** referred to the Public Hearing notice and commented "Your recommendation of approval of the draft text dated August 16<sup>th</sup> of '18 includes that."

**OLD BUSINESS:**

Discussion occurred regarding the recent meeting with Jim McManus of Barry County Planning and Zoning on February 4<sup>th</sup>. A main topic of that meeting was funneling. Short-term rental and the nuisance ordinance were also mentioned in the conversation.

Discussion also occurred regarding the Annual Report of the PC. Beukema recommended leaving the PC's Annual Report as it is and at the Joint Meeting, let the Board "do with it what it wants". The PC members were in consensus with Beukema's recommendation. Brief discussion took place as to how to pursue an

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APPROVED: \_\_\_\_\_

**MOTION to APPROVE Text Amendment to Private Road Standards**

**OLD BUSINESS**

annual Joint Meeting (Board, PC, and ZBA) as March is almost here. Beukema asked S. VandenBerg, Board Rep, to ask the Board to set up the annual Joint Meeting. Fiala clarified between two meetings being discussed. Fiala noted that there was to be a meeting regarding alleged boating activity and noise. Fiala commented that it was his understanding that there's a report to be coming back on that (boating activity & noise) and that report would possibly be given at a follow-up meeting to the one that occurred on February 4<sup>th</sup>. The meeting that Fiala described is a separate meeting from the annual Joint Meeting (of the Board, PC and ZBA).

**PUBLIC COMMENT:**

*MTA (Michigan Township Association) advises the minutes of a public meeting should provide a factual, concise record of the actions taken by the public body, **not a verbatim report of comments made.***

**Gloria Medendorp, of Vista Point**, commented that she wondered why the township has a problem with private roads. G. Medendorp wondered what difference it makes to the township as to how many homes are on a private road. "Is there some issue at hand that I don't know about?" added Medendorp.

**S VandenBerg** commented that the amendment may make it "less complicated, a little easier, for some people, (a family) with a couple of lots in those couple districts... to deed a piece of property over and for them (a family member) to build a house."

**Beukema** commented that it would allow people, with children who wanted to build homes, on their property (the parents' property) and didn't want to pay for an expensive road, to put a gravel road in.

**Gloria Mendendorp** commented on her own road situation and asked why it makes a difference to only have seven homes on a road.

**S. VandenBerg** commented that he believed it makes a difference for the people "that have paid for an asphalt road, and drive on an asphalt road, and that's what they've invested in. And then when you have somebody connecting a dirt road to the asphalt road, that they've paid for, by basically buying the lots...I don't know a lot of people that enjoy dirt roads unless you live out in the country. It's kind of an unheard thing to have dirt roads connected to asphalt roads in a community, specifically in platted areas..."

**G. Medendorp** commented if she wanted to put a road on a piece of property and "put eight (8) - 10 houses in there, why can't I have gravel?"

**Beukema** commented that the ordinance would allow "somebody that is not a developer, but wants to accommodate some of their children or for some other reason, wants to develop a couple of lots on their property, they shouldn't have to put a county spec road in there which costs hundreds of thousands of dollars."

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APPROVED: \_\_\_\_\_

*Full audio recording of this meeting has been downloaded to the township office computer system on 2/21/19 immediately following meeting.*

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**ADJOURNMENT:**

Motion by Beukema with support from VandenBerg to adjourn at 7:54 p.m. All ayes.  
MOTION CARRIED.

Approved by:  2/18/2019  
Cathy Strickland, Acting Chair Date

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
February 21, 2019