

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. <u>July 15, 2021</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 6 PC APPROVED: _____ REG MTG July 15, 2021 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Acting Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> ALL Present: Frigmanski, Beukema, Knowles, Fiala, Bush, Page-Kennedy, Kooistra. <u>Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Sandy Marcukaitis, Rob Heethuis, Dennis Buist. <u>Visitors:</u> 13 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <ul style="list-style-type: none"> • <i><u>Add under Old Business:</u> Formation of CIP committee.</i> • <i><u>Add under New Business:</u> Side setbacks discussion- requested by the ZBA (per J. Frigmanski)</i> <i>Motion by K. Page-Kennedy with support from Beukema to approve the agenda as modified. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> <u>MOTION</u> to approve agenda as amended. </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Larry Knowles, commented at the Board of Trustees’ last meeting on July 8th, the board: <ul style="list-style-type: none"> • addressed condition of Park/tennis, basketball & pickleball to be evaluated. • approved an hourly rate of \$14.42 for the park maintenance position • noted Yoga classes will start taking place at the park at 6 p.m. on Mondays for six weeks starting July 12. • also noted a music event will take place this Saturday at the park at 7 p.m. • approved having Fleis & VandenBrink update the Park Plan. • approved funding for a wellhead protection grant for a 50/50 State grant. • noted Veteran Memorial progress: flagpole installed, concrete sidewalk is in place, underground electric and lighting installed, bricks were in and as of today grading is done. • adopted MTA’s Principles of Governance. • approved to have two (2) private wells in Yankee Springs tested for PFAS. <u>ZBA-</u> John Frigmanski commented that one request for setbacks variance on Heritage Bay Dr. was approved at the ZBA meeting on Tuesday, July 13th. The ZBA asked that J. Frigmanski bring to the PC discussion on side setbacks. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

<p>PUBLIC COMMENT:</p> <p><i>Gloria Medendorp - of Vista Point Drive, noting previous mention of testing water and PFAS, wonders if Dollar General (where G. Medendorp works) is connected to the water tower, "because if you turn on that tap (Dollar General's) it smells like manure; it is terrible. If you don't clean the sinks all the time, it's black....it is awful.... Something needs to be tested..." G. Medendorp noted that she believed Dollar General was in Section 19, and mentioned a former landfill.</i></p> <p><i>Catherine Getty -of Lakeridge Dr., informed the audience the Barry County Commissioners, partnering with Barry Community Foundation, has funded a broadband study for the whole county. She mentioned that our township has struggled with broadband and high-speed internet connections like many other places in the county. Getty suggested staying tuned with the study and in the future it may involve Planning Commission business.</i></p>	<p>MINUTES Page 2 of 6 PC APPROVED: _____ REG MTG July 15, 2021 In Person</p> <p>PUBLIC COMMENT</p>
<p>APPROVAL OF MINUTES OF:</p> <p><u>Motion by J. Frigmanski with support from Beukema to approve June 17, 2021 Planning Commission Regular Meeting Minutes as presented. All ayes. MOTION CARRIED.</u></p>	<p>APPROVAL OF MINUTES</p>
<p>NEW BUSINESS:</p> <p><u>SEU 21-07-05: Parcel ID 08-16-020-013-00 A request by Grooters Development -Agent for Steven and Jeanie Vanderkam for a SEU to develop the property for mixed use including self-storage, residential use and limited commercial use. Property at 11857 M-179 Hwy.</u></p> <p><u>Justin Longstreth, of Moore & Bruggink Engineers, presented the request.</u></p> <p><u>Lengthy discussion took place.</u></p> <p><u>Open of Public Hearing by S. Bush: at 7:35 p.m.</u></p> <p>G. Medendorp inquired as to how many phases the project would go through.</p> <p>An unidentified neighbor from the East line setback inquired if the trees would be taken out along the line that separates the two properties. Justin Longstreth noted that the residential building sits 30 feet off the property line. J. Longstreth noted that it would be in everyone's best interest to save as many trees as possible.</p> <p>C. Getty inquired if the storage building would be just for car storage and if there were restrictions. J. Longstreth mentioned all conversation so far had been regarding just vehicles.</p> <p><u>Close of Public Hearing at 7:39 p.m. by S. Bush.</u></p>	<p><u>NEW BUSINESS</u></p>

Clarification & discussion took place with R. Harvey, Professional Planner and Justin Longstreth of Moore + Bruggink Engineering (*representing Grooters Land Development & the VanderKam's*).

PC members asked various questions of Justin Longstreth.

Representation/photos of potential storage buildings and lack of precise drawings and documentation was discussed.

Noted: Timeline for breaking ground is Fall (2021).

The following items (list prepared by R. Harvey) were reviewed:

1. Submission of a revised site plan that demonstrates:
 - Compliance with building height standards
 - Compliance with the 75 ft building setback requirement from M-179
 - Compliance with the 25 ft side building setback from the west site boundary
 - Number of proposed storage units
 - Building access points
 - Proposed parking for the single-family dwelling
 - Compliance with fence height, location and material standards
 - Compliance with outdoor lighting wattage, mounting height, and footcandle requirements
2. Approval of the proposal to use 'curb-side trash pick-up' to serve the retail/residential uses and provide no refuse containers for the self-storage buildings.
3. A determination of compliance with applicable buffer yard and landscaping requirements of the CNO District.
4. A determination of compliance with the CNO District construction character guidelines.
5. Signage shall be subject to the sign standards of the CNO District and Article XVII and be reviewed/approved the sign permit process.
6. Township Fire Department review/approval.
7. Township Engineer review/approval of the storm water management plan.
8. MDOT review/approval of the proposed driveway.

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After additional discussion, the following motion was made:

Motion by Fiala with support from Knowles to table request to next regular PC meeting (8/19/21) to allow time for applicant to gather additional information and produce a revised site plan. All Ayes. MOTION CARRIED.

Side setback discussion took place as requested by the ZBA.

J. Frigmanski noted that unanimous agreement occurred at the ZBA meeting that the ZBA would like the PC look at this item in the ordinance per J. Frigmanski.

Comments from PC members indicated that the sideline measurement to the foundation has been visited multiple times by two (2) feet to the sideline metrics. This has resulted in no benefit to the applicant, so no change has been made.

OLD BUSINESS ITEMS:

Discussion of CIP (Capital Improvement Plan): *Noted: Plan hasn't been done for the last two (2) years.*

Fiala noted that the CIP subcommittee would make a recommendation to the PC, which would then make a recommendation to the Board of Trustees.

Motion by Fiala support by Knowles to make up CIP subcommittee of: A. Jansma, L. Knowles, G. Purcell, S. Bush, F. Fiala and D. Mousseau. All ayes. MOTION CARRIED.

Discussion of Private Road Standards and Zoning Districts

The Road Standards Worksheet was reviewed: *(the worksheet on next page was prepared by J. Frigmanski)*

C. Getty commented on Thornapple Township's experience with the same item (private roads) being discussed.

Recommendation was made to have each PC member measure the paved surface of Edwin, Parker & Lakeridge before further road width discussion.

Discussion of Solar and Wind Energy *(R. Harvey will forward this information from her previous work on this.)*

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MOTION to TABLE request to next PC meeting

SETBACK DISCUSSION Requested by ZBA

OLD BUSINESS ITEMS

MOTION for CIP subcommittee members

Discussion of Private Road Standards

PRIVATE ROAD STANDARDS - WORKSHEET

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CONTINUED OLD
BUSINESS

Allow private roads in all zoning districts - All approved

Maximum length of private road:

- 2000' suggested with PC exceptions
- Identify reasons for exceptions
- No length requirement if single access with cull de sac

Right of way:

- 66' is suggested
- County standard is 100'

Cul de Sac:

- 60' width requested by fire department; however township may set width

Gravel Spec:

- Allowed in RR and RA
- Suggested that it be allowed in all districts if connecting existing gravel road

Paved Specs:

- Two applications of 1-1/2" inch
- Use MDOT spec
- Built to meet county specifications

Road Width:

- 1 Lot = 12' wide
- 2-6 Lots = 18' wide
- 7 or more Lots = 20' wide
- 22' Width suggested

Emergency Passing Zones:

- Widening of narrow road at determined distances to allow two-way flow

Shared Driveway:

- Both properties must have road frontage with 1 having physical limitations to not allow driveway
- Does this belong in Road Ordinance?

Road Maintenance Agreement (HOA):

- Submitted to Township for approval
- Holds Township harmless for all maintenance and report

Surety Bond:

- To protect neighborhood and township
- To guarantee completion
- Amount to be calculated by township engineer at developer's cost and posted as bond or cash.

Review PC Work plan and establish next step- to be continued

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION:

There was again discussion about PC members not receiving materials in the required one week timeframe. Also concerns were voiced about publishing in the paper & commissioners having no prior knowledge when questioned by the public. It was recommended that the Zoning Administrator (ZA) have all the required information before publishing in the paper. Also, Rebecca's analysis should go to the ZA and PC members should receive their packet, as well as, the applicant, so that any missing information would be presented at the PC meeting. PC members need the completed packets seven (7) days prior to the meeting.

PUBLIC COMMENT:

Catherine Getty commented the public notice (PC newspaper advertisement) states that the application is available for public view prior to a PC public hearing/meeting. The application should be at the hall for public view at the time the ad comes out.

PUBLIC COMMENT

ADJOURNMENT:

Motion by Bush with support from Knowles to adjourn at 9:46 p.m.
All Ayes. MOTION CARRIED.

ADJOURNMENT

Approved by: Frank M. Fiala Date 8/19/21
Frank Fiala, Planning Commission Secretary