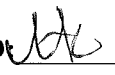


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, June 21, 2018</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 APPROVED  </p>
<p> Meeting called to order at 7:00 PM by Vice-Chairman Richard Beukema <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Present: Heystek, Fiala, Beukema, Strickland, T. Knowles, Jansens. Absent with Notice: S. VandenBerg, who is in attendance at a Special Bd. Meeting at the Fire Station. Staff Present: Sandy Marcukaitis, John Frigmanski Not present: Eric Thompson, PCI-Zoning Administrator Present: Rebecca Harvey, Professional Planner Visitors: 10 (not including staff present). (Eight (8) visitors left after the public hearing on (lot) building coverage). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: Discussion of meeting for PC to work on ideas/organize for new PC officers – (also Committee of the Whole approach was mentioned by Fiala). Also noted: S. VandenBerg was in attendance at a different Board meeting tonight and wouldn't be able to vote if an election of officers was held this evening. Motion by Fiala with support from Heystek to have organizational meeting for new officer(s) on Thursday, July 5. Roll Call: Heystek: Yes, Fiala: Yes, Beukema: Yes, Strickland: Yes, T. Knowles: Yes, Jansens: Yes, VandenBerg: Absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED. Beukema asked <i>for a consensus to approve tonight's meeting agenda as amended.</i> All ayes. </p>	<p> CHANGES TO AGENDA: </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg, Trustee, is in attendance at another special Board meeting held at the same time this evening. ZBA- Cathy Strickland commented that a ZBA Meeting was not held this month. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: NONE </p>	<p> PUBLIC COMMENT </p>
<p> APPROVAL OF MEETING MINUTES: Motion by Fiala with support from Heystek to approve meeting minutes of <u>May 17, 2018 (Regular PC Meeting)</u> as presented. All ayes. MOTION CARRIED. </p>	<p> APPROVAL OF MEETING MINUTES </p>

NEW BUSINESS:

- **Introduction of New PC member and officers** - (meeting to be held on July 5th (date is tentative- needs approval from Board) for organizational purposes. Please see above).
- **SEU 18-05-03 Parcel ID 065-023-00 Building Site is opposite 10876 Shady Lane**, A request by property owner Steve Newman, for a SEU for the construction of a detached accessory building pursuant to Section 12.7.

Mr. Steve Newman presented his request.

OPEN PUBLIC HEARING began at 7:19 p.m.

NO Comment

CLOSE PUBLIC HEARING at 7:20 p.m.

Deliberation took place on the size, guest quarters, height and eaves of building.

S. Newman spoke of taking three (3) feet off of the building to make the 1600 sq. ft. requirement.

Motion by Fiala with support from Heystek *to approve request of Steve Newman (Parcel ID 065-023-00) at 10876 Shady Lane (opposite of/on other side of street) with conditions of changing building size not to exceed 1600 sq. ft., including the eaves. Roll Call vote: Beukema: Yes, Heystek: Yes, Vandenberg: Absent, Strickland: Yes, Fiala: Yes, Jansens: Yes, T. Knowles: Yes. Yes: 6, No: 0. Absent: 1. MOTION CARRIED.*

- **PUBLIC HEARING:** Regarding Zoning Ordinance text amendments to Article XII, Section 12.6 regarding maximum building coverage and Article II, Section 2.1 regarding the definition of building coverage.

Open PUBLIC HEARING AT 7:26 P.M.

Board Discussion took place on new drafted language of Sec. 12.6 Maximum (Lot) Building Coverage prepared by Professional Planner, Rebecca Harvey.

Public Comment:

S. Newman (following discussion regarding water run-off) commented that the Great Lakes are up four (4) feet.

Mrs. Nancy Newman mentioned hearing recently about riding jet skis down Riverview in Kalamazoo due to torrential rainfall.

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APPROVED: 

SEU 18-05-03 Parcel ID 065-023-00 Building Site is opposite 10876 Shady Lane

OPEN PUBLIC HEARING at 7:19 p.m.

No comment

CLOSE PUBLIC HEARING at 7:20 p.m.

OPEN PUBLIC HEARING ON LOT COVERAGE TEXT AMENDMENTS

PUBLIC COMMENT cont'd:

Mr. Bruce Helder commented, "The only thing I want to say was relevant to the 40% - 50% (lot coverage). If it was up to me, I would love it if it went up to 50%. My question only is if there is any sense in this group that one (percentage amount) might be more or less acceptable to the township board. Whether if they got a 40%, one- they would look at it and say 30% to 40% 'No big deal', and if they got 30% to 50% somebody might say, 'Wow, that's a big increase we better look into this'. Is there any sense that they might be more open to one or the other? ...It's just a general gut feeling kind of thing, whether you think one might be more acceptable to the township board than the other...Just selfish interest, I obviously would rather have you approve 40% and be able to move forward, than to approve 50% and have them potentially not approve it and then get back here for another five meetings or whatever. I know this is what you do, but it is not necessarily what I do. Anyway, so that was my only point. As to whether there was any feeling of one might be more acceptable."

7:52 p.m. Close of Public Hearing

- *PC Members were polled regarding percentage of lot coverage that they felt should be approved.*
- *Majority polled was 50% (4 to 2).*

P. Jansens commented that he said 40% because people will ask for 55% if you go with 50%, or 45% if you go with 40%... and it will still go before the ZBA.

Motion by Fiala with support from Heystek *to approve drafted language of R. Harvey to amend Sect. 12.6 Maximum (Lot) Building Coverage with last sentence of Sec. 12.6 A deleted, and having 50% as Maximum Building Coverage for RSF, RLF, and GLRLF.*

ROLL CALL VOTE: Jansens: No, Fiala: Yes, Heystek: Yes, Beukema: Yes, Strickland: No, T. Knowles: Yes, VandenBerg: Absent. Yes: 4, No: 2, Absent: 1.
MOTION CARRIED.

OLD BUSINESS:

Discussion Article 12, Section 12.5 and 12.6 (Lot coverage Draft Language):
(just completed above with Public Hearing.)

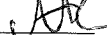
Private Road Standards and the Land Division Ordinance (Review Draft Language from Planner, Rebecca Harvey)

Discussion took place. R. Harvey prepared a Summary of Existing Standards, Ordinance Review, summary of Private Road Standards in Barry County and in Michigan and Ms. Harvey's observations were noted at the end of the summary.

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APPROVED: 

OLD BUSINESS

PUBLIC COMMENT

**Motion to approve
FLU Map as
presented by Planner
R. Harvey**

R. Harvey will prepare drafted language as a result of this discussion for the next regular PC meeting, July 19th.

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APPROVED: 

Master Plan Map Discussion:

Motion by Heystek with support from P. Jansens *to approve Future Land Use Map presented by the Planner R. Harvey (June 2018). All Ayes.* MOTION CARRIED.

MOTIONS regarding FLU Map and Board Approval of Master Plan for distribution.

Motion by C. Strickland with support from Heystek *to note that the PC anticipates seeing the proposed Master Plan (with FLU Map included) on the Board Agenda and being returned from the Board with their approval for distribution (to local municipalities) at the July 10th Board Meeting.* All Ayes. MOTION CARRIED.

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

OTHER BUSINESS

Lot (Building) Coverage: The Recommendation for the text amendment will be prepared by R. Harvey and given to S. Marcukaitis. The next step will be sending it to C. Kaufman, YS Township Attorney, to prepare the ordinance.

PUBLIC COMMENT:

PUBLIC COMMENT

J. Frigmanski, Pine Meadows Dr. & ZBA, commented regarding private roads, "In the past we've had citizens come in who have mostly wanted to do things that affected their personal family, and I don't have a problem trying to help those people out. But, tonight as we talked about 10 or more, now it becomes not a family situation, it becomes a contractor, a developer, and nothing's free. If he wants to put in 30 homes, then he can damn well put in the right road. Otherwise we are going to end up like a little hodgepodge with a dirt road, gravel road here, paved road here- those type of things.

Another question is, Will these private roads be serviced by utilities, water and sewer?

Second one (question) is, Are they only residential or can you put in multi-family or high density on a gravel road and make it a 1/2 mile long with 22 sites? Because that will really tear up a gravel road if you have that much traffic. Having lived on a gravel road most of life, I understand how bad they get. They get expensive.

ADJOURNMENT:

ADJOURNMENT

Motion by Heystek with support from T. Knowles to adjourn at 8:49 p.m. All ayes. MOTION CARRIED.

Deb Mousseau
Recording Secretary
June 21, 2018

Approved by:  Date: 

Tressa Knowles, Planning Commission Secretary