

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting <u>Thursday, March 16, 2017</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 APPROVED: <u>kle</u> </p>
<p> Meeting called to order at 7:00 PM by Vice-Chairman Rich Beukema. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Heystek (remote participation), Purcell (remote participation), Fiala, Beukema, Strickland, T. Knowles, VandenBerg. <u>Present:</u> Larry Knowles, Zoning Administrator <u>Also Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Chuck Biggs, Fred Wallace, Todd Delamar, Dave VanHouten, <u>Visitors: 2</u> (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> </p> <ul style="list-style-type: none"> • Move tentative plat Shangri-La Extension Approval up to first item of business. • Add: Greg Purcell noted for the <u>April 20th PC Meeting: the Township Board has asked the PC to hold a Public Hearing to make an amendment to the Zoning Ordinance to change the Zoning Board of Appeals to six (6) members. Clerk Lippert will notice the meeting. L. Knowles has the draft ordinance amendment and notice (which can be included in the PC packet for the 4/20/17 PC meeting).</u> <p> <i>Motion by T. Knowles with support from C. Strickland to approve the agenda as amended. All ayes. MOTION CARRIED.</i> </p>	<p> CHANGES TO AGENDA: </p> <p>(Approval of Agenda as amended.)</p>
<p> REPORTS from REPRESENTATIVES: <u>Board of Trustees-</u> Shane VandenBerg commented that there was no new information. <u>ZBA-</u> Cathy Strickland – There hasn't been a meeting yet. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: None at this time </p>	<p> PUBLIC COMMENT </p>
<p> <u>APPROVAL OF MEETING MINUTES:</u> <u>Joint meeting: January 3, 2017</u> Motion by T. Knowles with support from C. Strickland to approve minutes of Joint Meeting held Jan. 3, 2017. All ayes. MOTION CARRIED. </p>	<p> APPROVAL OF MEETING MINUTES APPROVAL OF JAN. 3, 2017 JOINT MTG MINUTES. </p>

APPROVAL OF MEETING MINUTES *continued:*

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APPROVED: AK

Planning Commission Minutes of February 16, 2017 - Paul Heystek – asked that minutes – be according to the conversation in regards to remote voting.

Recording Secretary read the following- (transcribed from the audio recording of 2/16/17 PC Meeting):

12 mins. 23 seconds: Shane Vandenberg speaking: *“In the case of Yankee Springs Township, I believe we have some of our representatives going on vacation for five or six months and voting over the phone. Me, personally, I don’t think that’s reasonable. I think the people in the community want their representatives physically at the meetings.”*

Motion by Purcell with support from Heystek to table approval of minutes of February 16, 2017 to the April 20th Planning Commission meeting to ask Recording Secretary to add language that Paul Heystek requested. ROLL CALL: Fiala: Yes, Vandenberg: No, Strickland: No, Purcell: Yes, Heystek: Yes, Beukema: Yes, T. Knowles: Yes. Yes: 5, No: 2. MOTION CARRIED.

**MOTION TO TABLE
APPROVAL OF FEB. 16,
2017 PC MINUTES
UNTIL APRIL 20TH MTG.**

Meeting of March 2, 2017:

Motion by C. Strickland with support from T. Knowles to approve minutes of March 2, 2017 (PC Election of Officers) as presented. All ayes. Motion CARRIED.

**APPROVAL OF
MARCH 2, 2017
MINUTES**

NEW BUSINESS:

NEW BUSINESS

TENTATIVE PLAT APPROVAL EXTENSION

Tentative Plat Approval Extension – Shangri-La/Pine Meadows -

Geoff Moffat – was present at tonight’s meeting representing S.J. Vandenberg Construction and Shangri-La/Pine Meadows Plat.

G. Moffat explained that the engineer needs more time to complete the final work for the Shangri-La/Pine Meadows plat.

R. Harvey reviewed the request and noted public hearings were not required for the extension request, and there is opportunity for only one extension.

Motion by Purcell with support from Heystek to approve 180 day extension to Shangri-La tentative plat approval and to recommend to the township board. ROLL CALL: Fiala: Yes, Vandenberg: Abstained, Strickland: Yes, Purcell: Yes, Heystek: Yes, Beukema: Yes, T. Knowles: Yes. Yes: 6 , No: 0, Abstained: 1. MOTION CARRIED.

**MOTION TO APPROVE
TENTATIVE PLAT
APPROVAL EXTENSION**

SEU 17-03-03 Parcel ID 08-16-019-300-00 A request by Mountain Falls Putt Putt for a Special Use Exception Permit regarding Sec. 3.12 Commercial Zoning district – to allow a mini-golf course. Property is the current mini-golf course at 12515 W. M-179 Hwy., Wayland.

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APPROVED: 

Jim Fox presented the request to the Planning Commission on behalf of Mr. Fox and his wife, Julie.

SEU REQUEST of Mountain Falls Putt Putt – 12515 W. Hwy., Wayland, MI 49438

Mr. Fox requested driveway being off of M-179.

Board Deliberation- Items considered:

- Character of the building: boathouse concept
- Lighting
- Signage (to come later)
- Outside storage
- Stone front – Boathouse
- Setbacks – from road/parking
- Screening in rear
- Traffic on M-179
- Drive-way- main drive coming off Archwood? (Fox noted that it would be a deal breaker if drive did not come off M-179.)
- It was noted that the curb cut is already there (on M-179).
- Water Service
- Paving of parking (not required per R. Harvey)
- Drainage

Julie Fox commented that if this (project) is not grandfathered in, they will let it go another year and move on to their other projects.

Rebecca Harvey summarized information for the Board to consider in its decision.

Public Hearing Opened and Closed at 8:00 p.m. with no comments from those in the audience.

Public Hearing Opening and Closed at 8:00 p.m.

After discussion, five conditions were noted- to meet standards on: screening, 75' front setback, 50' parking setback, lighting, and landscaping.

Motion by VandenBerg with support from Purcell to approve SEU Request of Mountain Falls Putt Putt -12515 W. M-179 Hwy. **ROLL CALL: Fiala: Yes, VandenBerg: Yes, Strickland: Yes, Purcell: Yes, Heystek: Yes, Beukema: Yes, T. Knowles: Yes. Yes: 7 , No: 0. MOTION CARRIED.**

MOTION to APPROVE SEU REQUEST OF MOUNTAIN FALLS PUTT PUTT.

Regarding submitting a revised plan that addresses the five conditions, R. Harvey noted all that it will require is an administrative review (L. Knowles, ZA has to approve). The revised plans will not have to go before the Planning Commission.

R. Harvey noted the revised plan, addressing these conditions, will be their (J & J Fox's) vehicle for showing the township that they've met the standards.

OLD BUSINESS:

MASTER PLAN- with the Master Plan text completed, Rebecca Harvey reviewed the YS Index map with suggested changes and what PC members will be looking for to incorporate in the map for the Master Plan.

L Knowles commented on having R. Harvey working with McKenna with the recommended map (soft boundary) and then possibly going to Rose Anger at Barry County.

R. Harvey received a quote: 10 hours working on a soft boundary map would be approximately \$600.00 (at the top end - price-wise). (Less than 10 hours will be more likely). L. Knowles will request approval from the township board for the soft boundary map to be done.

Motion by Heystek with support from VandenBerg to ask the board for approval of \$600 from the township board to have the map done. All ayes. MOTION CARRIED.

PUBLIC COMMENT:

Todd Delamar – recently appointed to the ZBA, inquired regarding parking standards for commercial site plans. One of the questions Delamar asked was, “Do you have to have lines/designated parking?” It was noted that an applicant just has to show room in the parking area- that it meets standard. It was noted that signage is needed for gravel parking lots, as well.

MEMBER COMMENT: None.

ADJOURNMENT:

Vice-Chairman Beukema motioned to adjourn. Support by VandenBerg. All ayes. MOTION CARRIED. 8:41 p.m.

Approved by: Tressa Knowles 4/20/17
Tressa Knowles, Planning Commission Secretary Date

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APPROVED: _____

OLD BUSINESS

MASTER PLAN

MOTION TO REQUEST BOARD APPROVAL FOR \$600 (POSSIBLE) MAP COST.

MEMBER COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
March 16, 2017