

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> ZOOM Meeting due to COVID-19/Executive Order from Governor 6:30 p.m. <u>Tuesday, May 26, 2020</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 5 PC APPROVED: _____ </p>
<p> Meeting called to order at 6:33 PM by Planning Commission Acting Chair, Shana Bush (Vice-Chair). <u>PLEDGE OF ALLEGIANCE - waived</u> <u>Roll Call: Present:</u> Fiala, Kennedy, Bush, VandenBerg, Beukema (slightly late – problem connecting to Zoom). <u>Absent with notice:</u> Pat Jansens appearing briefly in the Zoom meeting but was unable to establish complete Zoom connection. <u>Administrating the Zoom meeting:</u> Catherine Kaufman, Township Attorney <u>Present:</u> Rebecca Harvey, Professional Planner, Eric Thompson (PCI) <u>Staff Present:</u> Sandy Marcukaitis, Larry Knowles. <u>Visitors:</u> approximately 13 (not including staff present) (Some visitors appeared & left). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <i>Motion by Kennedy with support from Fiala to approve agenda as presented. ROLL CALL VOTE: Bush: Yes, Beukema: Yes, Kennedy: Yes, VandenBerg: Yes, Fiala: Yes, Jansens: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.</i> </p>	<p> CHANGES TO AGENDA NONE. </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Shane VandenBerg, Trustee, No report. <u>ZBA-</u> Patrick Jansens was not able to connect to the Zoom meeting. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>PUBLIC COMMENT:</u> Don Baker, of 215 Evans Lane, commented that he never received the first notice for the meeting, nor the Zoom notice. Baker added that without the help of several people they (Mr. & Mrs. Baker) would not have been able to participate this evening. Baker commented that it didn't matter if they were in the 300', because they were all on the waterfront. Eric Thompson of PCI noted that the notice was done in accordance with the Zoning Enabling Act & published in <u>The Sun & News</u>. (C. Kaufman confirmed that proper notice appeared to have been made.) (Properties within 300' were mailed notices per E. Thompson). Thompson also noted that it was a small list (of notices). </p>	<p> PUBLIC COMMENT </p>
<p> <u>APPROVAL OF MINUTES: (Minutes of February 20, 2020 PC meeting)</u> Motion by Fiala with support from Kennedy to approve minutes as presented. <u>ROLL CALL VOTE: Bush: Yes, Beukema: Yes, Kennedy: Yes, VandenBerg: Yes, Fiala: Yes, Jansens: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.</u> </p>	<p> APPROVAL OF MINUTES </p>

NEW BUSINESS:

SEU 20-02-02 Parcel ID 029-003-00, 11068 Gun Lake Rd., Middleville, MI 49333. A request by property owner Gun Lake LLC for a SEU pursuant to Section 12.7 “Outbuildings.”

Rick Snyder representing Gun Lake LLC as managing member, presented the request noting they didn’t want anything bad happening to the property, so they bought it. R. Snyder noted that they basically were trying to be good neighbors, have nicer storage than what they have currently had, and clean up the area.

No Public Comment.

Rebecca Harvey gave her review of the request. Confirmation was made (by R. Snyder) that the new (proposed) buildings were not larger than the current buildings and would not constitute an expansion. Harvey noted this would be subject to applicant’s action on the site plan. (ref. Section 16.2- Non-conforming Uses). Request was determined that it was not for a Special Use.

Motion by Fiala with support from VandenBerg to approve request of Gun Lake LLC Request SEU 20-02-02 Parcel ID 029-003-00 as proposed. ROLL CALL VOTE: VandenBerg: Yes, Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, Jansens: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

PSD 20-03-01 Parcel ID 018-002-30, a request by Mark Stob for a SPR pursuant to Section 13 “Private Road Standards and Procedures”. Address is North of 348 S. Payne Lake Rd.

Mark Stob presented his request.

R. Harvey commented on Mr. Stob’s request. It was determined that information is lacking on the application.

The Public Comment period was opened at approximately 7:12 p.m. by Acting Chair, Shana Bush.

S. Bush read into record a letter from:

Dorothy Seger, who was unable to attend the Zoom due to poor reception. D. Seger’s letter contained four (4) concerns regarding Mr. Stob’s request.

Dave LeBoeuf, 12455 Oakwood Shores, referred to the letter of Seger commenting that it sounded like a separate topic was being addressed tonight.

Don & Cathy Baker, of Evans Lane, commented that it didn’t sound like anyone knew if there will be additional access to Cobb Lake due to the re-parceling of land.

Leon Densmore, (no address given), commented that if this request was like funneling, “like we went through 15 years ago”, he was not for it.

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NEW BUSINESS

**GUN LAKE LLC –
R. Snyder**

**PSD 20-03-01 Parcel
ID 018-002-30
Request by Mark
Stob**

**PUBLIC
COMMENT**

Michael Tichvon, of 165 Evans Lane, commented that he has been around Cobb Lake many years. He feels the root of what the concern is about is trying to get lake access. "The lake is crowded as it is," added Tichvon. Tichvon asked if the lake frontage in the plat contains riparian water rights. Tichvon noted his familiarity of the property being discussed. Tichvon noted that he "would not support an activity to try and dredge out and extend the existing canal for waterfront access or the lots as...the plat. That's my big concern."

Bob Wolf, 275 Evans Lane - noted concern of what would happen with any kind of lake access, noting those in the back lots that may be allowed to have access without approval. Wolf also commented that Mark Stob may be asking to use the existing road which has serviced the tower for years. Wolf noted that the road has been blocked off for at least two years due to activity back there. Stob noted that he couldn't tell if the road is coming directly off Payne Lake Rd. and if the first parcel to it was Stob's parcel. Wolf voiced concern if there was any increased activity with the kids back there.

Tom Boynton, 135 Evans Lane voiced concern because the information received this evening is not complete. Boynton noted that answers would not be able to come immediately.

Amy & Jim Rosenberg (Amy) noted that the biggest concern was about lake access to a small, shallow lake that is overcrowded.

Kim Lozano, 12235 Oakwood Shores, asked a question regarding the access road mentioned, and if it comes off Payne Lake Rd. or if it is the extension of the road from Oakwood Shores that leads back to the towers. C. Kaufman commented that the question could be addressed after the Public Comment period was closed.

Close of Public hearing by Shana Bush at approximately 7:25 p.m.

M. Stob was now given opportunity to discuss questions that were asked.

M. Stob commented that this is not the existing MPR radio tower parcel that currently exists. This is the parcel that has been for sale a couple of years. The only access is off of Payne Lake Rd. Stob noted that there used to be a tower owned possibly by Nextel, and they installed a gravel road with a turn around to service the tower, and that tower is gone. Stob noted that there is a gate across that road currently that is on Stob's property. "That is what we are proposing to use to service the five lots in the parcel," added Stob. Stob noted the parcel at the end that has lake access, and added that the 25 acre parcel has lake access, 100 ft. of frontage, and is just in the cove before you get to the channel. "That already exists and the parcel that that's connected to is ten acres so it would very much so keep people very far away from Cobb Lake. Then buffering the other lots is wetlands that is owned by the Lettinga family that is in a farm trust ...that cannot be developed and is locked away for good." Stob continued, "Going forward there would still only be one access point for one parcel. It wouldn't be adding any sort of access to any more lots...."

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**Close of Public
Hearing**

Eric Thompson, PCI commented that the 10 acre parcel to the north would only have access and the others would NOT have access. "Parcels: 4, 3, 2 and 1 would be non-waterfront parcels," added Thompson.

S. Bush reviewed the information that seemed to be missing (to the Planning Commission) regarding the road. Discussion took place on not having any road drawings. Stob noted that information could be in "transit" today that would answer many questions regarding the road.

Motion by Kennedy with support from VandenBerg to table this request to the next Planning Commission meeting to occur on Thursday, May 28, 2020 (two days from this current meeting). ROLL CALL VOTE: VandenBerg: Yes, Kennedy: Yes, Bush: Yes, Beukema: Yes, Fiala: Yes, Jansens: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

SEU 20-02-04 Parcel ID 018-011-00 A request by owner Gary Godley for a SEU amendment to a previously approved plan pursuant to Section 4.0 and Section 3.12 C-3 Commercial. Property is at the corner of Loew Drive and Cobb Lake Rd.

Mr. Gary Godley presented his request, posing the possibility of having a building/rental storage unit instead of the previously proposed request for modular home sales models.

R. Harvey noted that she had been looking at the site plan for review, however the site plan doesn't indicate building for storage and rental of storage.

Motion by Bush with support from Kennedy to table SEU request until the application is withdrawn or revised/amended in a some way. ROLL CALL: VandenBerg: Yes, Kennedy: Yes, Beukema: Yes, Bush: Yes, Fiala: Yes, Jansens: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

Motion to Rescind and table to a future meeting:

Motion by Bush with support from Kennedy to Rescind above motion and table item (Request of Gary Godley) to June 18, 2020 PC Meeting. Roll Call: Kennedy: Yes, Bush: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Jansens: Yes. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

OLD BUSINESS: NONE at this time.

PUBLIC COMMENT:

Dave LeBoeuf commented asking about when the response would occur to Dorothy Seger's letter (with the four concerns).

R. Harvey noted that the request will proceed on Thursday, May 28th, due to lacking information (this evening). Thursday would be the time to address such questions.

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SEU 20-02-04 Parcel ID 018-011-00 A request by owner Gary Godley for a SEU amendment

PUBLIC COMMENT

S. Bush commented that the questions were not necessarily the Planning Commission's job to answer. S. Bush noted that the questions (of Seger) didn't have anything to do with the installation of the road, or with parcel division and how that (parcel division) was going to work. S. Bush commented that the questions would need to be answered by someone else entirely.

Mr. Wolf commented in follow-up of what D. LeBoeuf inquired about (answering of questions of D. Seger's letter). Mr. Wolf asked about the involvement of the DEQ or DNR or potentially Eagle in the platting of this - because it is adjacent to waterway/egress into Cobb Lake. Mr. Wolf would like to re-iterate D. Seger's concern on these items.

Eric Thompson commented that for the development of the individual lots, they should be approved. Thompson noted that within 500' of a lake, stream or wetlands of any kind, soil erosion permits are required. If they are modifying wetlands then Eagle would have to be involved. E. Thompson will look into the Grand Rapids District to find out the information.

Mark Stob commented that he will work on getting the information for an informed decision at Thursday's meeting.

ADJOURNMENT:

Motion by Bush with support from VandenBerg to adjourn at 8:17 p.m. ROLL CALL: Bush: Yes, Fiala: Yes, VandenBerg: Yes, Kennedy: Yes, Beukema: Yes, Jansens: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

Approved by: _____
Frank Fiala, Planning Commission Secretary Date

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ADJOURNMENT

Deb Mousseau
Recording Secretary
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