

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>November 16, 2023</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> DRAFT MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. Nov. 16, 2023 </p> <p style="background-color: #ffe6e6; padding: 5px;"> Rooting 11/20/23 Beukema Email Web Binder </p>
<p>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u> All Present: Fiala, Beukema, Bush, Kooistra, Knowles, Craven, and Frigmanski.</p> <p><u>Zoning Administrator:</u> Joe Shea, Present</p> <p><u>Professional Planner:</u> Rebecca Harvey, Not Present</p> <p><u>Staff Present:</u> Dennis Buist-Constable, Mike Cunningham.</p> <p><u>Visitors:</u> 2 (not including staff present).</p>	<p><u>APPROVAL OF AGENDA:</u> Changes to agenda: None.</p> <p style="padding-left: 40px;"><i>Motion by Fiala with support from Beukema to approve the agenda as presented. All Ayes. MOTION CARRIED.</i></p>
<p><u>REPORTS from REPRESENTATIVES:</u></p> <p><u>Board of Trustees- Larry Knowles,</u> reported the board:</p> <ul style="list-style-type: none"> ● Now has a new Audio system installed. ● Decided to open kitchen for meetings not just employees. ● Approved the zoning changes the PC requested for the home occupations. ● Discussed only – no action taken - \$15,000 to \$20,000 for the Master Plan. ● Noted approximately 170 people came to the Veteran’s Day Ceremony. ● Decided to waive a public hearing fee for a property on Russell Drive. <p><u>ZBA, John Frigmanski,</u> noted there was no ZBA meeting held this month or last month. There may be ZBA meeting in December.</p> <p><u>ZONING ADMINISTRATOR REPORT:</u> Joe Shea, ZA commented</p> <ul style="list-style-type: none"> ● he doesn’t think there will be a ZBA meeting in December. ● 2nd meeting was held regarding Short Term Rentals. The STR committee will meet again on Dec. 7. ● G. Chandler, Reporter from J-Ad, spoke with J. Shea and B. Williams about Short Term Rentals and an article should appear in the paper this weekend. The main purpose in doing the article is to ask the public for input early on in the process. ● Building season is slowing down. Only two zoning permits have been done so far this month. 	<p><u>APPROVAL OF AGENDA</u></p> <p><u>BOARD REPORTS from REPRESENTATIVES</u></p> <p><u>ZONING ADMINISTRATOR REPORT</u></p>

<p><u>PUBLIC COMMENT:</u></p> <p>Mike Cunningham, as a resident, noted the Short Term Rental article appeared in The <u>Banner</u> today. (11/16/23). M. Cunningham commented that he'd like to look at (an ordinance) where we ban them or don't allow them (STR's) in Residential zones, noting he felt they are not compatible at all. Regarding the solar ordinance, and roofs bearing the weight of solar panels, possibly a building official, maybe our Zoning Administrator, possibly not having the expertise, would be having to decide if the roof would withstand the weight of solar panels. Maybe requiring professional engineer stamped prints for proof, and specifying what the proof would be, should be included in the ordinance. Regarding chickens, M. Cunningham commented that he did not want to have chickens in his neighborhood. It looks to him from the PC packet that the PC is adding it to every district in the township. Cunningham didn't know what basis the PC would have for turning down a request (for having chickens) for an SEU. Cunningham concluded by noting he didn't think they should be there at all.</p>	<p>DRAFT MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. Nov. 16, 2023</p> <p>PUBLIC COMMENT</p>
<p><u>APPROVAL OF MINUTES:</u> Regular Meeting of October 19, 2023</p> <p><i>Motion by Knowles with support from Beukema to approve minutes of <u>October 19, 2023</u> as presented. All Ayes. MOTION CARRIED.</i></p>	<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p>ROLL CALL: Fiala asked the PC members present if there was any conflict of any PC member with the agenda of requests and as modified this evening. All PC members noted: NO conflicts. No: 7, Yes: 0.</p>
<p><u>NEW BUSINESS:</u></p> <p>Discussion of possible rezoning/2001 clerical error correction.</p> <p>Joe Shea, ZA, commented on the situation regarding the zoning of a parcel on Russell Drive. The township attorney advised to go through the re-zoning process to make everything legal. J. Shea will notice it and prepare a staff report for next month. It will go to public hearing next month. F. Fiala commented on updating a document of zoning classifications per parcel that is in the Assessor's office.</p> <p><u>Education: Upcoming and Completed Opportunities</u></p> <p><i>Frank Fiala noted that Kara Kelly with the Citizens Planner may to be contacted regarding credits (CEU)s required and earned.</i></p>	<p><u>NEW BUSINESS</u></p>
<p><u>OLD BUSINESS ITEMS:</u></p> <p>Discussion of Wind/Solar Ordinance- <i>Motion by Fiala with support from Knowles to take in present form to public hearing on Dec. 21, 2023 regular meeting and make a judgement from the public hearing at that point and then present recommendation to the board. All Ayes. MOTION CARRIED.</i></p> <p><i>S. Bush commented that R. Harvey will be notified that this will need a building permit required and that this will go to public hearing 12/21/23.</i></p>	<p><u>OLD BUSINESS ITEMS</u></p>

<p><u>Discussion of Backyard Chicken Ordinance-</u></p>	<p>DRAFT MINUTES</p>
<p>After a time of PC discussion, J. Shea commented a SEU would be a \$200 application fee for the property owner, and the property owner would also have to attend a hearing before the PC. It was Shea’s opinion that the PC should be able to craft an ordinance where it is specific enough that it wouldn’t have to make it a SEU (reference Article IV.)</p>	<p>Page 3 of 3 PC APPROVED: _____ Regular PC Mtg. Nov. 16, 2023</p>
<p><i>Motion by Fiala with support of Beukema to go to public hearing and hear residents’ thoughts regarding this issue then afterward discuss recommendation to go to the Board. All ayes. MOTION CARRIED.</i></p>	<p><u>OLD BUSINESS ITEMS</u> concluded</p>
<p><u>Discussion of Master Plan/BOT Recommendations-</u></p>	
<p>For the vast majority of the Master Plan, the board would like it done internally – noted L. Knowles, Board Trustee.</p>	
<p><i>Discussion took place. The PC is looking at January to revisit this; setting a date in December to get together. Subcommittees and possibly a Committee of the Whole would be involved with possible Special meetings as well.</i></p>	
<p><u>Discussion on Annual Report-</u> <i>S. Bush will work on getting data pulled together and will advise PC as to where she is on that at a later date.</i></p>	
<p><u>Discussion on Burn Ordinance/Instituting an Ordinance-</u> <i>L. Knowles will confer with the board regarding request of board to work on this and scope of this issue.</i></p>	
<p><u>Discussion on Definition of Pole Building-</u> <i>Discussion regarding pole building vs. accessory building vs. outbuilding definitions occurred as related to home occupation.</i></p>	
<p><u>Review of 2023 PC Work Plan-</u> <i>It was noted that Wind discussion should occur. R. Harvey will be asked by S. Bush about getting something to discuss for December.</i></p>	
<p><u>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</u></p>	<p><u>OTHER SUCH BUSINESS</u></p>
<p><u>PUBLIC COMMENT:</u> M. Cunningham noted that he also came to the meeting to hear the new audio system. Cunningham noted and demonstrated that moving closer to the microphone will help improve and increase the sound level/volume.</p>	<p><u>PUBLIC COMMENT</u></p>
<p><u>ADJOURNMENT:</u></p>	
<p><u>Motion by Bush with support Beukema to adjourn at 8:05 p.m. All AYES. Motion carried.</u></p>	<p><u>ADJOURNMENT</u></p>
<p>Approved by: _____ Frank Fiala, Planning Commission Secretary Date</p>	<p>Deb Mousseau Recording Secretary Regular PC Mtg. Nov. 16, 2023</p>