

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b><u>In Person</u>– Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>September 15, 2022</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>    <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  <b>Page 1 of 3 PC</b>  <b>APPROVED: _____</b>  Regular PC Mtg. 9-15-22 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.    <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Present:</b> Fiala, Beukema, Frigmanski, Kooistra, Knowles, Purcell, Bush.  (All Present).    <b><u>PCI:</u></b> Mark Thompson- Present.    <b><u>Professional Planner:</u></b> Rebecca Harvey, Absent with notice    <b><u>Staff Present:</u></b> Dennis Buist- Constable, Dave VanHouten, Rob Heethuis  <b><u>Visitors:</u></b> 6 (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b>  Additions requested: <ul style="list-style-type: none"> <li>• Brief conversation about the Land Use Maps</li> <li>• M-179 Overlay: Discuss dimensions/setbacks in that area</li> <li>• Outbuilding size relating to property/lot size.</li> <li>• Look at ordinance and the test the ZBA goes through. Possibly request a Joint Meeting.</li> </ul>   <i>Motion by Fiala with support from Beukema to approve the agenda as amended.</i>  <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF AGENDA as amended</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees-</u></b> Larry Knowles, noted that at the last Board meeting of Sept. 8<sup>th</sup>: <ul style="list-style-type: none"> <li>• The Board is still working on a description for a Zoning Administrator.</li> <li>• Noted Catherine Getty will be on the November ballot for County Commissioner.</li> <li>• Reps from the Fire Department came and the Board heard about the proposed new fire truck.</li> <li>• The Board approved a few changes for the township hall/office renovation project.</li> <li>• Tom Mawson was appointed to ZBA Alternate.</li> </ul>   <b><u>ZBA-</u></b> John Frigmanski –reported on the Sept. 13<sup>th</sup> ZBA meeting earlier this week. <ul style="list-style-type: none"> <li>• Five (5) requests were on the agenda. One (1) was withdrawn. Three (3) were passed and one (1) was denied due to too large of an outbuilding requested according to the zoning. The ZBA asks that the PC reviews the numbers (for outbuilding size(s)).</li> </ul> </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>

<b><u>PUBLIC COMMENT:</u></b> NONE	<b>MINUTES</b> Page 2 of 3 PC
<b><u>APPROVAL OF MINUTES :</u></b> Regular Meeting of August 18, 2022	<b>APPROVED:</b> _____ Regular PC Mtg. 9-15-22
<i>Motion by Beukema with support by Purcell to approve minutes of <u>August 18, 2022</u> as presented. All Ayes. <b>MOTION CARRIED.</b></i>	<b><u>APPROVAL OF MINUTES-</u></b> August 18, 2022.
<b><u>INQUIRY ON CONFLICT OF INTEREST:</u></b>	<b><u>INQUIRY ON CONFLICT OF INTEREST</u></b>
<b><u>ROLL CALL:</u></b> <i>Fiala asked each PC member present if there was any conflict of any PC member with the agenda as modified this evening. All PC members noted: "NO".</i>	
<b><u>NEW BUSINESS:</u></b>	<b><u>NEW BUSINESS</u></b>
<b><u>PC 22-09-013 Parcel ID# 08-16-020-013-00 W. M-179 Hwy., Wayland, MI 49348.</u></b>	PC 22-09-013 Parcel ID# 08-16-020-013-00 W. M-179 Hwy., Wayland, MI 49348.
A request by Dennis Stiffler on behalf of property Owner Steven and Jeanine Vanderkam for a Rezoning of Property pursuant to Section 19 "Amendments to Zoning Ordinance and Official Map."	
The subject site is approximately a 13.65-acre parcel. The property is currently zoned Rural Agricultural (RA) and the applicant is requesting rezoning to Outdoor Commercial (C3).	
Dennis Stiffler presented the request.	
S. Bush went over R. Harvey's review of this request at 11987 W. M-179 Hwy.	
<i>S. Bush opened for Public Comment at 7:13 p.m.</i>	<i>Public Comment at 7:13 p.m.</i>
<b><u>Gloria Medendorp of Vista Point</u></b> -commented that the private road involved in this parcel (by Vista Point) is deeded property and the road goes with the deeds. Medendorp noted that the property could be considered wetland, and should be taken into consideration. G. Medendorp commented that D. Stiffler needs to have that all in order before he can bring it to the PC and then the PC can look at it a little closer.	
<b><u>Dennis Stiffler</u></b> commented that an HOA (Home Owner's Association) governs the road and he was told that as long as someone has frontage on that road, you have access to that road and you start paying the HOA fees. Regarding the proposed new home construction, D. Stiffler commented that he will do his due diligence. He would not build in a swamp. D. Stiffler reiterated he was told by a board member of the HOA, that as long as he had property that was frontage on that road, he had access to that road and just start paying the HOA fees.	
<b>It was clarified by PC members that the PC was just considering requested rezoning tonight.</b>	
<b><u>Gloria Medendorp</u></b> commented noting that if the road usage was tied into the HOA and paying dues, then Steve (VanderKam – current owner) should have been paying on the road a long time ago, "because Steve butts up to the road". "So that's not true," concluded G. Medendorp.	

<p><i>Motion by Purcell to approve rezoning request of Dennis Stiffler and send onto the Board of Trustees for consideration. Support by Beukema. All ayes. MOTION CARRIED.</i></p>	<p><b>MINUTES</b>  <b>Page 3 of 3 PC</b>  <b>APPROVED:</b> _____  Regular PC Mtg. 9-15-22</p>
<p><b>EDUCATION – Upcoming an Completed Opportunities:</b> Discussion took place. S. Bush is trying to keep track of classes people have been taking.</p>	<p><b>MOTION to Approve rezoning request.</b></p>
<p><b>CNO (Chief Noonday Ordinance)/M-179 setbacks:</b> <i>Discussion took place. Information was emailed to PC members from R. Harvey via S. Bush this afternoon.</i></p>	
<p><b>Discussion on Outbuilding size</b> in relation to lot size occurred.</p>	
<p><b>M. Thompson will share outbuilding size information.</b> PC discussed forming a committee to work on outbuilding size to have something ready for Oct. 20<sup>th</sup> PC meeting.</p>	
<p><i>Motion by Fiala with support from Beukema to bring CNO Overlay/M-179 Setbacks to Public Hearing Oct. 20<sup>th</sup> at the next regular PC meeting. (Kooistra excused himself from the vote.) All Ayes from remaining 6 members. MOTION CARRIED.</i></p>	<p><b>MOTION regarding PUBLIC HEARING for M-179 Setbacks</b></p>
<p>Fiala commented on requesting a <b>Joint Meeting with the ZBA, BOT and PC</b> regarding the ordinance and test of practical difficulty. Township Attorney should be involved. Requested date of PC Members: <b>Wednesday, October 26, at 6 p.m.</b></p>	<p><b>JOINT MEETING REQUEST</b></p>
<p><b>OLD BUSINESS ITEMS:</b></p>	
<p><b>Discussion of Private Road Standards and Zoning Districts- took place.</b></p>	<p><b>OLD BUSINESS ITEMS</b></p>
<p><i>Motion by Purcell to put Private Road Standards and Zoning Districts to Public Hearing at the October 20<sup>th</sup> meeting. Support from Knowles. All ayes. MOTION CARRIED.</i></p>	<p><b>MOTION to bring Private Road Standards to PUBLIC HEARING</b></p>
<p>S. Bush brought attention to the <b>color schemes of maps</b> and recommendations included in the PC meeting packet. The township’s color scheme does not currently match the “standard” color scheme.</p>	
<p><b>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</b></p>	<p><b>OTHER SUCH BUSINESS</b></p>
<p><b>PUBLIC COMMENT: NONE</b></p>	<p><b>PUBLIC COMMENT</b></p>
<p><b>ADJOURNMENT:</b></p>	<p><b>ADJOURNMENT</b></p>
<p><b>Motion by Bush with support from Beukema to adjourn at 8:34 p.m. All Ayes. MOTION CARRIED.</b></p> <p>Approved by: <u>Frank Fiala</u> <u>10/20/22</u>  Frank Fiala, Planning Commission Secretary Date</p>	<p>Deb Mousseau  Recording Secretary  9-15-22</p>