

YANKEE SPRINGS TOWNSHIP  
BOARD OF TRUSTEES

Regular Board Meeting

Thursday, October 12, 2017

7:00 p.m.

Yankee Springs Township Hall  
284 N. Briggs Rd., Middleville, Michigan 49333

MINUTES

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YST Bd Trustees  
10.12.17  
Distributed jcl 10-18-17

Approved  
Nov. 9, 2017

MINUTES

Meeting called to order at approximately 7:00 p.m. by Supervisor Mark Englerth.

PLEDGE OF ALLEGIANCE:

Roll Call: Present: Jansma, J. Lippert, Englerth, Rottschafer (via remote), VandenBerg.

Staff Present: Larry Knowles, Cathy Strickland, Chuck Biggs- Constable, Rich Beukema, Greg Purcell, Sandy Marcukaitis, Ron Heilman, Paul Heystek, Frank Fiala.

Visitors: 14 (not including staff present). C. Yonkers of J-Ad present

ADDITIONS/CHANGES TO AGENDA:

- Add : S. Marcukaitis to speak regarding tabled tree grant/planting.
- Add: End of meeting- there will be a meeting of the Election Board – Inspectors to be approved.

ADDITIONS/  
CHANGES TO  
AGENDA

APPROVAL OF CONSENT AGENDA:

- Regular Board Meeting– Sept. 14, 2017- 7 p.m.
- Special Meetings Sept. 18, 2017 – 6:30 p.m. Veterans Memorial Location Sketch Drawings.
- ZBA Meeting of 9-12-17 (For informational purposes only)
- Planning Commission Minutes of 9-21-17 (For informational purposes only)
- ACCOUNTS PAYABLE: Sept. 1- Sept. 22<sup>nd</sup>, 2017 Check Disbursements #914278-914322/Amount \$94,488.21
- September 9-30-17 Pay Roll Checks #6007 through Check #6024 Net Amount \$12,081.99.
- September 9-30-17 Pay Roll Checks # 6025 through #6029 Net Amount \$729.44.
- September Receipt Distribution all Funds: \$102,125.46

*Motion by Jansma with support from VandenBerg to approve the Consent agenda for tonight's meeting. ROLL CALL: Jansma: yes, Lippert: yes, Englerth: yes, Rottschafer: yes, VandenBerg: yes. Yes: 5, No: 0, MOTION CARRIED.*

APPROVAL OF  
Consent Agenda

Approval of Consent  
Agenda as amended.  
MOTION CARRIED.

PUBLIC COMMENT: (Limit 3 minutes)

David Neeson – inquired as to what is the protocol for attending the meeting by phone. Neeson will be out of state next month and also has friends who work 2<sup>nd</sup> shift that would like to attend the board meeting.

Supervisor Englerth commented that he would bring it before the board at the end of the meeting.

PUBLIC  
COMMENT

**ACKNOWLEDGEMENT OF VISITORS:**

**Barry County Board of Commissioners** –Dan Parker and Vivian Conner gave the Commissioner’s Report. Written report was received from V. Conner.

**BOARD ACTION ITEMS:** Supervisor and Clerk received communication, which was “Hand Delivered 10-12-17 @ 1:30 PM” by Mr. Moffat representing Shalinda Subdivision Development (Please see attached). Letter requested the Board of Trustees to table the Final Preliminary Plat Approval scheduled for this evening to Dec. 14, 2017 Regular Board of Trustees meeting.

*Requested to be Removed from tonight’s Agenda to Dec. 14, 2017 Meeting:*

1. Final Preliminary Plat of Shalinda Subdivision Approval – Greg Purcell
  - a. Name change
  - b. Shalinda Subdivision Water Main Extension Recommendations (GLASWA)
  - c. Wayland Fire Department Letter dated 10-9-17
  - d. Fleis and VandenBrink Report

Supervisor Englerth allowed G. Purcell, Planning Commission Chair to offer comment.

G. Purcell commented that he wanted the board to know about some items that came up after the Planning Commission meeting in regards to Shalinda Subdivision. One of these items was the water system which G. Purcell asked a question of- at the PC meeting (9.21.17). G. Purcell was told that it wasn’t appropriate to address it at that time (PC Meeting) and that it would be addressed at the time the utilities were approved. Purcell later found out that the water system should have been addressed as part of the Final preliminary plat of the Shalinda subdivision. Also, noted was that there were concerns from the Fire Chief. G. Purcell commented that after the Planning Commission meeting, he found out this new additional information and brought it to the Township Board so they’d have all the information available to make its decision. Purcell asked that since the approval has been tabled at this time, that the township board refer it back to the Planning Commission. G. Purcell asked if it is referred back to the PC, that the developer be advised so they are aware of this and can offer comment.

**Discussion took place with board members:**

Jan Lippert, Clerk commented that she would like to see the Shalinda Development Final Preliminary Plat referred back to the Planning Commission. J. Lippert reviewed the additional conditional items for approval as: Fire Department issues, Water Utility issues and assessment for Road Work. These were items that G. Purcell put into his 10-10-17 memo. All attached here.

S. VandenBerg (Trustee and Shalinda Subdivision developer) commented that there were no issues.

M. Englerth commented that the township has a responsibility to solve this in a timely fashion and professional manner, whether it’s a board member or a member of the general public. Englerth noted that a planner and attorney were brought in to the last Planning Commission meeting and were paid for their attendance. Englerth commented that the representatives of the Shalinda Development went through the process of going to the Board and then to the Planning Commission. Englerth commented that the final preliminary plat was approved unanimously by the Planning Commission.

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**ACKNOWLEDGE-  
MENT OF VISITORS**

**Barry County Board of Commissioners** – Vivian Conner and Dan Parker

**BOARD ACTION ITEMS:**

**Shalinda Subdivision – Final Preliminary Plat- Request by Developers to Table until December meeting. Attach letter**

**Attachment Clerk’s Board Action packet 7 pages**

**G. Purcell** commented that the PC unanimously approved the final preliminary plat but he had raised an issue about the water system at the time.

- He was told that there would be another opportunity when the utility approved that. He was told that the PC meeting was not the appropriate forum to address it. G. Purcell voted for it without the information necessary to approve this. Purcell commented that the information that is necessary to be considered of the approval process is:
- Letters from the Fire Chief, Utilities Director, and a set of recommendations from Fleis and VandenBrink. Purcell commented that he didn't receive the document until the evening of the Planning Commission meeting. "To expect me to go through it at that time is really a whole lot to be asking for in terms of timeliness," added Purcell. "And speaking of timeliness, let's talk about the developer's timeline. We put it on for this PC meeting at the developer's request because they wanted to have it before you (Board of Trustees) at this meeting (tonight) of your township board," commented Purcell.

**Julie Fox, YS Resident and owner of the Curley Cone** commented that she was personally offended by G. Purcell's tone.

**Roger Rottschafer** commented regarding the last meeting and Englerth wanting to put the PC recommendation on the agenda for tonight. Rottschafer commented that he had told Englerth several times that he wouldn't be pushed through changing the motion to put it on tonight's meeting. Rottschafer said his premise was that Joe Miller (Fire Chief) didn't have the proper map of the plan and Miller was concerned about the water set up and loop. Rottschafer commented that he couldn't help it that the PC omitted this with the professional planner and attorney there (at the PC meeting – 9/21/17). Rottschafer commented that he had nothing wrong with Shane's program going through and he wasn't sure what the big "hullabaloo" is. Rottschafer commented that he was making sure up front that Shane knew that the fire chief has an issue. Rottschafer also noted the possible special assessment for road work for Shalinda. Rottschafer commented that these were issues that you can't just "ram through." R. Rottschafer commented that at the last meeting he brought up issues of the fire chief being concerning with looping the water system and having an extra fire hydrant. Roger Rottschafer commented that when he initiated a motion at last months meeting part of his motion was "You need to look at this stuff. You need to get signatures from the health department, signatures from the road commission, signature from Jim Dull (Drain Commissioner). Not Moffat coming in and saying, "Yeah we got his approval..." "Yeah we got Joe's approval"...

I said, "I wanted to see it in writing and I don't see any of it." Rottschafer summarized how he was contacted by Fire Chief Joe Miller who was wondering what was going on with him having to approve the plat (Miller). Rottschafer then called G. Purcell, (PC Chairman) and wondered why the Fire Chief's issue wasn't brought up at the PC meeting.

**Shane VandenBerg**-(Trustee and Developer of Shalinda) commented that it was true that he dropped off a packet to the fire chief. S. VandenBerg commented on the county office taking a letter out of the name Shangri-la...now Shalinda.

**S. VandenBerg** asked Larry Knowles (Zoning Administrator and GLASWA Director) if he, L. Knowles, made the Chief aware of the flow, the GPM.

**L. Knowles** commented that he has spoke to the chief but hasn't talked to him at all as far as supplying him any information.

**S. VandenBerg** asked G. Purcell if he knew the GPM for the new 8" water main.

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### BOARD ACTION ITEMS: Tabling request of Shalinda Development.

**G. Purcell** commented "No. I can tell you what the Fire Chief..."

- **VandenBerg** interrupted Purcell and said "That's all I need to hear. And you don't know."

**S. VandenBerg** commented that it (flow) was in the information from his engineers to L. Knowles to forward to the DEQ.

**Knowles** commented that he can't forward something to the DEQ. "First of all, the way this works is .....

- **S. VandenBerg** interrupted and said he knew exactly how it worked.

**Knowles** commented "So you know it can't be done."

**S. VandenBerg** commented that it could be done and should have been done.

**Knowles** asked, "Have you supplied a permit? You should be looking with the design that's going to go forward to the DEQ. We got to have that design that gets somebody's signature, probably mine."

- **VandenBerg** commented "We just got the okay from Fleis & VandenBrink. They basically said that our design was fine. Didn't they?"

**Knowles** commented "No. They didn't."

- **VandenBerg** commented "Other than the loop that you are pushing and they are not pushing. It's only a recommendation."

**Knowles** and **VandenBerg** discussed the material noted in the recommendation.

**Knowles** commented "So you think they (Fleis & VandenBrink) agree with it being plastic and not ductile?"

- **VandenBerg** commented "It was a recommendation. A recommendation is not a written law."

**VandenBerg** commented that the only concern they had was with the fire department is if they have enough GPM at the end of the 700' line. "And you can't tell me because you don't know," added **VandenBerg**.

**Knowles** commented that he knows the GPM. **Knowles** commented that Shane had asked him if he (**Knowles**) had sent it to Joe, the Fire Chief.

**Knowles** commented that it is above 1000 (GPMs) and 1000 was called for by the township.

**VandenBerg** commented that it was 1460 GPMs and that it surpassed what they need for fire protection by almost 50% and that they were agreeable to put in another fire hydrant (every 500') when they get the information back from the DEQ. "But do you really think that we'll be putting in a \$300,000 water line from the fire station to the mouth of my site?"

**Knowles** asked "Did I ever tell you that?"

**VandenBerg** said, "No. It's in here."

**Knowles** asked, "It's in where?"

VandenBerg commented "I'm not going through all this right now."

Knowles commented "Shane. We are recommending a loop."

Rottschafner added that no one had said he (Shane) had to do it.

- Englerth called for order and suggested a "time-out".

VandenBerg continued "What I'm trying to point out is- they don't know what they are doing."

- Sandy Marcukaitis commented that when Shane VandenBerg (Trustee) speaks about his development, it's a conflict of interest. "He shouldn't be sitting up there if he is commenting," added S. Marcukaitis.

Knowles asked, "You don't think that my report is accurate? What part? Dissect it for me."

VandenBerg (continued commenting)," that the township doesn't require a loop."

Knowles commented "Do you know that this is a recommendation? And there's no where on here that says who is going to pay for it or anything?"

- VandenBerg replied, "You already know that from the township attorney."

Knowles commented, "I know what?"

- VandenBerg asked Greg Purcell if he knew because the attorney was at the meeting. "And she told the entire board that developers were not responsible for any off-site infrastructure. You're well aware of it. I know you are," commented VandenBerg.

Purcell commented, "I don't disagree with you that all of the costs for looping the system should be bore by the developer. I don't think that's an accurate way to portray this or an accurate way to do business. I think that there is a portion of the cost that a developer ought to bear."

- Trustee and Developer VandenBerg commented back to Purcell, "You've misinterpreted what I said. The developer does not have to pay one single red cent. For instance if the water had to be run down Payne Lake Road to my development, the developer, this has been to court how many times now? We both know this."

VandenBerg (continued) commenting that it was crazy to do things when his representation wasn't here in the audience.

- Rottschafner commented "It's crazy we are doing it with you sitting on the board."

From the audience, Julie Fox commented to Englerth, "What would you have him do? He is addressing him."

Englerth commented that we weren't going to accomplish anything tonight but a bar room brawl.

Englerth continued to summarize the process (going from Board to the Planning Commission and back to the Board) so far. "The other issues will be addressed by the Sewer authority, the water, the Engineers or whatever. But they've (Shalinda Development Representatives) asked to table this to the December 14<sup>th</sup>, 2017 for time to review all these things out. Hopefully in the next 30 or 60 days they can do that. It's disappointing that it's not there.

I'm not blaming or pointing fingers, but I tell people if they want to get in a fight go to the Orangeville Tavern. This isn't the Orangeville Tavern."

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L. Knowles left the meeting at approximately 7:45 p.m.

Englerth commented that Mr. Moffat came in today and asked that it be taken off the agenda. Englerth asked for a motion to honor Mr. Moffat's request.

- **J. Lippert** read the letter from the fire department regarding the loop for adequate water pressure for the welfare and safety for the residents that will be living in Shalinda subdivision.
- J. Lippert also referred to comments from Fleis and VandenBrink asking Shane VandenBerg for the references to Crockery Township on the water main general note (on sheet 1) and the sanitary sewer general note (on sheet 1) be corrected.

Englerth commented that there will be 60 more days to work on this.

- **Jansma** commented she supported the motion to table it, but she would like to send it back to the Planning Commission.

**Motion by Englerth with support from Jansma to table Shalinda Subdivision Final Preliminary Plat Approval to Dec. 14, 2017 BOT meeting per request of G. Moffat representative for Shalinda Development.**

ROLL CALL: Jansma: yes, Lippert: yes, Englerth: yes, Rottschafer: yes, VandenBerg: (Abstained). Yes: 4, Abstained: 1. MOTION CARRIED.

**Motion by Jansma with support from Rottschafer to send the tabled Shalinda Subdivision Final Preliminary Plat Approval back to the Planning Commission.**

Englerth commented "They (PC) are not in charge of infrastructure." Englerth mentioned that the Planning Commission had already covered this.

**Motion was withdrawn by A. Jansma with support to withdraw from R. Rottschafer.**

- Jansma commented that she'd still like it to go back to the Planning Commission because they didn't have all the right information to work with.

- **Shane VandenBerg**, Trustee (and Developer)– commented that Alice was misrepresenting "us". "They have the correct information and if we have to throw one more fire hydrant in, we had two, they have three, we have no problem with that. We're not going to complain about putting an extra fire hydrant in. When it comes to the loop, we all know and the PC knows, and Cathy Strickland, you were also at the board meeting when the township attorney told the Planning and Zoning..."

Roger Rottschafer interjected "Mark, I thought we weren't going to discuss this anymore." "No one is suggesting that we're trying to say that Shane has to pay for it. I said this earlier. All it was is the concern of the fire chief that never got addressed by the Planning Commission, so we're not going to discuss it any more. We voted not to".

**VandenBerg** commented, "The engineering firm came up with 1,460 gallons per minute and the township only asks for 1,000 (gpm) so we met that condition. And if the fire chief..."

**Rottschafer** commented that VandenBerg needed to tell the fire chief this. "If you told him in the first place, we wouldn't be here right now."

VandenBerg commented that it was Larry's job...(Rottschafer interrupted)

Rottschafer commented that he got a picture sent to him this week with water hardly coming out of a fire hydrant in front of VandenBerg's house. "But anyway, I don't want to discuss it any more. I want to get on with the meeting. It's been tabled. The next meeting will be the December meeting."

It was confirmed that the motion to refer to the Planning Commission was taken off the floor.

**BOARD ACTION: Marina Ordinance:**

Greg Purcell, Planning Commission Chairmen commented on looking at the issue of the marina in Orangeville and with that issue looking at the Barry County Ordinance regarding Marinas and borrowing their language which they (PC) felt was good language for Gun Lake or any of the other lakes. "So what this does is- it would be an ordinance to require a number of studies and make sure that a marina has those study requirements."

Englerth asked where this would apply. Purcell commented that for existing, it would be grandfathered. But for expansion this would come into play.

**Motion by J. Lippert support from Jansma/Rottschafer to adopt Ordinance #10-1-2017:**  
ROLL CALL: Jansma: yes, Lippert: yes, Englerth: yes, Rottschafer: yes, VandenBerg: yes. Yes: 5, No: 0, MOTION CARRIED. To be publicized within 8 days of adoption.

**TREASURER'S REPORT: Alice Jansma, Treasurer**

- Motion by Lippert with support from VandenBerg to accept the Treasurer's Report as presented. All ayes. MOTION CARRIED.
- Jansma gave update on the special assessment of Island Drive Dredging. (A reduction of \$90,600). Resolution is to be on the November agenda.
- England Drive's Special assessment District No. #45 also will be done in November.
- CD that matured on Oct. 8, was reinvested for the Fire Equipment purchase fund.

**TRUSTEE ROTTSCHAFFER – FIRE REPORT**

**September Calls:** MFR: 13 Fire: 4

Fire Committee will be meeting to change radio system as Allegan has changed their radio system. Cost Recovery discussion will be put on November agenda.

Lucas Compression machine was used for a lady who was suffering a heart attack. The lady was brought back to life. She stopped into the fire department to thank the responders. The Lucas machine did a considerable amount of the work in bringing her back to life.

**BREAK: 7:58 p.m.**

**RESUME: 8:03 p.m.**

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**TREASURER'S REPORT: Alice Jansma**

**REPORT/FIRE COMMITTEE: Roger Rottschafer**

<p><b>CLERK'S REPORT: Jan Lippert, Clerk</b></p> <p><i>(Jansma commented that \$10,080.00 is to be reimbursed by the Special Assessments of Barlow, Cobb and Payne Lakes.)</i></p>	<p><b>BREAK</b></p> <p><b>MINUTES</b></p> <p>Page 8 of 9 YST Bd Trustees 10.12.17</p>
<p><b>Current Invoice Register for Approval dated 10-11-17:</b></p> <p><i>Motion by Lippert with support from Rottschafer to approve invoice register of 10/12/17 (\$42,554.98). ROLL CALL: Jansma: yes, Lippert: yes, Englerth: yes, Rottschafer: yes, VandenBerg: yes. Yes: 5, No: 0, MOTION CARRIED.</i></p> <p><b>November 7<sup>th</sup>, 2017 SPECIAL ELECTION: Items on Ballot:</b></p> <p><b><i>Prec. #1 – COA (Commission on Aging Special)</i></b></p> <p><b><i>Prec. #2 – COA (Commission on Aging Special and Wayland Bond Renewal Proposal to vote on again.</i></b></p>	<p><b>CLERK'S REPORT:</b></p> <p><b><u>Jan Lippert, Clerk</u></b></p> <p>Invoice Register approved for payments</p> <p>Special Election November 7<sup>th</sup>, 2017</p>
<p><b>ZONING ADMINISTRATOR REPORT: Larry Knowles, Zoning Administrator</b> (Written Zoning Administrator and Code Enforcement Report submitted). (L. Knowles left the meeting-prior to report.)</p>	<p><b>Zoning Administrator Report – September</b></p>
<p><b>GUN LAKE AREA SEWER &amp; WATER – Larry Knowles, Director</b> - (Written report submitted.) (L. Knowles left the meeting- prior to report)</p>	<p><b>GLASWA</b></p>
<p><b>Sandy Marcukaitis</b> commented on the <b>placement of the trees</b>. Oct. 19 is the date for planting.</p> <p>Motion by Englerth with support from Jansma to approve <b>D. Williamson to orchestrate placement of trees received from matching grant near the fire station and S. Marcukaitis to plan tree planting by township. (14 plantings)</b>. All ayes. MOTION CARRIED.</p> <p><b>TOWNSHIP NEWSLETTER</b> was sent in today to J-Ad. Everyone will have the newsletter hopefully within a week and a half.</p>	
<p><b>PLANNING COMMISSION – Greg Purcell, Chairman</b></p> <p><b>PC Chair, G. Purcell, reviewed PC Meeting of Sept. 21, 2017 –</b></p> <p><b>Mr. Hubble requested to increase allowable lot coverage at 3362 Elmwood Beach.</b> Mr. Hubble will be using new products to improve typical run off from impervious surfaces.</p> <p><b>Request for a Special Exception Use for an Outbuilding without a principal structure at 1161 Rock Dr., Middleville (Payne Lake) (Barb &amp; Dan Malda).</b> Request was approved.</p> <p><b>Review of Preliminary Final Plat of Shalinda Subdivision: <i>On Sept 22<sup>nd</sup> the following was written:</i></b> The PC reviewed the presentation by the developer for Shalinda and consulted with both the Township Attorney and Planner. The preliminary final plat presented meets all the requirements of the ordinance, and the PC recommends approval.</p> <p>We do note that there is an issue with regard to looping the water lines to ensure adequate</p>	<p><b>PLANNING COMMISSION – G. Purcell, Chairman</b></p>



water pressure for the fire hydrant in the area and recommend that the Township Utility review this matter to ensure a positive long term solution for all.

Also at the PC meeting, the PC approved a recommendation to the Township Board for the approval of the Zoning Ordinance Amendment with regard to marinas.

Medical Marijuana was discussed with the Township Attorney in attendance to ask about the need for an amendment to the Zoning Ordinance to address medical marijuana licensed facilities. Since the Township Board has voted to "opt out" – no change was necessary in the Zoning Ordinance at this point.

Township newsletter- a draft article was reviewed and submitted to S. Marcukaitis.

The PC will meet at next regular meeting of PC (7:00 p.m.) and Master Plan workshop will be held beforehand at 5:30 p.m. on October 19<sup>th</sup>.

**SUPERVISOR REPORT, Mark Englerth:**

Ms. Regina Young – Barry Eaton Health Department- was not present at tonight's meeting. Englerth commented on discussing the TOST ordinance (Time of Sale or Transfer) with R. Young. Englerth commented on nitrate levels and asked "how do we move forward." Englerth mentioned that R. Young met with the Water Committee this month, but it wasn't in the Water Committee's report.

**VETERANS MEMORIAL AUCTION @ FIRE STATION – SATURDAY, 10-14-17 AT 10 A.M.** – Englerth noted that there are many quality items to be auctioned off.

Cathy Strickland asked if the Veterans Memorial was a 501-3C? It was confirmed that it is not and donors will get a receipt for their donation.

**NEW/OLD BUSINESS:**

**Board Comment:**

A. Jansma commented that she really doesn't think that she should go to a Planning Commission meeting as a member of the Board.

Englerth commented "You are not there (at PC meeting) to influence their opinion but you also appointed those people and it would seem like you would observe how they conduct themselves in a meeting."

**ADJOURNMENT:**

Motion by Englerth with support from VandenBerg to adjourn at 8:22 p.m. Approved by all  
Motion Carried.

Respectfully submitted:  
Deb Mousseau  
Recording Secretary 10.16.17

Date: \_\_\_\_\_  
Draft Minutes Distributed 10-18-17 jcl

Approved : Nov. 9, 2017

Janice C. Lippert, Township Clerk

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SUPERVISOR  
REPORT, Mark  
Englerth:

NEW/OLD  
BUSINESS

ADJOURNMENT

BOARD  
ACTION > 10.12.17

ATTACH ALL  
TO MINUTES  
OF 10.12.17  
(PAGE 2 & 9)

Clerk  
Copy -  
"NOTE: TABLED TO 12.14.17"

October 10, 2017

Memorandum

To: Yankee Springs Township Board

From: Greg Purcell, Chair, Yankee Springs Planning Commission

Subj: Final Preliminary Plat of Shalinda Subdivision – Conditions for Approval

It has come to my attention that certain issues with regard to the above mentioned Subdivision need to be addressed either as a part of any action by the Township Board on the Final Preliminary Plat, or any subsequent approvals before the subdivision can proceed. I should point out that all the information on these issues was not available to the Planning Commission at the time of our review, but still need to be addressed by the Township Board. The issues are identified and discussed below along with attached exhibits from Fire Chief Joe Miller and Water Utility Director Larry Knowles, and a review by Fleis & VandenBrink:

1.) **Fire Department Issues:** In a September 20, 2017 email Chief Joe Miller advised Mr. Geoff Moffat – “At this time the department does not have an updated plan of the plat, would it be possible to have one.” As of October 6, 2017 Chief Miller had not received an updated plat plan. Chief Miller has advised me of several concerns with regard to the subdivision and has communicated those in writing to me – (See Exhibit A – Letter dated October 8, 2017 from Fire Chief Miller). Those concerns essentially are the following:

- Additional Fire Hydrant – Fire Department standards require a fire hydrant every 500 ft. The proposed subdivision needs to add another fire hydrant to meet Fire Department standards at a location specified by Chief Miller.
- Water Line Pipe Size – Chief Miller notes that the water line serving the proposed subdivision is only 6 inches in diameter, and needs to be 8 inch diameter to provide sufficient water volume to effective fight fires and meet the Fire Department standards. Chief Miller indicated that he advised the developer of the need to upgrade the size of the water line during oral conversations.
- Looped Water Lines – Chief Miller indicates that he also advised the developer to have the water lines looped to ensure adequate water supply since the current lines have a dead end.

It is recommended that the Township Board include a condition that all of the above improvements be made a requirement for approval of the Final Preliminary Plat of the Shalinda Subdivision.

2.) **Water Utility Issues** – At the Planning Commission it was noted that there were issues with regard to the water lines for the subdivision and we were advised that the Water Utility approval would address those issues. Since that time, we have heard from Director Larry Knowles who retained Fleis and VandenBrink to review the proposed Final Preliminary Plat of the Shalinda Subdivision. The engineering firm has identified the following improvements that need to be

made to ensure a safe and adequate water supply (See Exhibit B – Recommendation from GLASWA Director Larry Knowles, and Fleis & VandenBrink Letter dated October 9, 2017):

- Water Pipe Material – the developer proposes using a plastic pipe to extend the waterlines to the subdivision. The Water Utility requires cement ductile iron pipe to meet standards.
- Water Line Pipe Size – similar to the Fire Department, the Water Utility recommends increasing the pipe size from 6 inch to 8 inch to ensure adequate water supply and volume.
- Looped Water Line System – in order to ensure the flow of water and to avoid stagnant water in a dead end, the Water Utility requires a looped water system.
- Additional Fire Hydrant – the Water Utility also requires a fire hydrant every 500 feet and recommends adding a fire hydrant to meet the standards.
- Other significant detailed specifications required for the water line as stated in Exhibit B.

It is recommended that the Township Board include a condition that all of the above improvements be made a requirement for approval of the Final Preliminary Plat of the Shalinda Subdivision.

3.) **Assessment For Road Work** – the developer recommends in a “partial draft” of covenants the creation of a special assessment district for “Shalinda Drive Road Maintenance.” The Planning Commission did not review the proposed partial draft of covenants as this is really a financial issue best handled directly by the Township Board directly. The Township Board should review this recommendation and determine whether it is in a position to approve such a future special assessment district. Further, that as a condition of approval of the Final Preliminary Plat, and any further subdivision request for approval, that any such covenants be subject to review and approval by the Yankee Springs Township Board in their entirety.

While the Township Attorney and Planner reviewed the final preliminary plat of Shalinda for compliance with the technical requirements of the Zoning and Subdivision Ordinance – the above issues have been forthcoming and need to be addressed by the Township Board as part of the approval process. It should be further noted, that several approvals from other agencies are conditional and will require further review e.g. Drain Commission approval requires ...“(F)ollow up construction plans for grading and drainage will need to be approved by Brian Cenci, PE.” (Jim Dull letter of September 20, 2017)

Exhibit A – Letter dated October 9, 2017 from Fire Chief Joe Miller

Exhibit B - Recommendation from Water Utility Director Larry Knowles dated September 11, 2017 with accompanying letter from Fleis and VandenBrink dated October 9, 2017

# WAYLAND FIRE DEPARTMENT

"Home of Scotty the Fire Safety House"

*BoI Action  
Packet 10.12.17  
EX HIBIT A D*

October 9, 2017

Greg Purcell, Chair  
Yankee Springs Planning Commission

Ref: Shalinda Subdivision

Greg,

From our conversation on 10/6/2017 you told me that the board was told that I approved the proposed plat Shalinda Subdivision. When Mr. Vandenberg dropped off the plans at the hardware store where I work I was asked to look them over. As I am reading the plans I see that there was a 6in main and only two fire hydrants and the water main wasn't looped. I in turn contacted Mr. Larry Knowles from Gun Lake Sewer and Water Department and asked if the plans were right and was told it was. *> (Shane's Plans)*

On 9/19/2017 Mr. Vandenberg stopped in and asked if I would send an email to Mr. Moffat in regards to the name Shalinda for the subdivision and on 9/20/2017 I sent an email telling him the name was fine with me, and ask if there were any updated changes if we could get one. Mr. Moffat in turn he said in an email if any are required they would send them. Now with that being said I understand that in the plan that there is to be a 8in water main installed but I don't know if it is looped or not and if there is one more hydrant being installed.

I am concerned with the water main not being looped, that in the event of a fire in the subdivision we wouldn't have the volume of water we need. Also the reason for the other hydrant we normally carry 300ft of 5in hose. It would be my recommendation to have the 8in main installed looped and another fire hydrant installed half way up Shalinda Dr.

So to answer the question of did I approve of everything in the subdivision no I only said I would accept the name.

Respectfully,

Joe Miller Fire Chief  
Wayland/Yankee Springs Fire Departments

Working Together and Sharing Resources  
We Can Accomplish Great Things Through  
Coordination, Communication and Cooperation

.....  
Joe Miller / Fire Chief

160 West Superior Street Wayland, MI, 49348  
Phone (269) 792-6300 Fax (269) 792-0896



## Recommendation to Yankee Springs Township

Date: September 11, 2017

RE: Shalinda Subdivision Water Main Extension

Dear Planning Commission and Board of Trustees,

ROUTE: BOARD PKT 10-12-17 ~~(10-9-17)~~  
P/C: MAIL BOXES 10-9-17 \_\_\_\_\_  
PLANNER E-MAIL 10-9-17 \_\_\_\_\_  
ATTY E-MAIL 10-9-17 \_\_\_\_\_

**EXHIBIT "B" POP BOARD  
10.12.17**

As the Yankee Springs Township's water system agent, GLASWA has reviewed the documents presented for the water main extension for the proposed Shalinda Subdivision.

GLASWA makes the following recommendations:

1. The Water Main Construction Permit Application, describes the project as: approximately 700 l.f. of 6" water main for a single family development. The drawing indicates an 8" water main.
2. The drawings and specifications reference Crockery Township design and construction requirements. GLASWA needs a copy of these specifications to review.
3. The applicant has proposed using AWWA C-909 (PVC) for water main.
  - a. The township has no known PVC water main currently.
  - b. GLASWA recommends using materials currently used in the system – Cement Lined Ductile Iron
4. GLASWA recommends an extension for future looping and future customers at the north end of Shalinda Drive - a valve and 20 foot of 8" Ductile Iron pipe with a cap.
5. GLASWA recommends a maximum of 500 feet spacing of fire hydrants. The specification (4.12.A) also states a maximum spacing of 500 feet, but the drawings indicate a 675 spacing.
6. Typically, the water mains are to be located on the east side of the R-O-W – plans indicated the water main to be located on the west side – probably because that is where the existing extension TEE is located.
7. We have not received an easement for the water main.
  - a. GLASWA recommends a 12' wide easement for the water main.
8. Valves should open clockwise to close (CTC) not clockwise to open (CTO), as indicated in the specifications 4.02.B.i.
9. Hydrants should be red, not yellow as indicated in the specifications 4.02.D.
10. Specification indicates a hydrant detail 4.12D. – This detail was not found.
11. System should be looped. The plans indicate tying the new main into an existing 3,000 foot 6" dead end main. The proposed plan would have over 3,700 feet of water main served from a 6" tap on Chief Noonday. Specification 4.16
  - a. GLASWA would normally recommend a maximum of 450' for an 8" main dead end. It appears to be impractical to demand this requirement and allow the additional 700 +' of dead end water main (if the system is looped – b.).
  - b. GLASWA recommends installing an 8" ductile iron main from the well house on Payne Lake to the existing dead end on the east end of Pine Meadows.
  - c. The fire hydrant at Pine Meadows and Payne Lake Rd. (located at the end of the 3,000 foot dead end), was flow tested on November 9<sup>th</sup> 2011, by Fleis & VandenBrink.



**Gun Lake Area  
Sewer & Water  
Authority**

12588 Marsh Road  
Shelbyville, MI 49344  
269.672.5588

- i. Five hydrants were tested. The hydrant on the east end of Pine Meadows is the only hydrant that did not meet the recommended target fire flow.
    - d. Fleis & VandenBrink recommends the loop.
12. Will the water main be phased?
13. GLASWA recommends one (1) service tap and service per customer (not one (1) per duplex), if there are more than one customer per duplex, the plans should indicate a tap per customer. The need to control services individually is desired for repair work and shut offs due to nonpayment. Specifications indicate one (1) service per building 4.03.E.xi., and the drawings indicate one (1) service per lot. If the duplexes will be owned by one customer, one tap per duplex is fine.
14. Yankee Springs Township does not have a "meter horn/bar", as indicated in the specifications 4.03.E.iii. & 4.03.F.iv. Contractor will need to provide if necessary.
15. Yankee Springs Township does not install the meter, as indicated in the specifications 4.03.E.iii. Contractor will need to install the meter and request an inspection by GLASWA, prior to water being turned on – only Yankee Springs' agent (GLASWA) can turn water on and off...
16. "Ball Valves" must be installed upstream and downstream of each meter. Specification 4.03.F.i.
17. GLASWA recommends using no-lead, brass fittings from the water main to the meter. 4.03.F.iv.
18. Developer should deliver digital drawings.
  - a. Developer should deliver digital as built drawings at the completion of the water main construction as well.
19. GLASWA recommends using mega-lugs at all mechanical connections. 4.13.C.
20. Proposed water main shall not be connected to the water system until all pressure tests and chlorination are finished.
  - a. GLASWA will need to be notified for witnessing the tests and connection.

I will forward Fleis & VandenBrink's review once it is completed.

Larry Knowles  
Director



PLANNING, ENGINEERING, & CONSTRUCTION

EXHIBIT  
"A"

October 9, 2017

Mr. Larry Knowles  
Gun Lake Area Sewer & Water Authority  
12588 March Road  
Shelbyville, MI 49334

**Re: Yankee Springs Twp. – Shalinda Subdivision Site Plan Review**

Dear Larry:

We have reviewed the plans for the proposed Shalinda Drive Subdivision located in section 19 of Yankee Springs Township. We offer the following comments:

Watermain

1. The watermain material should be Ductile Iron, Class 52 or Pressure Class 350 to match the current material that is used in the Township's water system.
2. Hydrant spacing is recommended between 400'-500' for residential areas. It is recommended that an additional hydrant be added between lots 3 & 4.
3. The 8" watermain will dead end at the cul-de-sac. A 20' utility easement should be provided on lot 10 up to its north line for possible future extension of the line.
4. It is recommended that the watermain be installed for both phases during the construction of phase I. The water services for phase II could wait until phase II is constructed.
5. The water services for lots 9 & 10 should come perpendicular off the watermain to minimize their length and to easier find the service in the future, if it needs to be repaired.
6. The watermain general note on sheet 1 references Crockery Township and should be corrected.
7. Looped water lines are always recommended over dead end lines to provide better reliability, better water flow and less water stagnation with low chlorine residuals. Looking at this proposed development, it is difficult to provide a looped water system in this area. Ideally, a looped water system should extend from the Pine Meadows Drive & Payne Lake Road intersection, south approx. 2,000' to the existing well house.

Sanitary Sewer

1. The proposed Shalinda Drive has an existing 8" sanitary sewer that was previously installed, but it appears that sewer laterals will still need to be installed.
2. The sewer laterals for lots 9 & 10 should be connected closer to manhole 7 to minimize their length.
3. Manhole #7 rim elevation will need to be raised over 3' to match the proposed road elevation. This adjustment should be made with a new precast concrete manhole section and not with block or adjusting rings.
4. The sanitary sewer general note on sheet 1 references Crockery Township and should be corrected.

2960 Lucerne Drive, SE, Suite 100  
Grand Rapids, MI 49546  
P: 616.977.1000  
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www.fveng.com



ENGINEERING, SURVEYING & ARCHITECTURE

Road & Drainage

1. The proposed road and drainage design should be reviewed by the Barry County Road Commission.
2. The street cross section on sheet 2 needs to show 12" of Class II Sand Subbase below the gravel if there is the potential for any poorly drained soils to be encountered on the project.
3. The proposed road is 26' wide asphalt with no curbs, ditches or storm sewer proposed. There is a potential drainage concern at the low point in the road located at station 5+60. The proposed road grade will be lower than the existing grade which will not allow the water to drain away.

If you should have any questions, feel free to call.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.

Don DeVries, P.E.  
Project Engineer

2960 Lucerne Drive, SE, Suite 100  
Grand Rapids, MI 49546  
P: 616.977.1000  
F: 616.977.1005  
[www.fveng.com](http://www.fveng.com)



TABLED to 12-14-17 JAL

**Resolution Approving the Final Preliminary Plat of Shalinda Subdivision with Conditions**

**WHEREAS**, Yankee Springs Township Board has received an application for approval of the Final Preliminary Plat of Shalinda Subdivision, and

**WHEREAS**, the Township Board referred the application to the Planning Commission for review, and

**WHEREAS**, the Planning Commission reviewed the application and recommended approval with some concerns expressed regarding the water system, and

**WHEREAS**, additional information has been forthcoming from the Fire Chief and Water Utility regarding necessary public improvements for the Final Preliminary Plat which the Township Board should consider,

**NOW, THEREFORE, BE IT RESOLVED** that the Yankee Springs Township Board hereby Approves the Application for the Final Preliminary Plat of Shalinda Subdivision with the following conditions:

1. The recommended improvements to the water system specified in Fire Chief Joe Miller's Letter of October 9, 2017 shall be a condition for approval.
  - a. Additional Fire Hydrant
  - b. Water Line shall be 8 inch diameter
  - c. Water System shall be looped
2. The improvements in the Recommendation to Yankee Springs Township by Gun Lake Area Sewer & Water Authority (GLASWA) Director, Larry Knowles, dated September 11, 2017 (including recommendations from Fleis & VandenBrink letter dated October 9, 2017)), shall be a condition for approval.
3. The Declaration of Covenants, Conditions and Restrictions for lots in Shalinda Subdivision ("Partial Draft Only") describing the creation of a special assessment district referenced in the application for "Shalinda Drive Road Maintenance" is denied approval at this time in anticipation that any such request may come back at a future date, and would only be considered in its entirety.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2017

ADOPTED: RESOLUTION NO. 10-12-17 (*Attachment to Minutes 10-12-17*)

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

Township of Yankee Springs

\_\_\_\_\_  
Mark Englerth, Yankee Springs Township Supervisor

\_\_\_\_\_  
Janice Lippert, Yankee Springs Township Clerk

Your Community's Consultant for  
Planning Better Places

Geoff Moffat, JD, PCP  
Planning, Zoning & Community Development  
26401 27 1/2 Street, Gobles, MI 49055  
269-217-5371  
gvmjem@gmail.com

October 12, 2017  
Mr. Mark Englerth  
Supervisor  
Yankee Springs Township  
284 N. Briggs Road,  
Middleville, MI 49333

HAND DELIVERED 10.12.17, 1:30 PM

RE: Shalinda Plat-Final Preliminary

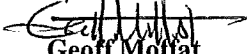
Dear Supervisor Englerth:

Late yesterday afternoon, we received a memorandum prepared by Greg Purcell, Chair of the Township Planning Commission, dated October 10, 2017. This document together with several letters and a proposed resolution contains numerous statements relating to the Shalinda Plat.

Given the extremely late arrival of this memorandum to us, there is not sufficient time to review and respond to the extensive comments and proposed conditions of approval.

As such, on behalf of S.J. Vandenberg, we respectfully request consideration of the Final Preliminary Plat of Shalinda be removed from the Township Board's regular meeting agenda of October 12, 2017. Mr. Meyer, attorney for S.J. Vandenberg, Inc., is not available to attend Township Board's regular meeting of November 9, 2017, we therefore ask the matter be placed on the regular meeting agenda of December 14, 2017.

We will plan to attend the December 14, 2017 Township Board meeting to discuss Final Preliminary plat of Shalinda. Thank you.

Very truly yours,  
  
Geoff Moffat  
Planning Consultant

Cc: Janice C. Lippert  
Township Clerk

Cc: Via First Class Mail  
Christian E. Meyer, Esq.  
Attorney & Partner  
Warner, Norcross & Judd, LLP  
900 Fifth Third Center  
111 Lyon Street, N.W.  
Grand Rapids, MI 49503-2487

Catherine Kaufman  
Attorney & Partner  
Bauckham, Sparks, Thall, Seeber & Kaufman, PC  
458 West South Street  
Kalamazoo, MI 49007

~~BOARD 10.12.17~~ By Mark  
Mentioned to  
TABLE  
to Dec 14 2017  
- ALICE: Recall  
Supported  
ALL YES - 4  
(SHANE ABSTAINED  
VANDEBERG)

CC: P/C PKT - MEMBERS  
FOR: 10.19.17  
