

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. <u>March 21, 2024</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 PC APPROVED: _____ Regular PC Mtg. March 21, 2024 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Kooistra, Knowles, Craven, Bush, Frigmanski, Beukema, Fiala. <u>Zoning Administrator:</u> Joe Shea, Present <u>Professional Planner:</u> Not Present <u>Staff Present:</u> Dennis Buist-Constable, Sandy Marcukaitis, Rob Heethuis, Brad Williams, Dave VanHouten <u>Visitors:</u> 12 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <u>Change:</u> Public comment for this meeting will be 3 minutes instead of 5 minutes. <i>Motion by Beukema with support from Fiala to approve the agenda as amended. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA, John Frigmanski,</u> reported there was no ZBA meeting. <u>Board of Trustees- Larry Knowles,</u> reported the Board: <ul style="list-style-type: none"> • Discussed the kitchen project remodel. Due to a fire at the cabinet manufacturer, it has been delayed until a new supplier is found. • Approved the STR ordinance as recommended by the Planning Commission. • Reviewed another 2nd Amendment resolution but did not make a motion. • Set April 27 for Spring Clean-up Day. • Discussed damage to the new north wall of the township office due to it being struck by a vehicle. </p>	<p> <u>BOARD REPORTS from REPRESENTATIVES</u> </p>
<p> <u>ZONING ADMINISTRATOR REPORT:</u> Joe Shea, ZA commented regarding: Issued 7 permits so far in March, busy with applications for PC cases 5 tonight, 6 for next month and already scheduling some for May. On the STR renewals about half of the 32 permittees from last year have renewed so far. </p>	<p> <u>ZONING ADMINISTRATOR REPORT</u> <u>PUBLIC COMMENT</u> </p>
<p> <u>PUBLIC COMMENT:</u> No Public Comment </p>	
<p> <u>APPROVAL OF MINUTES:</u> Regular Meeting of February 15, 2024 and Special PC meeting on February 28, 2024. </p>	<p> <u>APPROVAL OF MINUTES</u> </p>

<p><i>Motion by Beukema with support from Craven to approve minutes of the Regular Meeting of February 15, 2024 as presented. All Ayes. MOTION CARRIED.</i></p> <p><i>Motion by Knowles with support from Frigmanski to approve minutes of Special PC Meeting of February 28, 2024 as presented. All Ayes. MOTION CARRIED.</i></p>	<p>MINUTES Page 2 of 4 PC APPROVED: _____ Regular PC Mtg. March 21, 2024</p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p>ROLL CALL: <i>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, Absent: 0. No conflicts.</i></p>	<p><u>INQUIRY ON CONFLICT OF INTEREST</u></p>
<p><u>NEW BUSINESS:</u></p> <p><u>SEU 24-02-01: Parcel ID 16-155-057-00, 1864 Parker Drive, Wayland, MI 49348</u> A request by Doug and Julie Ybema, the property owners, for a Special Exception Use Permit to allow location of a storage shed near the shoreline of their property, which is zoned GLRLF, Gun Lake Residential Lakefront, pursuant to the Yankee Springs Township Zoning Ordinance, Article IV Special Exception Uses.</p> <p>Mr. Ybema presented his request.</p> <p><u>Open for public comment at 7:13 PM</u></p> <p>Jim TenHaaf is a neighbor to the property owners and he gives his full support to their request. The building does not affect his view.</p> <p><u>Closed public hearing at 7:15 PM</u></p> <p>Discussion occurred among PC members. Per Chairperson Bush, the PC does not have the ability to override our ordinance. Those types of judgment calls need to be made by the ZBA.</p> <p><i>Motion by Fiala with support from Knowles to deny the request. Roll Call Vote: Beukema: yes, Frigmanski: yes, Bush: yes, Craven: yes, Fiala: yes, Knowles: yes, Kooistra: yes. Yes: 7; No: 0. MOTION CARRIED</i></p> <p><u>ZOC 24-02-02: Parcel ID 16-018-001-10, 559 S. Payne Lake Rd, Wayland, MI 49348</u> A request by the Gun Lake Sewer and Water Authority, the property owner, to re-zone this vacant parcel from RA (Rural Agricultural) to RR (Rural Residential) pursuant to Yankee Springs Township Zoning Ordinance, Article XIX Amendments to Zoning Ordinance and Official Zoning Map.</p> <p>Joe Shea presented the request. He has not received any letters in support or opposed to this.</p> <p><u>Open for public comment at 7:23 PM</u></p> <p>Robert Davis lives right next to the parcel. He mentioned there is a lot of wildlife that goes through the area. The split would put the addresses on Cobb Lake Road, not Payne Lake Road and he is not in favor of a neighborhood going in there.</p> <p>Mike Leonard owns the adjoining parcel on Cobb Lake Road and wanted to know how many lots would be allowed. Per Joe Shea the minimum lot size is one acre so there could be up to 4 lots, possibly 5. The road frontage requirement is 132 feet.</p> <p><u>Closed public hearing at 7:26 PM</u></p>	<p><u>NEW BUSINESS</u></p> <p><u>MOTION to Deny</u></p>

Discussion occurred among PC members. Chairperson Bush pointed out that the decision must be based on whether it follows the master plan, and whether it is harmful or detrimental, and all the criteria for re-zoning. R. Craven mentioned that growth of the community should be encouraged by providing additional housing.

Motion by Craven with support from Kooistra to approve the request as written. Roll Call Vote: Frigmanski: no, Beukema: yes, Fiala: yes, Craven: yes, Bush: yes, Knowles: yes, Kooistra: yes. Yes: 6; No: 1. MOTION CARRIED.

SEU 24-02-03: Parcel ID 16-080-250-00, 3889 England Dr, Shelbyville, MI 49344

A request by James and Cathleen Campbell, the property owners, for a Special Exception Use Permit for construction of an outbuilding on vacant lot #45 on the England Point Plat, which is zoned RSF, Residential Single Family, pursuant to the Yankee Springs Zoning Ordinance, **Article IV Special Exception Uses.**

Mrs. Campbell presented the request.

Open for public comment at 7:36 PM

Closed public hearing at 7:36 PM

Discussion occurred among PC members. It is preferred when a SEU is granted that the building be located far enough back on the lot to allow for the construction of a future home on the property. It was discussed how far back the pole barn would need to be built to comply with that.

Motion by Knowles with support from Bush to accept SEU 24-02-03 as presented. Roll Call Vote: Kooistra: yes, Knowles: yes, Craven: yes, Bush: yes, Frigmanski: no, Beukema: yes, Fiala: yes. Yes: 6; No: 1. MOTION CARRIED.

CSPR 24-02-02 Parcel ID 16-019-010-02

A request by Julie Fox of 12850 W M-179 Hwy (Curley Cone) to put up two temporary storage units on stated property.

Ms. Fox presented her request.

Open for public comment at 7:59 PM

Mike Leonard expressed his support for the request.

Closed public hearing at 8:00 PM

Discussion occurred among PC members. The motion should be to approve or disapprove the containers not as “temporary” since it is not known how long they will be used. Temporary structures are required to be removed in 14 days. F. Fiala pointed out that when the ordinance is silent on an issue, they can use their own discretion as long as they are consistent.

Motion by Knowles with support from Frigmanski to approve CSPR 24-02-02 for two storage containers as shown in the diagram. Roll Call Vote: Beukema: yes, Fiala: yes, Frigmanski: yes, Bush: yes, Craven: yes, Knowles: yes, Kooistra: yes. Yes: 7, No: 0. MOTION CARRIED.

CSPR 24-02-01 Parcel ID 16-023-009-00

A request by Terry VanRhee of 8551 Deep Lake Road, Middleville, to build a new pavilion on said property (Deep Lake Campground).

Mr. VanRhee presented his request.

MINUTES
Page 3 of 4 PC
APPROVED: _____
Regular PC Mtg.
March 21, 2024

MOTION to
Approve

MOTION to Accept

MOTION to
Approve

Open for public comment at 8:04 PM

Closed public hearing at 8:04 PM

Motion by Fiala with support from Beukema to honor the request CSPR 24-02-01as presented. Roll Call Vote: Kooistra: yes, Knowles: yes, Craven: yes, Bush: yes, Frigmanski: yes, Beukema: yes, Fiala: yes. Yes: 7, No: 0. MOTION CARRIED.

EDUCATION – UPCOMING AND COMPLETE OPPORTUNITIES

L. Knowles has signed up for an online class that he will be doing in a few weeks. S. Bush requested that he forward the information to her when completed.

R. Beukema and J. Frigmanski will attend the Spring Institute on May 8 in Lansing. S. Bush requested that he forward the information to her when completed.

OLD BUSINESS ITEMS:

***PUBLIC HEARING – Bay Meadows Rezoning & PUD Amendment tabled until April.**

Next Meeting Master Plan – March 27, 2024 7:00 PM Work Session

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

J. Frigmanski asked for confirmation on whether the Bay Meadows property was on public or private roads. They are both public roads.

PUBLIC COMMENT:

None

ADJOURNMENT:

Motion by Bush with support by Beukema to adjourn at 8:10 pm. All Ayes. Motion Carried.

Approved by: Frank M Fiala Date 4/18/24
Frank Fiala, Planning Commission Secretary

MINUTES

Page 4 of 4 PC

APPROVED: _____

Regular PC Mtg.

March 21, 2024

Motion to honor request

EDUCATION OPPORTUNITIES

OLD BUSINESS ITEMS

PUBLIC COMMENT

ADJOURNMENT