

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION ZOOM and In House Meeting with Quorum of PC Members Present 7:00 p.m. Thursday, October 15, 2020 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p> <p style="text-align: center;">MINUTES</p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Reg. PC Mtg. 10.15.2020 In Person (w. Quorum) and Virtual (Zoom) </p>
<p> Meeting called to order at 7:10 PM by Planning Commission Acting Chair, Shana Bush. Late start of meeting due to IT issues. PLEDGE OF ALLEGIANCE Roll Call: Present: Fiala, Kennedy, Bush, Beukema (a Quorum is present). Absent with Notice: Shane VandenBerg, Pat Jansens (resigned), Cathy Strickland (resigned). Administrating Zoom meeting: Jacob Eccleston, of Township Attorney’s Office, Bauckham, Sparks, et al. Not Present: Eric Thompson (PCI), Zoning Administrator Present: Rebecca Harvey, Professional Planner Staff Present: NONE Visitors: 3 in-house and 2 virtually (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: <i>Motion by Kennedy with support from Beukema to approve the agenda as is. All Ayes.</i> MOTION CARRIED. </p>	<p> APPROVAL OF AGENDA </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg, Trustee, Absent with notice. ZBA- Patrick Jansens, has resigned. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: Mike Cunningham, of 1908 Heritage Bay Dr., attending virtually, commented on no meeting agenda being available (virtually) and the sound issues that were occurring on Zoom- such as echoing. <i>(Note: All in-house participants had inline headsets/microphones.)</i> </p>	<p> PUBLIC COMMENT </p>
<p> APPROVAL OF MINUTES OF August 20, 2020: <i>Motion by Fiala with support from Bush to approve August 20, 2020 Planning Commission Meeting Minutes as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> APPROVAL OF MINUTES </p>
<p> NEW BUSINESS: SEU 20-09-08 Parcel ID 080-061-00. A request by Mike McCullough for a SEU pursuant to Section 12.7. He is requesting to remove 24 x 32 old building and build a new one 32 x 48. Property address: 4066 England Dr. </p>	<p> NEW BUSINESS </p>

<p>Greg Helder, building contractor of Mr. Mike McCullough, presented the request. Owner's principal residence is on Grandview.</p> <p>It was noted the request was for a storage barn with NO guest quarters.</p> <p>Report from Rebecca Harvey was provided. R. Harvey commented that the project met all the standards.</p> <p><u>OPEN of Public Comment by S. Bush at 7:23 p.m.</u></p> <p><i>NO COMMENTS from the PUBLIC.</i></p> <p><u>CLOSE of Public Comment by S. Bush at 7:24 p.m.</u></p> <p><i>Motion by Fiala with support from Beukema to grant the request by Mike McCullough for a SEU permit based upon information presented by the applicant and after finding it complies with the special use criteria set forth in Section 12.1 for Parcel ID 080-061-00, property address 4066 England Drive. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Absent, Bush: Yes, Fiala: Yes, Jansens: Absent (resigned). Yes: 4, No: 0, Absent: 2. MOTION CARRIED.</i></p>	<p>MINUTES Page 2 of 3 PC APPROVED: _____ Reg. PC Mtg. 10.15.2020 In Person (w. Quorum) and Virtual (Zoom)</p> <p><u>NEW BUSINESS</u></p> <p>SEU 20-09-08 Parcel ID 080-061-00. A request by Mike McCullough 4066 England Drive.</p> <p>MOTION to Grant SEU Permit</p>
<p>SEU 20-09-09 Parcel ID 065-019-00. A request by Thomas Hopkins for a SEU pursuant to Section 12.7. The property is currently zoned residential single family and the applicant is requesting to remove the dwelling and construct an accessory structure across the street from the principle residence. Address 10909 Shady Lane.</p> <p>Mr. Tom Hopkins presented his request. Gas, water (has well), electric, but no sewer (discontinued sewer) for pole barn. If pole barn is approved, existing garage will be torn down. Measurements of barn vary slightly in order to get better price from pole barn company. Pole barn will be directly across the street from principal residence.</p> <p><u>No Comments regarding this request were made from the Public, virtually or in-house.</u></p>	<p>SEU 20-09-09 Parcel ID 065-019-00. A request by Thomas Hopkins. 10909 Shady Lane.</p>
<p><i>Motion by Fiala with support from Bush to approve special use permit as presented with the moving building back 15 additional feet based on the representations by the applicant that it was concluded that it is consistent with the outbuilding standards set forth in Section 12.7 and that it is found to be consistent with the special use criteria in Section 12.1. Roll Call Vote: Bush: Yes, Fiala: Yes, Beukema: Yes, Kennedy: Yes, VandenBerg: Absent, Jansens: Absent (Resigned). Yes: 4, No: 0, Absent: 2. MOTION CARRIED.</i></p> <ul style="list-style-type: none"> • <u>Planning Commission Workshop</u> Discussion took place regarding working on issues that have come to the PC over the past year or so that may need clarification such as: <ul style="list-style-type: none"> - <u>Average structure setback</u> (12.7) – and discussion of potentially excluding any extreme outliers. - <u>M-179 Corridor</u> items such as screening, connecting parking lots. 	<p>MOTION TO APPROVE</p> <p>OTHER BUSINESS</p>

-Pickleball Site Plan needs to be addressed. Current issues with a Public Hearing and having more people able to participate in-house vs. virtual which makes a public hearing difficult with all of the anticipated back and forth discussion. Time of year may weigh into holding off.

-Time of workshop would be in the evening or a Saturday a.m

-Discussion of PC items that have been "sitting there" over six months (since meeting in-person.)

- It was noted that there will be three (3) open PC spots in December.

- Possibly having an Joint meeting with the PC and new township board to let new board members be involved and become familiar with the workings of the PC. It was decided to hold off and schedule it a little later.

- Discussion of next PC meeting – In-house vs. virtual or both. R. Harvey commented on current rulings, noting the ZBA wishes to meet in person. It was noted that if the next meeting did not have any new business, then a PC workshop could take place on November 19, 2020. In relation to this, F. Fiala requested that R. Harvey give information that R. Harvey recently emailed regarding the current status of issues that the PC has been working on (as well as waiting on direction/approval from the board on) -to Sandy M. in a packet for Sandy to make copies for PC members to review and have for the November 19th meeting.
- Annual Report for ZBA and PC as required by the Zoning Enabling Act and Capital Improvement Plan is needed. Strategic Plan of New Board is critical input for the CIP. Fiala recommended taking a look at last year's Annual Report and mark it up in preparation for this year's annual report.

OLD BUSINESS ITEMS:

- Special Event Permit (R. Harvey commented that the Spec. Event Permit is really not a PC item).
- Discussion of Home Occupation Ordinance (*Could be included in November PC Workshop meeting.)
- Joint Workshop meeting with ZBA and Township Board – PC possibly should request a JOINT meeting to take place in January 2021.

PUBLIC COMMENT: NONE.

ADJOURNMENT:

Motion by Bush with support from Beukema to adjourn at 7:59 p.m. *All Ayes. MOTION CARRIED.*

Approved by: Frank Fiala 11/19/20
Frank Fiala, Planning Commission Secretary Date

MINUTES

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APPROVED: _____

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In Person (w. Quorum) and
Virtual (Zoom)

**MOTION TO GRANT
REQUEST**

**OLD BUSINESS
ITEMS**

**PUBLIC
COMMENT: None**

ADJOURNMENT

Deb Mousseau
Recording Secretary
Reg. PC Mtg. 10.15.2020