



<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting 7:00 p.m. Thursday, December 20, 2018 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p> <p style="text-align: center;">MINUTES</p>	<p> MINUTES Page 1 of 4 APPROVED:  </p>
<p>Meeting called to order at 7:02 PM by Acting Chair, Cathy Strickland.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call: Present:</u> Fiala, Beukema, Strickland, Jansens, VandenBerg.</p> <p><u>Absent:</u> P. Heystek (Chairman)</p> <p><u>Absent with notice:</u> Tressa Knowles.</p> <p><u>Staff Present:</u> Sandy Marcukaitis, Chuck Biggs- Constable, Ron Heilman, Shana Bush- new PC member in January (2019).</p> <p><u>Present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Visitors:</u> 2 (not including staff present).</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p><u>APPROVAL OF AGENDA:</u> No changes.</p>	<p>CHANGES TO AGENDA NONE.</p>
<p><u>REPORTS from REPRESENTATIVES:</u></p> <p><u>Board of Trustees-</u> Shane VandenBerg, Trustee, noted that at the January meeting the Board will vote opting in or out of the marijuana issue. VandenBerg commented that the Master Plan was talked about a little bit at the last meeting. S. VandenBerg commented that he would like the Professional Planner to take care of the Master Plan, and that the township should use the experts.</p> <p><u>ZBA-</u> Patrick Jansens commented that there was a meeting for two items (on November 13) – a “redo” by M. Cutlip, on 11067 Gun Lake Rd. The Cutlip’s received a variance in the Spring, but couldn’t get a building permit in time. So they needed a re-grant of a variance that they already had. There was no reason to contest. The other request was for DK Builders, on Perch Cove, Barlow Lake. Variance denied was for 36’ setback from lakeside, no hardship found to grant the variance. DK Builders requested the (ZBA) have the Planning Commission look at this.</p>	<p>BOARD REPORTS from REPRESENTATIVES</p>
<p><u>PUBLIC COMMENT:</u></p> <p>Ron Heilman, of the ZBA, commented that he told DK Builders he would bring this up at the PC meeting. Heilman commented “The reason they (DK) didn’t like the ordinance was because there we had one piece of property over on Barlow Lake that sat back 92 feet and it screwed up, as far as they were concerned, their ability to be closer to the lake- figuring the averages for 300 feet of the houses that were on there. So they lost 16 feet on the lakeside, where they wanted to be. The original house sits right on that spot, but it’s a non-conforming lot and house because it’s too close to the lake for what the 300 feet allows. In contrast, they lost 16 feet on that side. The same ordinance gave them instead of a 25’ setback from the road, they only have to be 10 feet from the road because of the average of the 300 ft. So they gained 15 feet on one side and loss 16 feet on the lakeside. So it was almost a wash. But I don’t know if the board wants to take a look at this or not, at that particular ordinance of the averaging of 300 feet. It’s up to you guys.”</p>	<p>PUBLIC COMMENT</p>

Also, Heilman mentioned that he hoped the PC members looked at the issues of **Planning and Zoning News** (July & August 2018) magazine to look at short term rentals “to see all the set up and how they do it so that it makes the residents safe in the area. It makes the people that are renting safe with their properties to be able to go ahead and rent them. They highly recommend that townships create the ordinances to take care of it.”

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APPROVAL OF MINUTES:

C. Strickland asked the PC members to **approve minutes of October 18, 2018 as written** by saying “Aye”. All Ayes. MOTION CARRIED. (*A PC meeting was not held in November*).

APPROVAL OF MINUTES

NEW BUSINESS:

Rebecca Harvey gave an update as to what is going on in Lansing as far as legislation and zoning.

No other New Business.

OLD BUSINESS:

- **Private Road Standards and the Land Division Ordinance Review Draft Language from Planner, Rebecca Harvey**

OLD BUSINESS

Discussion took place regarding Clustered Housing or Clustered Land Development.

- **Discussion of the Land Division Ordinance**

After lengthy discussion, PC members decided to table the item and R. Harvey will contact Township attorney regarding Private Road Standards and the Land Division Ordinance/liability situation and report back to the Planning Commission. PC members were encouraged to review these documents and make notes on them.

- **Discussion of the Master Plan**

C. Strickland commented that she will make changes (small additions) occurring from comments (approximately five comments) of A. Jansma and will have them ready for Public Hearing in February.

S. VandenBerg commented that he would like R. Harvey to handle the Master Plan. VandenBerg also commented that at the Joint meeting regarding the Master Plan on Dec. 12, 2018, which Harvey was unable to attend, he commented on 147 people of the whole township responding to the survey. VandenBerg felt that it (147 responses) was misleading as being considered the “pulse of the community.” Beukema asked Harvey to speak to this (only 147 responding to township survey). Harvey commented on the PC looking for general tendencies of the public. Harvey also commented that it is hard to get people to respond.

C. Strickland commented that a sentence on Medium Density Housing bothered S. VandenBerg. The sentence referred to the survey, according to Strickland.

S. VandenBerg commented on limiting the growth of the infrastructure. “When you limit the growth of infrastructure, you are casting the cost of the infrastructure that’s in place on a set number of people.” VandenBerg spoke of not promoting growth of the water system as being unreasonable. VandenBerg commented that the users of the water system should know about the Master Plan and “need to know what is going on as far as no growth to their water system”.

R. Harvey commented that at the Public Hearing it would be the appropriate time for the Planning Commission to make changes “(further modifications) or no modifications and then forward onto the Township Board. The Township Board then reviews it and then they can either accept it as submitted to them, or if they have changes that they want to make, they return it to the Planning Commission. And that cycle keeps going until both parties agree.”

R. Harvey also commented that she was “almost thinking now that rather than going and making the changes, technically this comes up to the Planning Commission at Public Hearing next month, and I think it’s at that time that the PC would appropriately consider any modifications to the draft, because you might have more. You might have Public Comment. You might have PC members who comment, and so at the Public Hearing is when you would make those changes. And then your recommendation goes to the Township Board and then the Township Board can either accept the recommended document or return it to the PC with their (Township Board’s) list of suggested changes.”

F. Fiala commented that there were changes that should be made:

- Fiala referred to high density or multi-family housing being near the utilities and that the language could be changed.
- Change word “restrict” to “manage”.
- “Gun Lake Protection Association” instead of Gun Lake Water Protective...
- Recycling was not referenced.
- Buoy maintenance
- Also other comments of A. Jansma.

Regarding date of Public Hearing - S. Marcukaitis commented that A. Jansma commented on having the public hearing later for the snow birds to be present.

C. Strickland commented on having the Public Hearing on January 17, 2019 at the PC meeting. (Public Hearing notice to go out next week per R. Harvey).

**February 21, 2019 will tentatively be a public hearing on the Private Roads ordinance which will be firmed up at the January meeting.*

• **Discussion of the Short term Rentals**


Short term rentals - copies of the **Three Oaks, MI** ordinance were provided by C. Strickland.

Discussion began regarding enforcement of General township ordinances and zoning ordinances.

S. VandenBerg commented on the township board already looking at setting aside money for policing/enforcing of short term rental complaints. Discussion took place.

• **Discussion of Ordinance No. 46 and 47 (not addressed this evening).**

PUBLIC COMMENT: None.

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NO PUBLIC COMMENT

ADJOURNMENT:

Motion by Strickland with support from Beukema to adjourn at 8:42 p.m. All ayes.
MOTION CARRIED.

Approved by: Cathy Strickland 17 Jan 2019
Cathy Strickland, Acting Chair Date

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ADJOURNMENT

Deb Mousseau
Recording Secretary
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