

<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>December 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 4 PC</b>  <b>APPROVED: _____</b>  Regular PC Mtg. 12/15/22 </p>
<p> <b>Meeting called to order at 7:00 PM by Rich Beukema, Vice Chair.</b>    <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b><u>Roll Call: Present:</u></b> Fiala, Beukema, Kooistra, Knowles, Frigmanski, (<del>Purcell</del>–  Remote via cell phone.)    <b><u>Absent with Notice:</u></b> Shana Bush, <b>Add: Purcell</b>    <b><u>PCI:</u></b> Mark Thompson- Present.    <b><u>Professional Planner:</u></b> Rebecca Harvey-Present    <b><u>Staff Present:</u></b> Dennis Buist-Constable, 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>  <b>Changes requested (to tonight’s agenda):</b> <ul style="list-style-type: none"> <li>• <b>Remove: Cancelled (7. a) 1<sup>st</sup> Request 22-12-15, 2485 S. Patterson (Denzel).</b></li> <li>• <b>Add: discussion of sideyard setbacks/subcommittee work under Old Business 8. (d).</b></li> </ul>   <i>Motion by Fiala with support from Knowles to approve the agenda as modified.</i>  <i>All Ayes. <b>MOTION CARRIED.</b></i> </p>	<p> <b><u>APPROVAL OF</u></b>  <b><u>AGENDA as</u></b>  <b><u>amended</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees- Larry Knowles,</u></b> noted that the Board on December 8<sup>th</sup> <b><u>approved:</u></b> <ul style="list-style-type: none"> <li>• Four ordinance changes recommended by the PC: <ul style="list-style-type: none"> <li>➢ ZBA Text amendments</li> <li>➢ Setback table</li> <li>➢ Chief Noonday Corridor setback changes</li> <li>➢ Private Road changes</li> </ul> </li> <li>• 2023 Meeting Schedule</li> <li>• Purchase of security cameras at Fire Station</li> <li>• Reappointment of Purcell and Fiala to Planning Commission</li> <li>• Reappointment of Welch, Heilman, and Boysen to ZBA</li> <li>• Scheduling of Joint Meeting for 2/23/23 at 6 p.m.</li> <li>• DK landscape/mowing proposal for 2023/2024 season(s).</li> </ul> </p>	<p> <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>

<p><b>BOARD REPORTS from REPRESENTATIVES</b> <i>continued</i></p> <p><b>ZBA- John Frigmanski</b> –noted there were two applicants at the ZBA meeting of December 13<sup>th</sup>. Applicant requested a variance from the required 25’ setback from the Road (ROW) to 15’. A variance was granted to 21’ from the ROW.</p> <p>The second request was for the setbacks of a shed (outbuilding) that is currently 1’ from the rear property line and 2’ from the side property line. The ZBA granted a variance allowing 3’ setback from the rear property line.</p>	<p><b>MINUTES</b> Page 2 of 4 PC <b>APPROVED:</b> _____ Regular PC Mtg. 12/15/22</p>
<p><b>PUBLIC COMMENT: NONE</b></p>	
<p><b>APPROVAL OF MINUTES :</b> Regular Meeting of November 17, 2022</p> <p><i>Motion by Fiala with support from Frigmanski to approve minutes of <u>November 17, 2022</u> as presented. All Ayes. MOTION CARRIED.</i></p>	<p><b>PUBLIC COMMENT</b></p> <p><b>APPROVAL OF MINUTES- Nov. 17, 2022</b></p>
<p><b>INQUIRY ON CONFLICT OF INTEREST:</b></p> <p><b>ROLL CALL:</b> <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. <i>Purcell noted No as well (Remote). (Bush absent). Add: (Purcell absent) as well.</i></i></p>	<p><b>INQUIRY ON CONFLICT OF INTEREST</b></p> <p><b>NEW BUSINESS</b></p>
<p><b>NEW BUSINESS:</b></p> <p><b>PC 22-12-15 Parc. ID # 08-16-030-002-00. 2485 S. Patterson, Wayland, MI 49348:</b> A request by property owner Zach Denzel for Business Site Plan Review pursuant to Section 5.7 “Business Site Plan Review”. <b>**CANCELLED**</b></p> <p><b>PC-22-12-16 PARCEL ID# 08-16-050-015-00. 1717 Manitou Lane, Middleville, MI (Barlow Lake).</b> A request by property owners Dan &amp; Stephanie DeVries for a Special Exception Use/Site Plan Review pursuant to the Section 12.7 Outbuildings “Special Exception Uses”. The subject site is approximately a .204-acre vacant parcel. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting a Special Exception Use/Site Plan Review to allow for the construction of an accessory building on an otherwise vacant, non-conforming lot. Dan and Stephanie DeVries, and Builder, Bob Raymond, were present. <b>Dan DeVries, Owner</b> presented their request for new garage to replace a previous garage. <b>Mark Thompson, of PCI,</b> reviewed his findings.</p> <p><b>Opening of Public Comment at 7:19 p.m.</b></p> <p><b>(See next page)</b></p>	<p><i>PC 22-12-15 (Denzel – 2485 S. Patterson) Cancelled.</i></p> <p><b>PC-22-12-16 PARCEL ID# 08-16-050-015-00. 1717 Manitou Lane, Middleville, MI (Barlow Lake).</b></p>



**Denise VanderHeide, 1703 Manitou Lane**, noted concern of runoff onto their property (next door). The VanderHeide's lot is to the south. It was noted that the water would have to go somewhere. D. VanderHeide noted that the previous garage that was removed was rotted out around the base due to this water. VanderHeide noted the new garage must be built up on higher ground causing the water that is there to relocate. "After building the new garage, there will not be much lot left for the lot water to stay contained to that lot. We are definitely not at all opposed to Dan & Stephanie building. We would love to see them build the garage. We just do not want the water to run off or discharge onto our property. Before the variance is granted, we are just asking to know that we will not have water run-off onto our property, and if so, what will be done."

**Bob Raymond, Builder**, described a monolithic slab, grading, tiling out of overhangs (back area) and pea stone implementation in regards to water retention/drainage.

**Dan DeVries, Owner**, distributed a set of aerial maps of info regarding the lot involved plus elevation levels and D. DeVries reviewed the retention area to deal with water level issues. Intent is to funnel water to the back.

**Paul VanderHeide, 1703 Manitou Lane** noted they are in an extremely low water table right now. "Normally there's standing water back there... We're concerned about what can happen. We've seen it. We've been there. You (DeVries) have been in your garage with your boots on because it was full of water. I don't have an answer. I'm not an engineer. So much of this area is going to be a higher level to the lower triangle (lot shape) in the back. If there is a conceivable way that we can all put this together, then we need somebody's approval that this is a good consideration and we can move forward. We don't want to stop them from building, we just don't want Barlow Lake "2" in our backyard. We are trying to work together...we just don't want to have lakefront property on both sides of the road."

**Discussion occurred.**

*Motion by Frigmanski with support from Beukema to close public comment at 7:48 p.m.*

*Motion by Knowles with support from Fiala to approve SEU 22-12-16 Parcel # 08-16-050-015-00 (1717 Manitou Ln.) on condition that applicant submits engineer design to handle water on property contingent upon our (Twp). engineer's approval. Roll Call Vote: Frigmanski: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Fiala: Yes. Yes: 5, No: 0, Absent: 1 **Change to 2.** (~~Remote: 1~~). **MOTION CARRIED.***

**Dan DeVries, Owner**, asked if there was a time limit involved in regards to tonight's approval and the proposed building of garage. R. Harvey noted the applicant has a year to start construction – the permit won't be issued until water retention plan is approved.

**C. Education:** Frank Fiala reviewed upcoming opportunities and educational credit requirements.

MINUTES

Page 3 of 4 PC

APPROVED: \_\_\_\_\_

Regular PC Mtg. 12/15/22

MOTION to APPROVE REQUEST 22-16-050-015-00. 1717 Manitou Lane, Middleville. (D. & S. DeVries)

**OLD BUSINESS ITEMS:**

**a. \*\*Public Hearing: Zoning Ordinance Text amendments to Article XII, General Regulations, including revisions to Section 12.7 Outbuildings subsections (4) and (6).**

**R. Beukema, Vice Chair, opened and closed Public Hearing at 8:01 p.m. (No comments by Public).**

**Discussion occurred.**

***Motion by Knowles with support from Frigmanski to recommend approval of the amendment for outbuildings as modified and have planner R. Harvey contact Attorney Kaufman to prepare the documents. Discussion followed. Roll Call Vote: Frigmanski: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Fiala: Yes. Yes: 5, No: 0, Absent: 1 **Change to 2** (Bush) Add: (Purcell) (~~Remote-Purcell~~). MOTION CARRIED.***

**b. Update on CIP (will review with Chairperson Bush at January meeting).**

**No conflicts noted for the date of February 23, 2022 for a Joint Meeting.**

**c. Review/Update 2022 PC Work Plan (Will review in January when S. Bush, Chair, is present).**

**d. Side Setbacks –draft distributed and read by L. Knowles.**

R. Harvey will review this (Side Setback) draft (discussed tonight) and have a revised draft in January for the PC.

**OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION**

Frigmanski noted that in the PC By-laws that unexcused absence of 3 meetings or more is grounds for dismissal from the PC, but there’s nothing in the ZBA by-laws regarding dismissal for meeting absence(s).

**PUBLIC COMMENT**

**Rob Heethuis**, noted the ZBA had brought a request to the township board and it was exciting to hear the ZBA’s request regarding outbuildings and side setbacks being addressed by the PC this evening. R. Heethuis wished everyone a “Merry Christmas”.

**ADJOURNMENT:**

***Motion by Knowles with support from Frigmanski to adjourn at 8:58 p.m. All Ayes. MOTION CARRIED.***

Approved by: Frank Fiala 1/20/23  
Frank Fiala, Planning Commission Secretary Date

**MINUTES**

**Page 4 of 4 PC**

**APPROVED: \_\_\_\_\_**

Regular PC Mtg. 12/15/22

**MOTION to Approve Outbuilding amendment as modified.**

**PUBLIC COMMENT**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
12/15/22