

**YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
VIRTUAL ONLY – Regular Meeting
7:00 p.m.
January 21, 2021**

**Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333**

MINUTES

MINUTES
Page 1 of 5 PC
APPROVED: _____
Reg. PC Mtg. 1-21-21
Virtual Meeting ONLY

Meeting called to order at 7:00 PM by Planning Commission Acting Chair, Shana Bush.
PLEDGE OF ALLEGIANCE
Roll Call: Virtually “ALL” Present: **Kennedy** at Lakeridge Dr., (YS Twp.), **Beukema** at Payne Lake Rd (YS Twp.), **Bush** in Grand Rapids, **Frigmanski** at Pine Meadows Dr., (YS Twp.), **L. Knowles** at Beatrice, (YS Twp.), and **Fiala** at Lakeridge Dr., (YS Twp.)
Absent with Notice: Eric Thompson (PCI), Zoning Administrator
Also Present: Rebecca Harvey, Professional Planner. R. Harvey also hosted virtual meeting.
Staff Present: Sandy Marcukaitis, Rob Heethuis, Dave VanHouten.
Visitors: 4 (not including staff present).

CALL TO ORDER
PLEDGE
ROLL CALL

APPROVAL OF AGENDA:
Motion by Frigmanski with support from Knowles to approve the agenda as presented.
Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Frigmanski: Yes, Knowles: Yes, Fiala: Yes. Yes: 6, No: 0. MOTION CARRIED.

APPROVAL OF AGENDA

REPORTS from REPRESENTATIVES:
Board of Trustees- Larry Knowles, commented on the last Board meeting. The Joint Meeting has been set for Wed., January 27th at 6 p.m. It will be a Zoom meeting. The Pickleball group has approached the Board again. The Board came up with guidelines to move forward with the project. Now it is in the Pickleball group’s “court”. It was decided that the Short Term Rental item will be taken up at the Joint Meeting. The Board is revisiting cemetery bids.
ZBA- John Frigmanski commented that one case was approved (at last ZBA meeting of Jan. 12, 2021). Frigmanski also noted the ZBA approved a 6 p.m. meeting time for their meetings to be in line with the township board meetings. Frigmanski commented that he had brought this item up before regarding the 25 ft. minimum lakefront setback. Frigmanski spoke about “when there is one out of line, it kind of throws everything out of kilter. People on the board have asked if maybe we could find a way to correct it in the ordinance. But the last board actually said they were going to leave it up to the discretion of the ZBA to make those type of decisions. So if anybody is interested in trying to do something like that, we can make an attempt. If not, we can leave it the way it is...our discretion.”

BOARD REPORTS from REPRESENTATIVES

PUBLIC COMMENT: (5 Minutes per person).

Ron Heilman spoke of Short Term Rentals. Heilman commented on a Michigan Supreme Court ruling in favor of- and on the basis that Short Term rentals are not Grandfathered uses. R. Heilman referred to our Ordinance Sections 3.8 and 3.8.1 – GLRLF and RLF zoning districts- and commented that they do not have short term rentals as a permitted use. Heilman spoke of 18 people renting a 2 bedroom house. “It’s a party program going on.” R. Heilman looked into Orangeville’s ordinance. He mentioned that BayPoint Restaurant is a commercial zone. R. Heilman commented that in our ordinance, regarding GLRLF and RLF, “that we put in there that there’s no short term rentals in those districts, and then put in the commercial district that you can have short term rentals. That way there’s a place where they can have short term rentals, but it’s not in residential zones.”

Ray Eister commented about Short Term Rentals as well, noting “there’s no regulations on these whatsoever... in essence a hotel.” Eister commented that it is a real nuisance “with music so loud it’s actually interrupting you inside your house.” Vulgar music being played necessitated moving his children into house when outside.

APPROVAL OF MINUTES OF December 17, 2020:

J. Frigmanski commented on discussion that took place (at last month’s meeting) regarding a case with “a road and a man only wanting to develop it part way so he could get into his property. And as Rebecca (Harvey) pointed out that we have a fairly new ordinance on roads, but it is new roads. And I don’t know if there’s anything we can do to maybe amend that or add to, that it could be for any undeveloped platted roads also. Something to think about.” (Reference: Starting on bottom of page 2 of 12/17/20 minutes.) R. Harvey commented that maybe when the PC gets to its work plan the PC can put it on the work plan. (Recent Private Road Standard).

Pg. 5 typo: Change to “Tuesday” instead of “Thursday” in Motion for workshops.

Motion by Beukema with support from Kennedy to approve December 17, 2020 Planning Commission Meeting Minutes as corrected. Roll Call Vote: Knowles: Yes, Frigmanski: Yes, Beukema: Yes, Bush: Yes, Kennedy: Yes, Fiala: Yes. Yes: 6, No: 0. MOTION CARRIED.

NEW BUSINESS:

ZOC 21-01-01 (PC 21-01-01) Parcel ID 08-16-018-011-30 A request by Gary Godley to rezone a 1.0 acre parcel that is vacant. Currently C3 and wants to rezone to RR. (Corner of Cobb Lake Rd. and Loew Drive.)

Gary Godley, presented his request. Mr. Godley was present at the last meeting, as well, with a previous request.

Knowles inquired to the procedure and timeline to take place.

PUBLIC COMMENT

MINUTES

Page 2 of 5 PC

APPROVED: _____

Reg. PC Mtg. 1-21-21

Virtual Meeting ONLY

APPROVAL OF MINUTES

MOTION TO APPROVE MINUTES –as corrected.

NEW BUSINESS

Parcel ID 08-16-018-011-30. Request by **Gary Godley** to rezone a 1.0 acre parcel that is vacant. Address: **Corner of Cobb Lake Rd. & Loew Drive.**

Open Public Hearing by S. Bush at 7:21 p.m.

No Public comments

Close Public Comment at 7:22 p.m. by S. Bush.

*Motion by Fiala with support from Knowles/Kennedy to approve the request Parcel ID 08-16-018-011-30 by Gary Godley to rezone 1.0 acre parcel that is vacant from C3 to RR based on the board's finding of the re-zone criteria set forth in 19.3. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Frigmanski: Yes, Knowles: Yes, Fiala: Yes. **Yes: 6, No: 0. MOTION CARRIED.***

ELECTION OF OFFICERS:

Chairperson:

Motion by Fiala with support from Kennedy to nominate and move to elect **Shana Bush for Chairperson.** ROLL CALL VOTE: Kennedy: Yes, Beukema: Yes, Bush: Abstained, Frigmanski: Yes, Knowles: Yes, Fiala: Yes. Yes: 5, No: 0, Abstained: 1. MOTION CARRIED.

Vice Chair:

Motion by Fiala with support from Bush to nominate and move to elect **Karen Kennedy as Vice Chair.** ROLL CALL VOTE: Fiala: Yes, Knowles: Yes, Frigmanski: Yes, Bush: Yes, Beukema: Yes, Kennedy: Abstained. Yes: 5, No: 0, Abstained: 1. MOTION CARRIED.

Secretary:

Motion by Beukema with support from Frigmanski to nominate and move to elect **Frank Fiala as Secretary.** ROLL CALL VOTE: Kennedy: Yes, Bush: Yes, Beukema: Yes, Frigmanski: Yes, Knowles: Yes, Fiala: Abstained. Yes: 5, No: 0, Abstained: 1. MOTION CARRIED.

OLD BUSINESS ITEMS:

- **Joint Meeting Date: ZOOM meeting- Wednesday, Jan. 27th at 6 p.m.**
- **Annual Report (attached)**

Discussion/Review of Draft of Annual Report occurred.

The **List of PC Major 2021 Objectives** was reviewed.

Adds: (2)

*Wind and Solar Facilities and how they affect the twp.

*Waterfront setback formula

Delete:

#12: Discussion of Private Road Standard

(The draft list, that the PC worked on, follows on next page.)

MINUTES

Page 3 of 5 PC APPROVED: _____

Reg. PC Mtg. 1-21-21
Virtual (Zoom) ONLY

MOTION to APPROVE

Election of Officers
MOTIONS to NOMINATE & ELECT NEW OFFICERS:

Chair: Shana Bush

Vice Chair: Karen Kennedy

Secretary: Frank Fiala

OLD BUSINESS ITEMS

**PLANNING COMMISSION
MAJOR 2021 OBJECTIVES**

1. Continue to strongly encourage all Planning Commissioners to attend Michigan Township Association, Michigan State University and Michigan Planning Association training opportunities - especially those needing continuing education credits to maintain Master Citizen Planner Credentials. Encourage Master Citizen Planner Accreditation
2. Promote the Non-Motorized Trail in conjunction with the Pure Michigan M – 179 Planning Group, MDOT and others.
3. Assist the Township Board to undertake a “Strategic Planning” effort that conducts
 - Identification of major goals and establishing priorities
 - Prioritize implementation on those goals
 - Assign goals to specific township officials’ for leadership
4. Review M-179 CN Corridor-Plan especially landscaping & side apron requirements
5. Discuss, review, and implement a new ordinance for gravel mining, etc.
6. Amendment to Non-Conforming Structures & Uses
7. Timely preparation of Capital Improvement Plan Review
8. Work with BlueZones committee for non-motorized trail utilizing their 5 year plan.
9. Private road standards & Zoning districts
10. Gun Lake over use & funneling
11. Short-Term Rentals & nuisance ordinance
12. Discussion of Private road standard.

(The NEW #12 and #13 would be Solar/Wind and Waterfront setback formula)

The PC broke down the list into two (2) categories:

***PLANNING COMMISSION STRATEGIES would be #s:**

1, 2, 3, 8, 10, 11

***WORK PLAN GOALS would be #s:**

4, 5, 6, 7, 9 and the new 12 & 13 (Solar/Wind and waterfront setbacks)

MINUTES

Page 4 of 5 PC

APPROVED: _____

Reg. PC Mtg. 1-21-21

Virtual (Zoom) ONLY

Strategic Planning – and Zoning Enabling Act was noted by F. Fiala.

**It was noted that Sandy Marcukatis will retype this section (List of Objectives) tomorrow morning and she will send it out to PC members.*

- **Discussion of Gravel Mining**

Motion by Fiala with support by Bush to go to public hearing at the February PC meeting with these two (2) items: Non-conforming Uses and Gravel Mining with proper notifications. Roll Call Vote: Knowles: Yes, Fiala: Yes, Frigmanski: Abstained, Beukema: Yes, Bush: Yes, Kennedy: Yes. Yes: 5, No: 0, Abstain:1. MOTION CARRIED.

(Frigmanski abstained because he has never seen the information.)

R. Harvey will get information to Attorney C. Kaufman for public noticing of above motion. Harvey was asked by Fiala for copies of current versions of both items to go to all members of the PC.

- **Solar Energy Facilities-** Bush and Kennedy recollected that this issue was to be brought to the Board for direction to the PC, (in early 2020), but COVID occurred. It was noted that this item will be addressed at the Joint Meeting. Discussion occurred regarding adding "**WIND Energy,**" as well.

OTHER SUCH BUSINESS as may properly come before the Planning Commission.

PC Meeting time was discussed per request of J. Frigmanski. Previous discussion occurred at December meeting. **CONFIRMED:** PC Meeting time will remain at 7 p.m. (The time of 7 p.m. was noticed in newspaper.)

PUBLIC COMMENT:

Rob Heethuis commented "You've given us a lot of direction. Looks good."

ADJOURNMENT:

Motion by Bush with support from Knowles, to adjourn at 8:39 p.m. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Frigmanski: Yes, Knowles: Yes, Fiala: Yes. Yes: 6, No: 0. MOTION CARRIED.

Approved by: Frank Fiala Date 1/21/21
Frank Fiala, Planning Commission Secretary

MINUTES

Page 5 of 5 PC

APPROVED: _____

Reg. PC Mtg. 1-21-21

Virtual (Zoom) ONLY

MOTION to GO to PUBLIC HEARING

OTHER SUCH BUSINESS

PUBLIC COMMENT

ADJOURNMENT