

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, January 19, 2017 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 APPROVED: <u>JKC</u> </p>
<p> Meeting called to order at 7:02 PM by Chairman Frank Fiala. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Purcell (via remote), Fiala, Beukema, Strickland, T. Knowles. <u>Absent:</u> P. Heystek (absent with notice) <u>Also Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Zoning Administrator- Larry Knowles, Roger Rottschafer (via remote) <u>Visitors:</u> 1 - Lee Kooistra (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: <ul style="list-style-type: none"> • <u>Add:</u> Dollar General and Solar Farms (requested by L. Knowles, ZA) </p>	<p>CHANGES TO AGENDA:</p>
<p> REPORTS from REPRESENTATIVES: <u>Board of Trustees-</u> A New Board Rep has not been appointed yet. <u>ZBA-</u> Richard Beukema: There was no ZBA meeting this month. <u>Zoning Administrator:</u> Larry Knowles- 2 new homes so far this year. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p>PUBLIC COMMENT: None.</p>	<p>PUBLIC COMMENT</p>
<p> APPROVAL OF MEETING MINUTES: <i>Motion by R. Beukema with support from T. Knowles to accept Planning Commission minutes of Dec. 15, 2016 meeting as presented. All ayes. MOTION CARRIED.</i> </p>	<p> MOTION to APPROVE MINUTES of DEC. 15, 2016. </p>
<p> <u>NEW BUSINESS:</u> Roger Rottschafer gave a Capstone Presentation on Takings. Roger included items such as private property (in relation to takings), condemnation, imminent domain, government action, and items that are not to be considered as takings. Also noted was the difficulty of government takings in the courts. Attorney consultation is highly recommended in this area. This presentation given by R. Rottschafer fulfills the requirement for Michigan Citizen Planner Training. </p>	

NEW BUSINESS:

ZOC# 17-01-01 PARCEL ID 08-16-020-005-10. A request by Lee Kooistra & Jon Holden to rezone the northern part of the property located on the northeast corner of M-179 & Lynn Dr. from the current zone of C-2 to a proposed zone of RSF per Article XIX, of the Yankee Springs Zoning Ordinance.

Open hearing at 7:09 p.m.:

Letter dated 1/10/17 was received by township from Ken & Gwen Hoving in support of the request of L. Kooistra and J. Holden. Letter was read into record by F. Fiala.

Discussion occurred regarding the Master Plan with PC members.

R. Harvey commented briefly on her discussion regarding her conversation with C. Kaufman, YS Twp. Attorney.

An aerial view of the property was shown on the projector/screen. The zoning map was shown as well.

Lee Kooistra commented he doesn't want to take advantage of his neighbors by leaving all of his stuff in various neighbors' storage barns. Jon Holden couldn't be at the meeting tonight due to his job. Kooistra commented that he doesn't have a business plan (for commercial zoning), he just wants to have a pole barn. The northern 150' of the lot would be residential and the southern 120' would be commercial.

Close of Public hearing at 7:45 p.m.

F. Fiala noted that he sees 3 items desired of those presenting the request:

1. Rezoned
2. Split off
3. Then once split occurs, they want to then get a special exception use for an outbuilding that doesn't have a residence on it.

R. Harvey emphasized certain areas for the PC to look at. Section 19.3 –amendment of zoning map and ordinance criteria was mentioned, along with identifying possible impact of the zoning change.

Motion by Fiala with support from Beukema to rezone the northern 150' of lot from C-2 to RSF based upon findings of the hearing. Roll Call: Strickland: No, Beukema: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Heystek: absent. Yes: 4, *No: 1, Absent: 1.

*C. Strickland commented that she was not in favor of multiple zones on one parcel and secondly the procedure is unclear on how we would do this.

Later in meeting: * At 8:59 p.m. Gwen Hoving came into the meeting, to see if the request (above) of Kooistra and Holden has been approved. G. Hoving was in favor of the request and also wrote a letter of support for the request noted above.

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APPROVED: HC

Open hearing at 7:09 p.m.

Close of Public hearing at 7:45 p.m.

MOTION on Rezoning request of Kooistra/Holden.

G. Hoving entered meeting 8:59 p.m.

OTHER NEW BUSINESS:

Larry Knowles commented on Dollar General inquiring on property where The Sportman's Bar was in business on M-179. Design standards in the ordinance are a part of the inquiry. Discussion occurred. R. Harvey advised on how to proceed with the inquiry in respect to the language in our ordinance.

Solar Farms: R. Harvey will do some research for a comprehensive answer and will email the information to L. Knowles. It was noted that there are solar farms in Plainwell and at the engineering facility of WMU.

Motion by Fiala with support from Beukema to authorize R. Harvey to research solar farms/solar panel utility for PC to have to add to language in ordinance. All Ayes. MOTION CARRIED.

OLD BUSINESS:

Master Plan Update:

R. Harvey has the Master Plan done, having difficulty sending (emailing) the map and Chapter 4. ***Goal: By end of next meeting to get it to the township board.**

Community Health Promotion Specialist Correspondence (Barry-Eaton Health) noted by F. Fiala – for information only.

Fiala noted Rural Residential should show up on our maps for Sandy Ridge/site condominium. Discussion followed regarding terms: PUDS (Planned Unit Developments) and Site Condominiums.

Discussion occurred on combining of parcels into one parcel for one tax bill (for Homestead Tax Credit) and the effect this particular practice has on zoning and planning decisions by the PC. R. Harvey suggested L. Knowles speak with Catherine Kaufman and Dan Scheuerman regarding this issue. G. Purcell suggested discussion with legal counsel as well for a written legal opinion which can be used as guidance in the future.

PUBLIC COMMENT:

R. Beukema noted a conference from MAP - coming up in March. R. Beukema was interested in going. Copies were distributed to those interested.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:40 p.m.

Approved by: Tressa Knowles 2/16/17
Tressa Knowles, Planning Commission Secretary Date

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APPROVED: ak

MOTION to request R. Harvey to research Solar Farms, Solar panel – utility. MOTION CARRIED.

OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT