

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting Thursday, July 21, 2016 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of <u>4</u> APPROVED: <u>tk</u> </p>
<p> Meeting called to order at 7:00 PM by Chairman Frank Fiala. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Heystek, Purcell, Fiala, Beukema, Strickland, Campbell and T. Knowles. <u>Also Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Zoning Administrator- Larry Knowles, Sandy Marcukaitis <u>Visitors:</u> Seven </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>ADDITIONS OR CORRECTIONS TO AGENDA:</u> Motion by Frank Fiala with support from Paul Heystek to approve agenda All Ayes. MOTION CARRIED. <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Bruce Campbell, Trustee stated that the ZA will be presenting an updated fee schedule to the Board next month. The Gun Lake Dam is under review and engineers sought. Fact stated: it is not a County Dam. <u>Zoning Administrator:</u> Larry Knowles, ZA stated that the township has hired a new Zoning Enforcement Officer, there is also a new employee at GLSWA, there will soon be an increase in sewer rates, a ZBA meeting will be held July 26th, pertaining to interpretation of a Zoning Ordinance and there is continued building/remodeling activity within the township. <u>ZBA-</u> Richard Beukema: Meeting scheduled for July 26th. No ZBA meeting was held in June. </p>	<p> <u>CHANGES TO AGENDA:</u> Motion to approve agenda as amended. MOTION CARRIED <u>BOARD REPORTS from REPRESENTATIVES</u> </p>
<p><u>PUBLIC COMMENT:</u> None</p>	<p><u>PUBLIC COMMENT</u></p>

APPROVAL OF MEETING MINUTES:

Motion by Frank Fiala with support from Richard Beukema to accept Planning Commission minutes of June 16, 2016 meeting as presented. All ayes. MOTION CARRIED.

MINUTES
July 21, 2016
Page 2 of 4
APPROVED: Yes

NEW BUSINESS:

- 1. **SEU 16-06-05 PARCEL ID 08-16-183-011-00. A request by Michelle Huntington for a Special Use Exception Permit regarding Sec. 3.3.C.7 and Sec. 4.5.K Home. Property is located at 445 N. Payne Lake Rd., Middleville, 49333.**

NEW BUSINESS

SEU 16-06-05 approved and granted by all members of the commission with the stated hours of operation as reflected in Section 5 of the Ordinance.

PH was opened at 7:05 with Mr. Knowles stated that the property was zoned Rural Ag and she is within the Ordinance requirements for a home business (home occupation).

Ms. Huntington stated that she comes before the PC seeking approval to open a beauty salon in her home specifically converting her garage to the salon. No alteration of the building/s will be done.

Janis Romme (neighbor) was present as well as her spouse and asked her hours of operation, how many stylists will be working as well as days of operation.

Ms. Huntington stated her hours of operation would be Tuesday through Friday from 10:00 am to 7:00 pm. Saturdays will be limited hours.

It was stated by the commission that if she will be erecting a sign she must apply for a sign permit and stay within the Ordinance guidelines.

PH closed at 7:15.

Motion made by Greg Purcell and seconded by Bruce Campbell roll call done, all members voted. SEU granted.

- 2. **SEU 16-06-06 PARCEL ID 08-16-105-013-00. A request by Greg & Nancy Drier for a Special Use Exception Permit regarding Sec. 12.7 Outbuildings –to construct an outbuilding located on a lot that is bisected by a road and is placed on the opposite side of the road as the principal structure. Property is a vacant lot across the street from 12901 Johnson Rd., Wayland, MI.**

Mr. Drier stated his reason for coming for the SEU and provided requested information required by the commission. Discussion ensued between Mr. Drier, Mr. Heilman and the commission members. It was stated that this request is unique due to the fact it is located in two Zoning districts, one parcel is ~~RR RC~~ with the other parcel ~~Residential LF~~ **Gun Lake Residential Lake Front**. A road bisects the property, as well as, one piece of property is in Lot 13 of Johnson's Plat with the other being a meets and bounds parcel. Various options, as well as, the clients best way to move the project forward were explored .

After through discussion a motion to approve the SEU as submitted contingent upon Mr. Drier requesting a Rezoning change from ~~Rural Residential~~ **Resort/Recreational (RC light green)** to ~~Rural Single Family~~ **(RSF dark pink)** based upon Ordinance compliance. Motion made by Greg Purcell and seconded by Paul Heystek to **approve the SEU as requested contingent upon petitioner submitting a request a rezoning from current RC to RSF. This finding was based upon meeting the applicable compliances in Section 12.7.** Roll call done with all ayes.
Ms. Harvey recommended that the PC examine the structure of the ordinance pertaining to outbuildings/accessory buildings.

OLD BUSINESS:

The draft version of the Township Survey was presented by Greg Purcell and discussed among the commission members. Discussion of each question was done and ideas were exchanged. Modifications will be made and resubmitted to the members. Pricing will be obtained and reported.

Mr. Campbell stated that 5 sealed phone bids were opened by the Board of Trustees at the July meeting and the phone committee will be recommending that the Ocean Omega system be purchased with the cost being approximately \$4,000.00

Ms. Harvey ACIP stated that she has made the changes to the Master Plan is plan in its entirety is near completion. When finalized it will be emailed to the Zoning Assistant for copy and distribution to the PC. Discussion of the Master Plan pertaining to classifications within the Ordinance ensued.

Mr. Purcell stated that he has been conferring with L. Knowles, F. Fiala and Rebecca Harvey in regards to the sewer and water utilities that are referenced in chapter 5 of our Master Plan. Education on who is responsible for expenses pertaining to each utility needs clarification. This will ultimately bring changes to our P & Z Ordinances due to our responsibility of well head protection. YST solely owns the Water system

MINUTES

July 19, 2016

Page 3 of 4

APPROVED: tk

SEU approved contingent upon client applying for a rezoning of property.

PC to examine the language pertaining to outbuildings/accessory buildings within the ordinance.

Mr. Purcell will make the appropriate changes and resubmit the survey to the commission via email. It will also be presented to the Twp. Board.

The PC will submit the Ocean Omega bid to the Board for approval at the August meeting.

The updated Master Plan will be sent to the PC members when received from the planner.

Follow up by parties mentioned regarding this issue will be continued and applied to the Master Plan as warranted.

which services 240 residents in our community and the Sewer system is governed by the four townships which it services. Recommendation by the PC is that a special committee (water advisory) be formed and include members of the TWP and/or citizens of the community. This committee will oversee the contract management of the water system. These changes should be reflected in our Master Plan.

PUBLIC COMMENT:

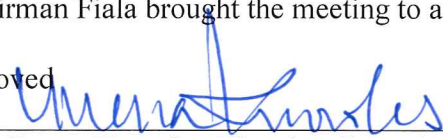
None

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 10:20 p.m.

Approved

by:

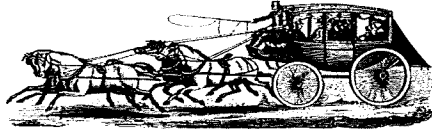

Tressa Knowles, Planning Commission Secretary

Date



ADJOURNMENT

Sandra Marcukaitis
Recording Secretary
July 21, 2016



Yankee Springs Township

284 N. BRIGGS ROAD- MIDDLEVILLE, MICHIGAN 49333
269-795-9091 / FAX 269-795-2388

Meeting of the PLANNING COMMISSION

Thursday, August 18, 2016 at 7 p.m.

Please Sign Below:

NAME:

ADDRESS:

Tom Hopkins 511 South Shore Caledonia¹
Bill Meador 1905 VISTA POINT