

<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>June 15, 2023</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>  Page 1 of 4 PC  <b>APPROVED: _____</b>  Regular PC Mtg. 6/15/23 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.    <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call:</b> All Present: Fiala, Beukema, Kooistra, Knowles, Craven, Bush, and Frigmanski.    <b><u>Absent with Notice:</u></b>    <b><u>Zoning Administrator:</u></b> Joe Shea, Absent with Notice.    <b><u>Professional Planner:</u></b> Rebecca Harvey, Present    <b><u>Staff Present:</u></b> Dennis Buist-Constable, Sandy Marcukaitis.    <b><u>Visitors:</u></b> 11 (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><u>Adds to agenda:</u></b> None  <i>Motion by Fiala with support from Beukema to approve the agenda as presented.</i>  <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF AGENDA</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>    <b><u>ZBA:</u></b> John Frigmanski noted that there was no ZBA meeting this month, but the ZBA would like “line of sight” defined.    <b><u>Board of Trustees-</u></b> Larry Knowles, reported the Board: <ul style="list-style-type: none"> <li>◦ Recognized Dave VanHouten and the Veteran Memorial team for a very successful Memorial Day event.</li> <li>◦ Heard from a Library Rep, J. Mosey, who gave a presentation regarding the proposed creation of a new library in Middleville.</li> <li>◦ Accepted a painting from John R. &amp; Sally Smith for the township hall.</li> <li>◦ Approved ‘22-‘23 Budget amendments.</li> <li>◦ Held a Budget Workshop yesterday to create the budget for the new ‘23-‘24 Fiscal year.</li> <li>◦ Noted a Breakfast will take place at the YS Fire station on July 1, from 7 to 10:30 a.m.</li> <li>◦ Also noted scheduled replacement of shed to east of YS Hall.</li> <li>◦ Was informed that maintenance at Coman Cemetery is now completed.</li> <li>◦ Noted a Blood Drive is scheduled for 8/22/23.</li> </ul> </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>

<p><b>ZONING ADMINISTRATOR REPORT:</b> Joe Shea, ZA was absent with notice.</p>	<p>Page 2 of 4 PC <b>APPROVED:</b> _____</p>
<p><b>PUBLIC COMMENT:</b> None</p>	<p>Regular PC Mtg. 6/15/23</p>
<p><b>APPROVAL OF MINUTES:</b> Regular Meeting of May 18, 2023  <i>Motion by Knowles with support from Beukema to approve minutes of <u>May 18, 2023</u> as presented. All Ayes. MOTION CARRIED.</i></p>	<p><b>PUBLIC COMMENT</b>  <b>APPROVAL OF MINUTES- 5/18/23</b></p>
<p><b>INQUIRY ON CONFLICT OF INTEREST:</b>  <b>ROLL CALL:</b> 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. No: 7.</p>	<p><b>INQUIRY ON CONFLICT OF INTEREST</b></p>
<p><b>NEW BUSINESS:</b> <b>SPR 23-04-02: Parcel ID 16-020-013-11 - 11899 W. M-179 Hwy. Wayland, MI</b> <b>A request by the owner of the above property, 170 Hwy LLC. Pursuant to Yankee Springs Township Zoning Ordinance Section 6.7 Business Site Plan Review.</b>  This request is for site plan review of Phase 2 of this development, which proposes an additional five storage buildings to be constructed on the property.  <b>Justin Longstreth of Moore &amp; Bruggink</b>, presented request of next phase of development.  <b>Opening Of Public Comment period in the Public Hearing at 7:20 p.m.</b>  <b>Gloria Medendorp, Vista Point Dr.</b>, commented that it is a beautiful project and needs to be finished. G. Medendorp encouraged the audience and PC Board to visit the site.  “The entire east property/tree line isn’t going to be touched,” commented an <b>unidentified person</b> who was seated in the audience.  <b>Close Of Public Comment period in the Public Hearing at 7:25 p.m.</b></p>	<p><b>NEW BUSINESS</b></p>
<p><i>Motion by Knowles with support from Beukema to approve request of 179 Hwy LLC for Phase 2 - Parc. #16-020-013-11 at 11899 W. M-179 Hwy, Wayland, with the findings of compliance of proposal meeting special exception use criteria set forth in Section 4.1 and site plan review standards set for in Section 5.10, conditioned upon compliance of lighting requirements consistent with Phase I, signage is approved subject to CNO District and Article XVII standards, and any storm water management changes be approved by the YS Twp. engineer. Roll Call Vote: Frigmanski: Yes, Craven: Yes, Kooistra: Yes, Beukema: Yes, Knowles: Yes, Bush: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.</i></p>	<p>Motion to approve request of 179 Hwy regarding Parc. # 16-020-013-11 Phase 2. SPR 23-04-02</p>

SEU 23-05-03: Parcel ID 16-018-011-30 A request by owner of property, Gary Godley, for a Special Exception Use pursuant to Article IV of the Zoning ordinance. (Property address: 12878 Cobb Lake Rd., Wayland.)

a. This parcel is approximately 1 acre in size and is zoned RR (Rural Residential). The owner is requesting the SEU to allow a home business of mobile home sales, including placement of a model mobile home on the parcel.

Gary Godley presented his request regarding double-wide modular home sales, and presented his plans to the PC.

Chair S. Bush reviewed Zoning Administrator Joe Shea's report regarding the SEU request.

J. Shea's report noted no correspondence had been received in support of or in opposition to Mr. Godley's project at the time of writing the report.

**Opening Of Public Comment period in the Public Hearing at 7:45 p.m.**

Bob Genter, owner of property on Loew Dr., noted that this property has been zoned commercial and has been the subject of a lot of discussion with the PC over the years. (The property is currently zoned Rural Residential). B. Genter commented, "Now we are going to be using the same lot to do the business he wanted to do five years ago, but he's doing it in residential zoning. I'm in disagreement with that. It was commercial. It could be used for commercial. Why did you change it? ... It will change the character of the neighborhood."

**Close Of Public Comment period in the Public Hearing at 7:47 p.m.**

**Discussion occurred among PC members.**

Motion by Knowles with support from Fiala to deny request SEU 23-05-03: Parcel ID 16-018-011-30 based on request not meeting home occupation requirements.

Roll Call Vote: Frigmanski: Yes, Knowles: Yes, Kooistra: Yes, Bush: Yes, Craven: Yes, Fiala: Yes, Beukema: Yes. Yes: 7, No: 0. MOTION CARRIED.

*\*While copies were being made for the following discussion, G. Medendorp commented on the difficulty of hearing PC members and noted the HVAC fan still comes on and makes noise adding to the difficulty of hearing.*

**Discussion on Zoning Ordinance text amendments to Article II, Definitions, Section 2.1 regarding frontage, lot width, ordinary high-water mark, setbacks and structure, and Article XII, General Regulations, Section 12.4. Required Setbacks regarding encroachments (revised version of draft zoning ordinance amendments.)**

PC members reviewed the Table/Chart for Article XII – Area, Height, Placement, & Setback Regulations.

MINUTES  
Page 3 of 4 PC

APPROVED: \_\_\_\_\_  
Regular PC Mtg. 6/15/23

MOTION to DENY  
Request.

*Motion by Fiala with support from Knowles to table decision (regarding chart/table) to July meeting having R. Harvey provide revised draft of table incorporating changes made this evening. All Ayes. MOTION CARRIED.*

MINUTES  
Page 4 of 4 PC  
APPROVED: \_\_\_\_\_  
Regular PC Mtg. 6/15/23

c. Education: Upcoming and Completed Opportunities – brief discussion occurred.

MOTION to TABLE

J. Frigmanski noted he is doing online training for ZBA.

**OLD BUSINESS ITEMS:**

a. Review of 2023 PC Work Plan occurred.

It was requested by J. Frigmanski to put waterfront line of sight on work plan. ZBA has requested this. Discussion took place.

Lee Kooistra and Shana Bush will set up at time to meet and discuss Wind & Solar items to possibly be addressed.

OLD BUSINESS ITEMS

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

After conferring with the Zoning Administrator and Code Enforcement Officer, F. Fiala noted a review of the Short Term Rental ordinance is needed. Fiala suggested a subcommittee be formed to review the Short Term Rental ordinance.

**OTHER SUCH BUSINESS**

*Motion by Fiala with support Knowles to form a subcommittee and meet with the Zoning Administrator and Code Enforcement Officer regarding Short Term Rentals. All Ayes. MOTION CARRIED.*

MOTION to Form Short Term Rental Review Committee.

Fiala recommended the formation of an additional subcommittee regarding having chickens in the township. J. Frigmanski noted that he will contact Joe Shea regarding this.

**PUBLIC COMMENT: NONE**

**PUBLIC COMMENT**

**ADJOURNMENT:**

**ADJOURNMENT**

**Motion by Bush with support Knowles adjourn at 9:01 p.m. All Ayes. MOTION CARRIED.**

Deb Mousseau  
Recording Secretary  
6/15/23

Approved by: Frank Fiala \_\_\_\_\_  
Frank Fiala, Planning Commission Secretary Date

7/20/23  
Date