

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. <u>May 19, 2022</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg 5-19-22 </p>
<p> Meeting called to order at 7:03 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Beukema, Bush, Kooistra, Frigmanski, Fiala. L. Knowles: absent with notice. <i>*K. Kennedy has resigned. (Karen Kennedy's resignation was confirmed this evening, after inquiry of S. Marcukaitis.)</i> <u>PCI:</u> Mark Thompson- Present. <u>Professional Planner:</u> Rebecca Harvey, Present. <u>Staff Present:</u> Dennis Buist- Constable, Sandy Marcukaitis. <u>Visitors:</u> 4 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <i>Motion by Beukema with support from Frigmanski to approve the agenda as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA-</u> John Frigmanski – noted that the ZBA hasn't had a meeting since the May 10, 2022 meeting. <u>Board of Trustees-</u> Larry Knowles, absent with notice. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>PUBLIC COMMENT:</u> NONE </p>	<p> PUBLIC COMMENT </p>
<p> <u>APPROVAL OF MINUTES :</u> Special Meeting of May 11, 2022 J. Frigmanski noted that the minutes did not reflect his opposition to the Littering Ordinance motion on page 2 of the May 11, 2022 Special Meeting minutes. <i><u>*No further formal motion was made regarding the approval of these minutes. Correction was made to the May 11, 2022 minutes to reflect Frigmanski's comment above. No other corrections were requested to be made by any other PC members.</u></i> </p>	<p> <u>APPROVAL OF MINUTES- May 11, 2022 PC Mtg.</u> </p>
<p> <u>INQUIRY ON CONFLICT OF INTEREST:</u> Fiala read off ROLL CALL – <i>Frigmanski: No, Kooistra: No, Beukema: No, Bush: No, Fiala: No.</i> No: 5, Yes: 0, Absent: 1. (6 Member PC Board at this time) </p>	<p> <u>INQUIRY ON CONFLICT OF INTEREST</u> </p>

NEW BUSINESS:

Public Hearing: Ordinance Text amendment to C-2 and C-3 Commercial Zoning Districts. Amending C-2 and C-3 commercial zoning districts to add "storage buildings" with conditions, as a SEU.

Discussion Occurred between PC Members and R. Harvey.

PUBLIC COMMENT: Opened at: 7:32 p.m. by S. Bush, Chair.

Verna Kokmeyer, YS Resident, commented that the PC members were talking about Section 12.7 which Mrs. Kokmeyer didn't know what was in it (Sect. 12.7). S. Bush commented that it (12.7) is not what has been noticed and isn't going to be addressed tonight. S. Bush noted that it (12.7) is about outbuildings as accessory buildings to a primary structure that are only permitted in residential districts at this time. They are not permitted in Commercial or Industrial.

Mrs. Kokmeyer commented, "...to make it into a commercial enterprise, which I have no intention of doing, what does that mean- renting out parts of it? Or is that opening up a whole new can of worms?"

It was confirmed that the PC was talking about C-2. C-3 involves mini-storage.

Verna Kokmeyer noted they owned the property 45 years. Sale of this land occurred somewhat unexpectedly. "We are left with some property that would be extremely useful for a storage building, (*referring to land near their former dental office located at 12715 W. M-179*)" added V. Kokmeyer.

Discussion occurred regarding C-2, C-3 and the Special Overlay Corridor district along M-179 being the premier area of the township.

Kokmeyer noted she understands the PC's wish to have the property as a business corridor. "But at this point, living in that neighborhood, I see restaurants close all the time. There is not enough traffic at this point to maybe make it a business corridor. We are not going to find a buyer who wants to put in another restaurant in there or some kind of a store, albeit the Dollar Store seems to have done well. So I feel like I'm left then with no use for my property because no one is coming along to buy it and I can't use it for my personal use. So I feel not that you're condemning my property, but certainly making it of less value to me." Frigmanski asked if they (Kokmeyer's) were trying to sell it (property being discussed). "No we haven't because we were needing it very much for ourselves," replied V. Kokmeyer.

Public Hearing closed at 7:44 p.m.

Motion by S. Bush to reject the proposed amendment with support from J. Frigmanski. All Ayes. None opposed. MOTION CARRIED.

MINUTES

Page 2 of 3 PC

APPROVED: _____

Regular PC Mtg 5-19-22

NEW BUSINESS

Public Hearing

Ordinance Text amendment to C-2 and C-3 Commercial Zoning Districts. Amending C-2 and C-3 commercial zoning districts to add "storage buildings" with conditions, as a SEU.

OPEN PUBLIC HEARING

At 7:32 p.m.

Public Hearing

closed at 7:44 p.m.

MOTION to REJECT PROPOSED AMENDMENT

<p>EDUCATION: Brief discussion occurred. It was also noted that Master Citizen Planners have a six (6) credit annual requirement. It was mentioned that an early June Master Citizen Planner class will be offered in Mt. Pleasant. Further information about this will be forwarded to Bush by Fiala. This info will then be emailed to PC members by S. Bush.</p>	<p>MINUTES Page 3 of 3 PC APPROVED: _____ Regular PC Mtg 5-19-22</p>
<p>OLD BUSINESS:</p> <p>REVIEW/UPDATE 2022 PC WORK PLAN</p> <p>Zoning fees and Littering Ordinance have been submitted/passed on to the Board of Trustees.</p> <p>Private Road Standards is pending final formatting and a final review by the PC before acting on that with a public hearing.</p> <p>ZBA forms are being worked on by PCI and June is the current due date.</p> <p>CIP- Capital Improvement Plan will be addressed after the budget has been set. <i>(June 30 is the end of the township's fiscal year and the new budget should be adopted at that time).</i></p> <p>Solar Energy and Wind Energy Standards along with Parks & Recreation Trails are still to be addressed.</p> <p><i>Discussion took place on accessory buildings (pertaining to commercial and industrial zones), 12.7, and definitions of "accessory vs. storage vs. out" buildings.</i></p> <p><i>S. Bush requested R. Harvey to draft a starting point for discussion (at the next PC meeting) regarding buildings for storage that are an accessory to, and behind the principal structure. (Draft/discussion is not dealing with non-commercial storage).</i></p>	<p>OLD BUSINESS ITEMS</p> <p>REVIEW/UPDATE 2022 PC WORK PLAN</p>
<p>SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</p> <p>At the next meeting: Discussion will take place regarding the Vice Chair position vacated by K. Kennedy. A new Vice Chair is needed. Also, another person is needed to fill Karen's place as well.</p>	<p>PUBLIC COMMENT</p>
<p>PUBLIC COMMENT:</p> <p>S. Bush noted the upcoming Veteran's Memorial Service at the Memorial at the Fire Station being held at 4 p.m. on Sunday, May 29th.</p>	<p>ADJOURNMENT</p>
<p>ADJOURNMENT:</p> <p>Motion by Bush with support from Beukema to adjourn at 8:30 p.m. All Ayes. MOTION CARRIED.</p> <p>Approved by: <u>Frank Fiala</u> Frank Fiala, Planning Commission Secretary</p> <p><u>6/16/22</u> Date</p>	<p>Deb Mousseau Recording Secretary May 19, 2022</p>