

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>November 18, 2021</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 11-18-21 In Person </p>
<p> Meeting called to order at 7:02 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> Roll Call: ALL Present: Kooistra, Kennedy, Fiala, Knowles, Frigmanski, Bush. <u>Absent with Notice:</u> Rich Beukema <u>Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Dennis Buist- Constable, Sandy Marcukaitis, Rob Heethuis. <u>Visitors:</u> 6 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<ul style="list-style-type: none"> • <u>APPROVAL OF AGENDA:</u> • Add: Approval of minutes of Nov. 10th meeting. <p><i>Motion by Kennedy with support from Frigmanski to approve the agenda as amended. All Ayes. MOTION CARRIED.</i></p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> REPORTS from REPRESENTATIVES: <u>Board of Trustees-</u> Larry Knowles, commented regarding the Board of Trustees’ last meeting on November 11, 2021, noting: </p> <ul style="list-style-type: none"> • Auditor was present from Siegfried Crandall and noted Township is in good shape. • At the Park: Little library was installed and grant trees planted. • Reappointments made for PC Members: Shana Bush for another term and John Frigmanski’s term will start the first of the year to coordinate term expirations. • Revised Water Ordinance passed. • Veterans Day Ceremony was held at the Veterans Memorial. Approximately 50 people were present. • Regarding ARPA funds of Barry County- Board approved pursuing grants for water & sewer. <p><u>ZBA-</u> John Frigmanski - No meeting in November for ZBA.</p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p><u>PUBLIC COMMENT:</u> NONE</p>	<p>PUBLIC COMMENT</p>
<p> <u>APPROVAL OF MINUTES :</u> <u>Minutes of October 21, 2021 correction:</u> <i>*The request by L. VanderLaan, SEU 21-08-09 Parcel ID 08-16-095-007-50 for an accessory building in the Oct. 21, 2021 PC minutes had an incorrect address of: 3871 England Dr., Shelbyville.</i> </p>	<p> <u>APPROVAL OF MINUTES-</u> </p>

<p><u>Correct address should be: 10509 Woodland Dr., Shelbyville.</u></p> <p><u>Motion by Frigmanski with support from Kennedy to approve October 21, 2021 Planning Commission Regular Meeting Minutes as corrected above. All Ayes. MOTION CARRIED.</u></p> <p><u>November 10, 2021 Special Work Session Meeting Minutes:</u></p> <p><u>Motion by Fiala with support by Bush to approve minutes of Nov. 18, 2021 PC Special Work session as presented. All Ayes. MOTION CARRIED.</u></p>	<p>MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg 11-18-21 In Person</p>
<p><u>NEW BUSINESS:</u></p> <p><u>Grooters (Development Co.)– Request Site Plan Amendment for the proposed modifications to Phase 1 of the Grooters Mixed-Use Development approved on August 19, 2021.</u></p> <p>Justin Longstreth, Project Engineer from <u>Moore & Bruggink</u>, was present to represent Robert Grooters Development Co.</p> <p>Minor changes were made to the site plan that fit within the Zoning Ordinance per J. Longstreth. Project in general is same as presented previously per Longstreth.</p> <p><u>Public Comment opened by PC Chair S. Bush at 7:11 p.m.</u></p> <p><u>No public comments.</u></p> <p><u>Close of Public Comment made by Chairperson Bush at 7:11 p.m.</u></p> <p><i>Motion by Bush with support from Kennedy to approve amendment to site plan for the proposed modifications to Phase 1 on condition that the signage is subject to the sign standards of Chief Noonday Overlay District in Article III.16 and be reviewed and approved by the sign permit process and that the revised layout is subject to fire department approval. Roll Call Vote: Kooistra: Yes, Knowles: Yes, Frigmanski: Yes, Kennedy: Yes, Bush: Yes, Fiala: Yes. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.</i></p>	<p><u>NEW BUSINESS</u></p> <p><u>Grooters – Request Site Plan Amendment</u></p> <p>MOTION to Approve Amendment to Site Plan revised layout.</p>
<p><u>OLD BUSINESS ITEMS:</u></p> <p><u>Capital Improvement Plan Update:</u></p> <p><u>Information Tech</u> will be coming from Mike Cunningham</p> <p><u>Cemetery – Record-keeping System</u>– coming from Lee Kooistra & Mike Cunningham</p> <p><i>L. Kooistra will be emailing CIP text information to M. Cunningham tomorrow, Approximate cost for software is \$8,000 covering a four year period and Kooistra and Cunningham are checking into if this will be a capital expense.</i></p>	<p><u>OLD BUSINESS</u></p>

Financial Spreadsheet found in the back of the CIP: waiting for taxes to be processed (in Treasurer's office) and work will then commence on "numbers in the back" of the report.

Dates to recommend to Board for Joint Meeting, Tuesday, January 25th or Wednesday, January 26th, 2022.

DISCUSSION ON PRIVATE/PUBLIC ROADS

PC Members reviewed comments of Catherine Kaufman of Bauckham, Sparks, et al., (YS Twp. Law firm), regarding the Zoning Ordinance Text Amendment - Article XIII Private Road Standards and Procedures, and Draft of Private Road Maintenance Agreement.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Public Hearing for Home Occupations Amendment – December Meeting:

Motion by Bush with support from Knowles to have Public Hearing at the December PC meeting for the Home Occupations. All Ayes. MOTION CARRIED.

PUBLIC COMMENT: NONE

Rob Heethuis commented that he appreciates all the work the PC does and wants to wish the PC and their families a Happy Thanksgiving.

ADJOURNMENT:

Motion by Bush with support from Kennedy to adjourn at 8:44 p.m.
All Ayes. MOTION CARRIED.

Approved by: Frank Fiala 12/16/2021
Frank Fiala, Planning Commission Secretary Date

MINUTES
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APPROVED: _____

Regular PC Mtg 11-18-21
In Person

PRIVATE ROAD
DISCUSSION

MOTION to have
Public Hearing for
Home Occupations.

PUBLIC COMMENT

ADJOURNMENT