

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, October 18, 2018</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 APPROVED: _____ </p>
<p> Meeting called to order at 7:00 PM by Vice Chairperson: C. Strickland <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Fiala, Beukema, Strickland, T. Knowles, Jansens. <u>Absent:</u> P. Heystek <u>Late with notice:</u> Shane Vandenberg (S. Vandenberg joined the meeting at 7:14 p.m.) <u>Staff Present:</u> Sandy Marcukaitis, Chuck Biggs- Constable, Ron Heilman, Shana Bush. <u>Present:</u> Eric Thompson, PCI-Zoning Administrator <u>Not Present:</u> Rebecca Harvey, Professional Planner <u>Visitors:</u> 5 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p><u>APPROVAL OF AGENDA:</u> All ayes.</p>	<p>APPROVAL of AGENDA</p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Shane Vandenberg, Trustee, (will be coming into the meeting later.) <u>ZBA-</u> Patrick Jansens commented that there was a meeting for a setback last Tuesday, October 9th. The meeting has been rescheduled for Ron & Renee Rodenhouse (Perch Cove, Barlow Lake) to the November ZBA meeting, because no one was present to present the variance request for the Rodenhouse's at the Oct. 9th meeting. Two neighbors attended the meeting regarding the Rodenhouse's variance request. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>PUBLIC COMMENT:</u> Sandy Marcukaitis introduced Shana Bush, the new Planning Commission member who was in the audience this evening. Ron Heilman commented that there was a concern of one of the neighbors that came to the ZBA meeting on 10/9/18 regarding the 10 foot setback to the road (Rodenhouse variance request). The concerned gentlemen noted that if someone has company, and there's no space to park, cars would be parking in the road and emergency vehicles will be blocked. Heilman also spoke regarding <u>short term rentals</u>. Heilman mentioned the township attorney being involved regarding this issue. Heilman noted that our township needs to do something desperately regarding this issue and "we need to set up some ordinances on that, and they (attorneys) strongly recommend that we do it sooner than later. I'd like the Planning Commission to take a look at that once, maybe if you can get your <u>Planning & Zoning News</u> out from this summer, you can read about them...It will kind of enlighten you as to why we have to do something. It's not that we can't have them (rentals), it's just that we have to get our ducks in a row so that we don't have some of the problems that they showed that some other areas have experienced... With lake properties,..I think that it's extremely important. So I would recommend that you guys would look into that, if you would." </p>	<p>PUBLIC COMMENT</p>

<p>APPROVAL OF MINUTES:</p> <p><i>Motion by F. Fiala with support of R. Beukema to approve minutes of September 20, 2018 as presented. All Ayes. MOTION CARRIED.</i></p>	<p>MINUTES October 18, 2018 PC Page 2 of 4 APPROVED: _____</p>
<p>NEW BUSINESS:</p> <p>SEU 18-09-08 Parcel ID 105-006-00 Building site opposite 12969 Johnson Dr. Wayland, MI 49348. A request by property owner, Ron Heilman, for a SEU/SPR for the construction of a detached accessory building. The building site is a .497 acre lot that is bisected by a private road and is in the GLRL.</p> <p>Ron Heilman presented his request. It was noted by Heilman that a small building will be removed. PC members made inquiries. R. Heilman answered all inquiries.</p> <p>C. Strickland opened the Public Hearing at 7:20 p.m.</p> <p>Comments: None.</p> <p>C. Strickland closed the Public Hearing at 7:22 p.m.</p> <p><i>Motion by Beukema with support by VandenBerg to approve request of SEU 18-09-08 Parcel ID 105-006-00 by R. Heilman for building site opposite 12969 Johnson Dr., Wayland, MI for construction of a detached accessory building. ROLL CALL: Jansens: Yes, Fiala: Yes, Strickland: Yes, Beukema: Yes, VandenBerg: Yes, T. Knowles: Yes. Yes: 6, No: 0. MOTION CARRIED.</i></p>	<p>SEU 18-09-08 Parcel ID 105-006-00</p> <p>Open Public Hearing at 7:20 p.m.</p> <p>NO COMMENT</p> <p>Closed the Public Hearing at 7:22 p.m.</p> <p>MOTION TO APPROVE REQUEST</p>
<p>SEU 18-09-09 Parcel ID 150-019-00 Unaddressed parcel on Lakeview Dr., Wayland, MI 49348, A request by property owner Shirley Tichvon for a SEU/SPR for the construction of a detached accessory building pursuant to Section 12.7. The building site is a .785 acre lot that is opposite the applicant's dwelling at 202 Shore Dr. and is in RSF District.</p> <p>Tammy Oswald and Shirley Tichvon presented the request. T. Oswald is the daughter of S. Tichvon.</p> <p>Public Hearing opened at 7:30 p.m.</p> <p>Eric Thompson confirmed that everything met criteria except E. Thompson checked with Ms. Oswald regarding the eve height, confirmed to be 11 feet, which was well within the criteria.</p> <p>Eldon Grosvenor of 177 Shore Dr. asked T. Oswald and S. Tichvon if the setback is similar to the VanDommelen's (another pole building in the area -Lot 18). He confirmed that it was with Ms. Oswald. Also confirmed: the lean-to faced the Grosvenor's property. Mrs. Grosvenor asked what a "lean-to" met. T. Oswald commented that it was open with pillars and people sit out on it. Mrs. Grosvenor asked if a house would be built on it. Mrs. Tichvon commented that they had no plans for a house. E. Grosvenor asked if the size of the property would still allow for a house to be built in the future. E. Thompson commented that he thought so, noting access off Shore Dr. as well. E. Grosvenor asked for the setbacks of the proposal. Thompson commented that it was a 25 ft. setback proposed from the Lakeview Dr. and 10 feet from the common lot between Lots 18 and 19. Also a 50' setback from</p>	<p>SEU 18-09-09 Unaddressed parcel on Lakeview Dr., Wayland, MI opposite 202 Shore Dr. property owner: Shirley Tichvon –</p> <p>Public hearing opened at 7:30 p.m. and closed at 7:35 p.m.</p>

<p>Lot 20. Regarding storage under the lean to, there would be nothing stored out in the open air. E. Grosvenor confirmed that the trees were taken off the front for power lines. Ms. Oswald commented that there shouldn't be more trees taken down. Lean to will be built on the side. Grosvenor commented that he liked their plan. It was confirmed that the building was strictly just for storage. T. Oswald commented that there were no plans to build a house.</p> <p>Close Public Hearing at 7:35 p.m.</p> <p><i>Motion by C. Strickland with support from Beukema to approve as presented SEU 18-09-09 on Parcel ID 150-019-00 for a SEU and SPR for the construction of a detached accessory building on property owned by Shirley Tichvon whom dwells a 202 Shore Dr. across from the site in question.</i> ROLL CALL: Jansens: Yes, Fiala: Yes, Strickland: Yes, Beukema: Yes, VandenBerg: Yes, T. Knowles: Yes. Yes: 6, No: 0. MOTION CARRIED.</p>	<p style="text-align: right;">' MINUTES</p> <p>October 18, 2018 PC Page 3 of 4 APPROVED: _____</p> <p>MOTION to APPROVE – Accessory Building request – Tichvon, Cobb Lake</p>
<p>OLD BUSINESS:</p> <ul style="list-style-type: none"> • Private Road Standards and the Land Division Ordinance (Review Draft Language from Planner, Rebecca Harvey) <p>Rebecca Harvey was not present, and no one has seen a draft. S. Marcukaitis commented that she had not received the draft. Discussion occurred.</p> <p>R. Heilman commented on crushed asphalt driveway for a previous request in lieu of paved asphalt for a ½ mile drive, and that is how this discussion came about.</p> <p><i>*The PC agreed to table this discussion for the draft from Rebecca until the November meeting.</i></p> <p>Sandy Marcukaitis commented that the 63 day comment period (on Master Plan) has expired. No comments have been received to S. Marcukaitis' knowledge .</p> <p>C. Strickland commented that after the 63 day comment period, the Master Plan goes back to the Township Board for their comments and then a date will be set for a public hearing.</p> <p>Future Land Use Map: Cathy Strickland commented that back in April she has put the orange sticky notes up there (FLU Map). Strickland also commented, "Since that time it's come to our attention that a couple of those (sticky notes) shouldn't be up there right in the center."</p> <p><i>Motion by Strickland with support from Beukema to remove the two (2) pieces (orange notes) owned by the Fiala family from the map (FLU) at this time. F. Fiala recused himself.</i> ROLL CALL: Jansens: Yes, Fiala: Abstain, Strickland: Yes, Beukema: Yes, VandenBerg: Yes, T. Knowles: Yes. Yes: 5, No: 0, Abstain/Recuse: 1. MOTION CARRIED.</p>	<p>OLD BUSINESS</p> <p>MOTION TO REMOVE ITEMS from FLU Map.</p>
<p>PUBLIC COMMENT:</p> <p>Eric Thompson asked if the PC had any suggestions or changes they'd like to see in the materials they are preparing for the special use or site plan review requests or if</p>	<p>PUBLIC COMMENT</p>

there is anything else they (Eric/Rebecca) can do in what is prepared for the PC. There were no suggestions. T. Knowles commented that the provided reports were fantastic.

S. Marcukaitis commented that she is starting to write the Annual Report and needs information for class attendance. On June 7th– 6 credits were earned at the Citizens Planner Update at Okemos. The class was attended by: Frank Fiala, Cathy Strickland, Rich Beukema and Tressa Knowles, as well as Paul Heystek and Greg Purcell. And from the ZBA: Ron Heilman. Cathy Strickland commented that she will look through the minutes for the accomplishments of 2018. S. Marcukaitis commented on also needing the Goals for 2019.

Sandy Marcukaitis asked about the map she had with the Master Plan documentation. S. Marcukaitis inquired as to who was responsible for the map to go with the Master Plan. S. Marcukaitis commented that she is working on the codification of the gray ordinance book (general township ordinances), but it needs to be re-vamped and she is looking for leadership on that (gray book). Eric Thompson will stop in next week to consult with S. Marcukaitis.

Pat Jansens commented that he will not be at the Nov. 15th PC meeting.

Frank Fiala inquired if the Land Division ordinance is the one about planning property. F. Fiala commented that the attorney had concerns about it. Fiala wondered if it had been given to Rebecca Harvey. “That’s what that is- that No. 46 or 47?the land division ordinance?” asked Fiala.

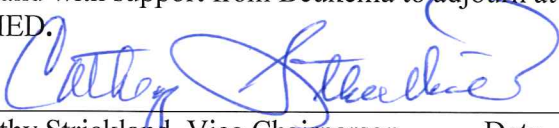
C. Strickland commented “The land division ordinance paragraph, actually our land division regulations, says ‘if you are going to divide land, the access road has to be paved, and it has to be paved to Barry County standards.’ Then if we figure out a way to do it differently, that’s one paragraph that will have to be changed. That’s all I’m aware of.”

Fiala commented “There’s that number 46 or 47, Shane knows what I’m talking about... There’s been a lot of recommendations that -that be changed...but that is not this, what you are referencing here?” C. Strickland confirmed that it was not.

C. Strickland suggested putting the ordinance No. 46 or 47 on the “To Do List”.

ADJOURNMENT:

Motion by Strickland with support from Beukema to adjourn at 7:52 p.m. All ayes.
MOTION CARRIED.

Approved by:  12/20/2018
Cathy Strickland, Vice Chairperson Date

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ADJOURNMENT

Deb Mousseau
Recording Secretary
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