

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, October 20, 2016 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 APPROVED: <u>JK</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, T. Knowles. <u>Also Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Zoning Administrator- Larry Knowles, Sandy Marcukaitis, Ron Heilman, Chuck Biggs. <u>Visitors:</u> 13 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> Add: Herb Welz, Temporary Housing to <u>New Business</u> <u>Add: Under Old Business:</u> Discuss MAP Conference, Remote Phone Access <i>Motion by Beukema with support from T. Knowles to approve tonight's meeting agenda as modified. All Ayes. MOTION CARRIED.</i> </p>	<p> CHANGES TO AGENDA: MOTION TO APPROVE AGENDA. </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Bruce Campbell noted the Township Board approved phone remote access and Consumers Energy will be doing a lot of work in the Yankee Springs area. <u>ZBA-</u> Richard Beukema: A ZBA meeting was <u>not</u> held in September. R. Beukema attended a mini-conference at WMU regarding medical marijuana. <u>Zoning Administrator:</u> Larry Knowles- 9 new homes in September. The 101st permit was written this evening. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>PUBLIC COMMENT:</u> Regina Young – Barry-Eaton Health Department- would like to keep lines of communication open. It was noted the Health Department has a role, legally, involving site plan reviews. </p>	<p> PUBLIC COMMENT </p>
<p> <u>APPROVAL OF MEETING MINUTES:</u> <i>Motion by Beukema with support from Heystek to accept Planning Commission minutes of September 22, 2016 meeting as presented. All ayes. MOTION CARRIED.</i> </p>	<p> APPROVAL OF MEETING MINUTES </p>

NEW BUSINESS:

SEU 16-10-08 PARCEL ID 08-16-035-011-00: A request by Verizon Wireless for a Special Use Exception Permit regarding Sec.4.5.5 Wireless communication support structures – to construct a wireless communication tower and facilities at 3240 McKibben Rd., Delton, MI.

Open public hearing at 7:14 pm:

Tracy Malone from Faulk & Foster (representing Verizon) presented the request.

Mr. McKibben & an unidentified township resident were concerned about the tower’s location near their homes and their neighbor’s homes, prior to the finish of the presentation. Visibility of the tower was an issue.

Stephen Estey of Dykema (also representing Verizon) continued the presentation/request on Verizon’s behalf.

Board questions took place.

A close estimation of where the tower would be located was noted on an aerial view of the proposed site.

Close of public hearing at 7:43 p.m.

- *Motion by Beukema with support from T. Knowles to grant Special Land Use approval and site plan approval based upon application and material presented, as well as, based upon finding of compliance with accordance to Sec. 4.5.S 1-16.* Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, Strickland: yes, Heystek: yes, Campbell: yes. Yes: 7, No: 0. MOTION CARRIED.

SEU 16-10-09 PARCEL ID 08-16-019-005-55: A request by Carl Miskotten for a Special Use Exception Permit regarding Sec. 4 – to construct an Auto Repair Shop on a vacant lot on the south/east corner of M 179 & Parker Dr., Wayland, MI.

C. Strickland commented that she lives within 300’ of the project and would abstain from discussion and voting.

Open Public Hearing at 7:52 p.m.

Carl Miskotten presented his project and request.

Board questions took place.

No public comment.

Close of Public Hearing at 8:05 p.m.

- *Motion by Heystek with support from B. Campbell to approve request as presented.* Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, P. Heystek: yes, B. Campbell: yes. Yes: 6, No: 0, Abstain: 1. MOTION CARRIED. (Cathy Strickland abstained as she lives within 300’ of the location).

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APPROVED: JK

Motion to approve Verizon request.

Motion to approve SEU request of C. Miskotten

Commercial Site Plan Review/YMCA:

Bill Hinton Executive Director of Camp Manitou-Lin – commented that the project is a nature center to enhance their program.

- *Motion by G. Purcell with support of T. Knowles to approve YMCA Nature Center site plan review as approved. Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, C. Strickland: yes, Heystek: yes, Campbell: yes. Yes: 7, No: 0. MOTION CARRIED.*

Discussion of Herb Weltz/Temporary residence:

Herb Welz was present to tell of his plans for future business, additional jobs and temporary housing.

- *Motion by Purcell with support from Campbell to approve temporary housing request as submitted. Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, C. Strickland: yes, P. Heystek: yes, B. Campbell: yes. Yes: 7. No: 0. MOTION CARRIED.*

OLD BUSINESS:

- **Remote meeting participation (conference call)** – Discussion took place.
- *Motion by Fiala with support from Campbell to continue the practice of having absent members be able to participate via phone and making motions and voting. Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, C. Strickland: no, P. Heystek: yes, B. Campbell: yes. Yes: 6. No: 1. MOTION CARRIED.*

G. Purcell voiced his appreciation for remote participation.

C. Strickland commented that she felt appointed representatives should be here (physically present) for the meetings, and people that wintered elsewhere should not be appointed. Missing things, such as body language, when participating remotely, was noted.

G. Purcell offered to resign as he spends part of his winter in the South.

There were no further comments.

- **Discussion of P & Z Michigan Association of Planning Conference**
- **Discussion of Fee structure-** (postponing per M. Englerth’s comment at recent Board Meeting to cover all fees at one time.)
- **Boat Wash** – G. Purcell commented on the Boat Wash facility at Higgins Lake.
- **Township Survey-** R. Harvey will look into college students working on the survey results.

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APPROVED: *JTC*

Motion to approve Commercial Site Plan Review of YMCA- Camp Manitou-Lin for Nature Center.

Motion on Temporary Housing request of H. Welz.

OLD BUSINESS

MOTION ON REMOTE PARTICIPATION.

- **Master Plan Update** – Chapters 5, 6, & 7 distributed this evening completes the Master Plan as worked on by R. Harvey.
- **CIP**

Special Note: **Recent Ordinance Changes to be provided for next PC Meeting.**

PUBLIC COMMENT: NONE

MEMBER COMMENTS:

G. Purcell – commented on **phragmites** (invasive plant) being a serious issue. Purcell also noted that he has completed #46 of 50 state marathons.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:35 p.m.

Approved by: _____

Tressa Knowles, Planning Commission Secretary

Date

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APPROVED: AK

PUBLIC COMMENT:

ADJOURNMENT

Deb Mousseau
Recording Secretary
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