

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, September 22, 2016 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> FINAL MINUTES Page 1 of 3 APPROVED: <u>tk</u> </p>
<p> Meeting called to order at 7:00 PM by Chairman Frank Fiala. PLEDGE OF ALLEGIANCE Roll Call: All Present: Heystek, Purcell, Fiala, Beukema, Strickland, Campbell, T. Knowles. Also Present: Rebecca Harvey, Professional Planner Staff Present: Zoning Administrator- Larry Knowles, Sandy Marcukaitis, Ron Heilman Visitors: 7 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: Motion by T. Knowles with support from Beukema to approve agenda as presented. All ayes. MOTION CARRIED. </p>	<p> APPROVAL OF AGENDA </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- No report at this time. ZBA- Richard Beukema: no recent meeting/activity. Zoning Administrator: L. Knowles commented Verizon will come to a future meeting proposing use of tower. Knowles would like to discuss outbuildings/commercial zoning districts later in meeting. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: None. </p>	<p> PUBLIC COMMENT </p>
<p> APPROVAL OF MEETING MINUTES: Motion by Beukema with support from Campbell to accept Planning Commission minutes of August 18, 2016 meeting as presented. All ayes. MOTION CARRIED. </p>	<p> APPROVAL OF MEETING MINUTES </p>
<p> NEW BUSINESS: ZOC# 16-08-01 PARCEL ID 08-16-030-028-00: A request by Greg & Nancy Drier to rezone the property on the north side of Johnson Dr. across from 12901 Johnson Dr. from the current zone of RC to a proposed zone of RSF per Article XIX, of the Yankee Springs Zoning Ordinance. Open Public Hearing at 7:08 p.m.: Ron Heilman commented that the proposed project on Johnson Drive would only enhance the area- even more. Close of Public Hearing at 7:10 p.m.: Motion by Heystek with support from Beukema to approve request of G. & N. Drier for rezoning and to recommend the rezoning request be honored by Township board. ALL AYES. MOTION CARRIED. </p>	<p> NEW BUSINESS Greg & Nancy Drier to rezone the property on the north side of Johnson Dr. across from 12901 Johnson Dr. MOTION to approve Drier request. MOTION CARRIED. </p>

NEW BUSINESS cont'd:

ZOC# 16-08-02 PARCEL ID 08-16-019-013-10: a request by Gun Lake Community Church to rezone the property at 12200 W. M-179 Hwy. from the current zone of RA Agriculture to a proposed zone of C2 General Commercial per Article XIX, of the Yankee Springs Zoning Ordinance.

Open public hearing at 7:15

John Frigmanski – of Pine Meadows Dr., questioned if the church would be able to sell property of church and they (new owners) could open for business with tax exemption. As long as it is in the 300 feet, (the re-zoning), Frigmanski had no issue. His concern was the property going back to the edge of Pine Meadows development and being zoned commercial. It was confirmed that the zoning only involved the approximate 300' area.

Close Public Hearing at 7:25 p.m.

Motion by Greg Purcell with second by Paul Heystek to approve request of GLCC consistent with lines for the master plan so that portion closest to 179 will be C-2 and the balance of the property will remain Agricultural with recommendation of the re-zoning to the Township Board. 1 Nay, the rest Ayes. MOTION CARRIED.

Cathy Strickland felt the intention of zoning of the parcel was originally to minimize items such as signs and landscaping. C. Strickland commented she believes the intention was to zone the entire parcel of land- not splitting it.

SEU 16-09-07 PARCEL ID 08-16-120-017-10- A request by Michael & Heidi Horn for a Special Use Exception Permit regarding Sec. 12.7- Outbuildings – to construct an outbuilding located on a lot that is bisected by a road and is placed on the opposite side of the road as the principal structure. Property is a vacant lot across the street from 11016 Hastings Point Rd., Middleville, MI

Open Public Hearing at 7:26 p.m.:

Michael Horn, of Hastings Point, presented his request, and gave a sketch of project to PC members.

John Frigmanski asked if there was a minimum lot size requirement needed. “If it’s two acres -it’s allowed, if not- it’s special exception,” noted L. Knowles, ZA.

Planning Commission members discussed information related to request.

Discussion took place regarding what is required from applicants to bring their request into the Planning Commission.

Motion by Beukema with support by Campbell to permit special land use permit and site plan approval for the proposed outbuilding as shown on the site plan sketch presented at this meeting based on the finding that it meets outbuilding provisions of- and is in compliance with- Section 12.7 and other applicable dimensional standards and special language criteria. All ayes. MOTION CARRIED.

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Motion to grant request to re-zone a portion of GLCC’s land to commercial C2. MOTION CARRIED.

Motion to approve SEU request of M. Horn. Motion Carried.

NEW BUSINESS cont'd:

Discussion of Herb Weltz/Temporary residence- Discussion occurred regarding setting up a "tiny house" for a temporary residence during construction/remodeling. Due to family illness, this wasn't requested to be on the agenda.

OLD BUSINESS:

Discussion of P & Z MTA Conference- F. Fiala highly encouraged attendance. PC members were asked to note what classes they would like to attend.

Township Survey- Sandy Marcukaitis gave a quick update on status of the survey.

Master Plan Update/BOAT WASH- Discussion occurred regarding getting the state on board.

Work of R. Harvey was distributed /reviewed/discussed:

- Re: Combination of Lots when Separated by a Public/Private Road,
- Sample Setback/Yard Graphics,
- FLU (Future Land Use – FLU Classifications).
- Another item was distributed that will be reviewed at a later date.

Motion by G. Purcell with support from R. Beukema to use the revised FLU (Future Land Use) recommendations from the planner. ALL ayes. MOTION CARRIED.

CIP- Capital Improvement Plan - PC members reviewed the draft. Changes were noted.

Motion by Purcell with support Heystek to make recommendation to Township Board of CIP-6 yr. Plan as amended. All Ayes. MOTION CARRIED.

PUBLIC COMMENT: NONE

BOARD COMMENTS: Discussion requested by L. Knowles regarding outbuildings on commercial zoned lots. Discussion took place.

P. Heystek commented on millage renewal request of Charleton Park. P. Heystek also commented on curbside recycling available thru some local companies.

B. Campbell commented that the new board members should be offered an opportunity to go to the MTA conference.

F. Fiala commented on the benefits other townships have with contracted trash and recycling haulers for their township residents.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:50 p.m.

Approved by: Tressa Knowles 10/20/16
Tressa Knowles, Planning Commission Secretary Date

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OLD BUSINESS

MOTION regarding using the revised FLU Classifications provided by R. Harvey. MOTION CARRIED.

Motion for recommendation of CIP to township board. MOTION CARRIED.

BOARD COMMENTS

ADJOURNMENT

Deb Mousseau
Recording Secretary
September 22, 2016