

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting 7:00 p.m. Thursday, December 19, 2019 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p> <p style="text-align: center;">MINUTES</p>	<p> MINUTES Page 1 of 4 PC APPROVED: _____ </p>
<p> Meeting called to order at 7:03 PM by Planning Commission Chair, Cathy Strickland. <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Present: Fiala, Beukema, Strickland, Kennedy, VandenBerg, Bush. Absent with notice: Pat Jansens Present: Rebecca Harvey, Professional Planner. Staff Present: Sandy Marcukaitis, Chuck Biggs- Constable. Visitors: 6 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg, Trustee, commented, regarding the last Board meeting on December 12th, that Articles of Incorporation for the Water System were tabled until next month due to one board member being the Director of water system and the issue of whether he can vote or not. The Joint Meeting is going to be Jan. 21st. The 2020 Township Meeting Schedule was approved. Open positions to be advertised in paper for the Planning and Zoning Board. Regarding lights at the mobile home park, VandenBerg commented "Mark was working on that. He was attempting to get them to pay 50% of that. That didn't work out so our board decided to pay the full shot basically for the safety issue for the children." ZBA- Patrick Jansens (absent with notice). Draft of Annual Planning Commission Report was distributed by S. Marcukaitis. Brief discussion occurred on expiring positions on PC and ZBA noted on the report. </p>	<p> CHANGES TO AGENDA NONE. BOARD REPORTS from REPRESENTATIVES </p>
<p> APPROVAL OF AGENDA: Motion by Beukema with support from Strickland to approve agenda as presented. All Ayes. MOTION CARRIED. PUBLIC COMMENT: NONE </p>	<p>PUBLIC COMMENT</p>
<p> APPROVAL OF MINUTES: <i>Motion by Beukema with support from VandenBerg/Bush to approve minutes of November 21, 2019 as written. All Ayes. MOTION CARRIED.</i> </p>	<p>APPROVAL OF MINUTES</p>
<p> <u>NEW BUSINESS:</u> <u>SEU CSPR 19-10-02 Parcel ID 019-005-50: A request by Matt Dykstra (Elite Auto Clinic of Gun Lake) of 12223 W. M-179 to build a storage building on said property.</u> Mr. Dykstra presented his request. </p>	<p><u>NEW BUSINESS</u></p>

The Planning Commission reviewed the five (5) page Special Exception Use Request/Site Plan Review provided by R. Harvey.

Public Hearing opened at 7:38 p.m.

Carl Miskotten commented that he was Mr. Dykstra's neighbor on M-179. Miskotten called an engineer (re: landscaping) who called MDOT and MDOT doesn't want anything within 300 ft. of a corner.

Public Hearing closed at 7:41 p.m.

Brief discussion occurred regarding working on making the Overlay District/M-179 corridor a bit more friendly to businesses.

A review of the proposal pursuant to Sections 3.16 F. and 4.1 took place with consultation from Professional Planner Rebecca Harvey.

Discussion also took place regarding C. Strickland's participation in the consideration of the request of M. Dykstra due to the close proximity of C. Strickland's property near the location of 12223 W. M-179.

There was an acknowledgement, from the previous discussion, that there was a conflict of interest and the member (C. Strickland) removed herself from the conversation and from the table.

At this time, the public hearing was re-opened by Acting Chair, Shana Bush, (Vice-Chairperson).

Public Hearing opened at 8:11 p.m.

With **no additional comment**, the Public Hearing was **closed** at 8:12 p.m.

Motion, by VandenBerg, with support from Kennedy, to grant a special exception use permit and site plan approval for the proposed storage building at 12223 W. M-179 (Parcel ID 019-005-50) based on a finding of compliance with the special exception use criteria set forth in Section 4.1, and conditioned upon the following: that the proposed storage building be relocated in compliance with the 50 ft. rear setback requirement; that the site plan be updated to detail the proposed lighting and that the lighting comply with the lighting standards set forth in Section 3.16 E.5.; that landscaping along M-179 be provided consistent with the standards of Section 3.16 E.4.; and, that the site plan be revised to demonstrate how the proposed building will be provided access (drives). It was noted that approval is further based on a determination that: (1) the cross access requirement be waived in that there is no reasonable opportunity to provide a connection between adjacent parking lots; and (2) the existing stand of pines along the south property line meets the screening standard but recognizing that if the trees are removed, the owner of the subject site will be required to establish screening along south property line in accordance with Section 3.16 F.3. All ayes. MOTION CARRIED.

MINUTES
Dec. 19, 2019 PC
Page 2 of 4
APPROVED: _____

CSPR 19-10-02
Parcel ID 019-005-50:
Matt Dykstra of
12223 W. M-179

OLD BUSINESS:

SEU CSPR 19-10-06 Parcel ID 019-005-55: A request by Carl Miskotten of 12245 W. M-179 to expand the use of the existing operation to include outdoor vehicle sales.

S. Bush continued as Acting Chair for this request as C. Strickland, Chair, owns property within 300 ft. of C. Miskotten’s location (12245 West M-179). Strickland personally requested to be removed from the table (and voting).

Mr. Miskotten presented his request and noted that requirements for a dealer’s license have changed. C. Miskotten also noted that he is not competing with Matt Dykstra (previous request this evening).

The Planning Commission reviewed the six (6) page Special Exception Use Request/Site Plan Review provided by R. Harvey.

Public Hearing opened at 8:18 p.m.

NO COMMENTS

Public Hearing closed at 7:19 p.m.

A review of the proposal pursuant to Sections 3.16 F. and 4.1 took place with consultation from Professional Planner Rebecca Harvey.

Motion by Fiala, with support from VandenBerg, to grant a special exception use permit and site plan approval for the proposed outdoor vehicle sales at 12245 W. M-179 (Parcel ID 019-005-55) based upon a finding of compliance with the special exception use criteria set forth in Section 4.1, and conditioned upon the provision of landscaping along M-179 consistent with the standards of Section 3.16 E.4. It was noted that approval is further based on a determination that: (1) the cross access requirement be waived in that there is no reasonable opportunity to provide a connection between adjacent parking lots; and (2) the existing stand of pines along the south property line meets the screening standard but recognizing that if the trees are removed, the owner of the subject site will be required to establish screening along south property line in accordance with Section 3.16 F.3. All ayes. MOTION CARRIED.

Discussion of Nonconforming Uses and Structure

PC reviewed information (draft regarding Article XVI) provided by R. Harvey.

Motion by Strickland with support from S. Bush to schedule public hearing of Nonconforming Uses and Buildings/Structures amendments at the January 16th (2020) meeting. All Ayes. MOTION CARRIED.

MINUTES
Dec. 19, 2019 PC
Page 3 of 4
APPROVED: _____

OLD BUSINESS

MOTION TO APPROVE

MOTION TO GO TO PUBLIC HRG.

R. Harvey commented that she would get this information to Attorney Kaufman for public noticing.

Solar fields - the PC discussed this (Solar fields) being a Joint meeting topic.

Discussion of Gravel Processing, Mining & Commercial Excavation Standards

R. Harvey has given the PC two samples of texts that were recently adopted by other communities and already reviewed by the YS attorney.

Drafts of Gravel Processing/Mining/Commercial excavation will be reviewed and the approved one (at the January meeting), will go for public hearing in February and then to Board of Trustees (as a recommendation) in March.

Such other business as may properly come before the Planning Commission.

With a Joint meeting coming up on January 21st, the PC noted that Solar Fields will need to be discussed. Also, the Overlay District/M-179 Corridor items would possibly be mentioned.

A Review of Annual Report draft took place.

A majority of PC members said “yes” to taking rental property off the goal list of objectives.

PC members continued to review items on the Annual Report draft.

It was noted that someone will have to review 2019 minutes and go through them to find Major Accomplishments for the PC Annual Report.

PUBLIC COMMENT:

Rob Heethuis commented that he has lived on Gun Lake for 16 years. R. Heethuis noted that he has never been to a PC meeting. Heethuis commented that he enjoyed the interaction and was proud of what he saw at tonight’s meeting.

ADJOURNMENT:

Motion by Beukema with support from VandenBerg to adjourn at 8:58 p.m. All ayes.
MOTION CARRIED.

Approved by: Frank M Fiala 1/16/2020
Frank Fiala, Planning Commission Secretary Date

MINUTES
Dec. 19, 2019 PC
Page 4 of 4
APPROVED: _____

ADJOURNMENT

Deb Mousseau
Recording Secretary
Dec. 19, 2019