

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. <u>April 21, 2022</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 PC APPROVED: _____ Regular PC Mtg 4-21-22 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Fiala, Knowles, Beukema, Bush, Kooistra. Kennedy and Frigmanski <u>absent with notice.</u> <u>PCI:</u> Mark Thompson- Present. <u>Professional Planner:</u> Rebecca Harvey, Present. <u>Staff Present:</u> Dennis Buist- Constable, Rob Heethuis, Sandy Marcukaitis, Mike Cunningham. <u>Visitors:</u> 7 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> 1. <u>APPROVAL OF AGENDA:</u> <i>Motion by Beukema with support from Bush to approve the agenda as presented.</i> <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA-</u> John Frigmanski –absent with notice. A ZBA meeting was not held in April. <u>Board of Trustees-</u> Larry Knowles, commented at the last Board of Trustees Meeting of April 14, 2022, the board: <ul style="list-style-type: none"> • Decided a 2nd meeting, regarding input for use of ARPA funds, will be held, Wednesday, May 18th at 6 p.m. • Township Hall/Office Renovation drawings went out for bid on April 12th and bid opening will be May 10th at 3 pm. • Approved Henika Library millage proposal ballot language for the August 2nd election. • Approved the Home occupation ordinance. • Veterans Memorial (at YS Fire Station), will be the site of the YS Memorial Day Ceremony at 4 p.m. on Sunday, May 29th. • YS Clean Up Day will be Saturday, May 7th, meeting at the Fire Station at 9 a.m. • Will hold a Public Hearing to discuss the water rates on Wed., May 25th at 6 p.m. • Adopted a Resolution regarding the DNR’s goose population control. • Approved money for parks, such as caulk for the courts, mulch, etc. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: NONE </p>	<p> PUBLIC COMMENT </p>

APPROVAL OF MINUTES : Regular PC Meeting of March 17, 2022

Motion by Fiala with support by Knowles to approve minutes of March 17, 2022 as presented. All Ayes. MOTION CARRIED.

MINUTES
Page 2 of 4 PC
APPROVED: _____
Regular PC Mtg 4-21-22

APPROVAL OF MINUTES

INQUIRY ON CONFLICT OF INTEREST:

Roll Call: Fiala: No, Knowles: No, Beukema: Yes (for neighbor's case only- "Barghahn"), Bush: No, Kooistra: No. No: 4, Yes: 1, Absent: 2.

INQUIRY ON CONFLICT OF INTEREST

NEW BUSINESS:

SEU 22-04-04 Parcel ID 16-070-005-00: A request by property owner Bradley & Alexandra Shuck of 3600 Elmwood Beach for a SEU to allow for demolition/construction of an accessory building located on an otherwise vacant lot, opposite the principal dwelling.

Request was presented by: Tom Vierzen of Jamestown Woodworks.

Mark Thompson of PCI, reviewed the request.

Public comment period opened & closed at 7:23 p.m. by Chair.

NO COMMENTS from audience.

NEW BUSINESS

SEU 22-04-04 Parcel ID 16-070-005-00 B & A Shuck at 3600 Elmwood Bch

PUBLIC COMMENT

Motion by Bush with support from Beukema to approve request of B. & A. Shuck at 3600 Elmwood Beach (Parc. # 16-070-005-00) based on compliance with requirements of 12.7 and 4.1 c. ALL AYES. MOTION CARRIED.

MOTION to APPROVE

SEU 22-04-05 Parcel 16-019-007-31 A request by Matt and Shannon Barghahn of South Patterson Road for a SEU to allow for construction of an accessory building located on an otherwise vacant lot.

**R. Beukema removed himself from the PC Board/table and moved to the audience as this request was from R. Beukema's neighbor.*

M. Barghahn presented his request.

M. Thompson of PCI presented his review of the request.

NO PUBLIC COMMENT at 7:38 p.m.

SEU 22-04-05 Parcel 16-019-007-31 A request by Matt and Shannon Barghahn of South Patterson Road

PUBLIC COMMENT

Motion by S. Bush with support from Fiala to approve request 22-04-05 for PARCEL #16-019-007-31 contingent upon the condition that the building conforms to size standard of 2400 sq. feet and is approved by the Barry County Road Commission for access to the facility. ROLL CALL VOTE: Fiala: Yes, Knowles: Yes, Kooistra: Yes, Bush: Yes, Beukema: Abstained, Kennedy: Absent, Frigmanski: Absent. Yes: 4, No: 0, Abstained: 1, Absent: 2.

MOTION to APPROVE

SEU 22-04-06 Parcel ID 16-019-010-02 A request by Julie Fox of 12850 W. M – 179 Hwy to allow for construction of a roof over deck for a restaurant.

**R. Beukema resumed his place at the PC table.*

J. Fox presented her request.

M. Thompson of PCI presented his report regarding this request.

At 7:57 p.m. Chair Bush opened and closed Public Comment. No Comments from audience.

Motion by Knowles with support from Beukema to approve request 22-04-06 for Parc. #16-019-010-02 as presented. All Ayes. MOTION CARRIED.

REZONE 22-04-07 Parcel ID 16-019-017-10: A request by Verna Kokmeyer of 12715 W. M-179 HWY to rezone said property to allow for construction of an accessory building located on an otherwise vacant lot. Property is currently zoned C-2.

Verna Kokmeyer presented the request.

R. Harvey advised the PC regarding the Master Plan, the overlay corridor, zoning districts and timing of noticing for public hearing notices for PC/Board meetings. PC

Discussion took place.

PUBLIC COMMENT on this request Opened and Closed at 8:35 p.m by S. Bush with no comments.

Motion by Bush with support from Fiala to deny the rezone request 22-04-07 on Parcel ID 019-017-10 as presented. All Ayes. MOTION CARRIED.

Discussion took place regarding a possible public hearing for this request as an SEU, with text amendment(s) to C-2 and C-3 for storage.

May 11th at 7 p.m., a Special PC meeting will be held to review this information for a Public Hearing at the Regular PC meeting of May 19th.

The PC requested Rebecca Harvey to prepare sample text for C2 & C3 allowing outbuildings for personal or commercial storage not to exceed 1600 square feet.

OLD BUSINESS ITEMS: *See Motion to postpone on next page.

EDUCATION

1. *Upcoming and completed opportunities*

MINUTES
Page 3 of 4 PC
APPROVED: _____
Regular PC Mtg 4-21-22

SEU 22-04-06 Parcel ID 16-019-010-02 A request by Julie Fox of 12850 W. M – 179 Hwy

PUBLIC COMMENT

MOTION to APPROVE

REZONE 22-04-07 Parcel ID 16-019-017-10: A request by Verna Kokmeyer of 12715 W. M-179 HWY to rezone

PUBLIC COMMENT

MOTION TO DENY

OLD BUSINESS ITEMS

OLD BUSINESS ITEMS *continued:*

ZBA & PC Forms – PCI to propose updated forms-

LITTERING ORDINANCE-

ZBA Forms-

PROPOSED FEE STRUCTURE-

DISCUSSION OF PRIVATE ROAD STANDARDS AND ZONING DISTRICTS

REVIEW/UPDATE 2022 PC WORK PLAN-

**Motion by Bush with support of Beukema to postpone discussion of Old Business Items. All Ayes. MOTION CARRIED.*

SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION (None)

PUBLIC COMMENT: NONE

ADJOURNMENT:

Motion by Bush with support from Beukema to adjourn at 9:00 p.m.
All Ayes. MOTION CARRIED.

Approved by: Frank M Fiala 5-12-22
Frank Fiala, Planning Commission Secretary Date

MINUTES
Page 4 of 4 PC
APPROVED: _____
Regular PC Mtg 4-21-22

MOTION to POSTPONE

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
April 21, 2022