

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>Thursday, April 18, 2019</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p> <p style="text-align: center;">MINUTES</p>	<p> MINUTES Page 1 of 3 APPROVED: _____ </p>
<p> Meeting called to order at 7:00 PM by Acting Chair: Cathy Strickland <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Present: Fiala, Beukema, Strickland, Jansens, VandenBerg, Bush. Staff Present: Chuck Biggs- Constable Absent with Notice: Rebecca Harvey, Professional Planner Visitors: 6 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: Add under New Business: Training. REPORTS from REPRESENTATIVES: ZBA- Patrick Jansens commented on ZBA meeting of 4/9/19. Two of three variance requests (on Terry Lane, and on 2146 Parker) were essentially to rebuild on the same footprint. The question came up “Why do they need a variance for something they already have?” One of the requests had a building permit from 10 years ago. The property should have had a variance 10 years ago, but it could not be found. However, since it was approved for a building permit 10 years ago and on the same footprint, the ZBA granted the variance request on 4/9/19. The ZBA requested an explanation as to why someone who already has a variance or has a building footprint and just wants to rebuild a deck (for example), why would they need another one (variance)? The ZBA would like to know “Should anyone have a variance if they are building the same thing on the same footprint?” C. Strickland mentioned bad experiences in the past with homes to be supposedly built on the same footprint, but the actual new house was larger. Jansens added that all three variances were granted at the 4/9/19 ZBA meeting. Board of Trustees- Shane VandenBerg commented that the Veterans Memorial at this point will be moving forward. The board has settled on a site plan that M. Englerth prepared. S. VandenBerg commented that he will be on the PC board for a couple more years. VandenBerg commented that Catherine Kaufman explained to Larry (Knowles) about the law, the MTA. “I’m on it two more years,” added VandenBerg. C. Strickland commented that it wasn’t necessary for PC members to get reappointed every year after the Zoning Enabling Act went into effect after 2008. </p>	<p> CHANGES TO AGENDA NONE. BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: 7:10 p.m. <u>NO comments from Audience</u> Pat Jansens, PC Rep to the ZBA, commented that he is a friend of Jim Panyrek and will excuse himself if the PC would think it’s necessary. (The SEU request tonight involved Mr. Panyrek’s property). C. Strickland asked if there was any fiduciary interest or money invested. P. Jansens responded “No.” It was determined P. Jansens could vote on the SEU request presented this evening. </p>	<p> PUBLIC COMMENT </p>

APPROVAL OF MINUTES:

Motion by Fiala with support from Beukema to approve minutes of February 21, 2019 as written. All Ayes. MOTION CARRIED.

NEW BUSINESS

1. SEU 19-03-01 Parcel ID 08-16-019-010-00:

A request by tenant Michigan Dutch Barns for a SEU/SPR for the outdoor display of Premanufactured portable structures pursuant to Section 3.12 C-3 Commercial Zoning District C. Subject site is 30.8 acre parcel.

PUBLIC HEARING: Opened by C. Strickland at 7:12 p.m.

Close Public Hearing At: 7:06 p.m.

Jim Panyrek noted: Display will have no on-site salesmen at this time. It will be at the old Curley Cone parking lot. The display will have brochures available and a contact phone number. Panyrek commented that it sounded like a sign would be attached to the building.

C. Strickland reviewed information from Rebecca Harvey, Professional Planner.

Bill Medendorp asked how many feet the buildings would be from the road. Medendorp also asked regarding a vehicle coming down the hill, "Will it block traffic?" Medendorp felt the first building is too close to the road, and if someone doesn't stop, someone coming down the hill won't see it.

Julie Fox, Curley Cone owner, asked to be able to view the plans to see where the buildings would be. J. Fox had no objections.

No further comments were made from the audience.

Public Hearing closed at 7:26 p.m.

Motion by Fiala with support Strickland to approve SEU request (19-03-01) with the condition that any units on Chief Noonday are required to be 40 feet from the edge of the pavement. ROLL CALL: Jansens: Yes, Bush: Yes, Fiala: Yes, Strickland: Yes, Beukema: Yes. VandenBerg: Yes. Yes: 6, No: 0, MOTION CARRIED.

- **Discussion regarding rebuilding on Footprint sites requested by ZBA was POSTPONED to May Planning Commission Meeting when R. Harvey will be present.**

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APPROVED: _____

APPROVAL OF MINUTES

NEW BUSINESS

MOTION to Approve SEU request 19-03-01, Parcel# 08-16-019-010-00.

• Upcoming Educational Opportunity:

C. Strickland noted that Sandy Marcukaitis pointed out an article in the Planning & Zoning News, and C. Strickland specifically pointed out that on June 5th, a Wednesday, a Citizen Planner Advanced Academy will be held. May 1st is the early bird date. The seminar will be held in East Lansing starting at 8:00 a.m. Fiala noted that one does not need to be a Master Citizen Planner to attend. Fiala added that the seminar affords the six (6) continuing educational credit units that are needed every year -all in one day. Four (4) PC members would like to attend: C. Strickland, R. Beukema, F. Fiala, S. Bush.

OLD BUSINESS:

F. Fiala noted that at some point, it might be good to look at the **gravel mining ordinance**. Fiala commented on reasons for being pro-active regarding this issue. Fiala commented on possibly asking the Planner for a sample ordinance.

Sandy Marcukaitis commented on being behind in our Planning & Zoning fees. S. Marcukaitis noted that L. Knowles had worked on a fee schedule when he was the Zoning Administrator. Fiala commented on this possibly being discussed at a Joint Meeting and getting input/directive from the Board on this item as well as the gravel mining ordinance.

PUBLIC COMMENT: None.

ADJOURNMENT:

Motion by Strickland with support from Beukema to adjourn at 7:44 p.m. All ayes.
MOTION CARRIED.

Approved by: _____

Cathy Strickland, Acting Chair

Date

16 May 2019

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OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
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