

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting 7:00 p.m. Thursday, December 21, 2017 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 5 APPROVED: <i>HL</i> Jan. 18, 2018 </p>
<p> Meeting called to order at 7:00 PM by Chairman Greg Purcell PLEDGE OF ALLEGIANCE Roll Call: Present: Heystek, Purcell, Fiala, Beukema, Strickland, T. Knowles Absent with Notice - Excused: VandenBerg Staff Present: Larry Knowles- former Zoning Administrator, Sandy Marcukaitis, Eric Thompson of PCI, Chuck Biggs-Constable, Ron Heilman, and new Trustee: Michael Boysen. Also Present: Rebecca Harvey, Professional Planner Visitors: 7 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: Add: Communication regarding Orangeville Township/Barry County Ordinance information regarding marinas. <i>Motion by Fiala with support from Beukema to approve tonight's meeting agenda as amended. All ayes. MOTION CARRIED.</i> Introduction of Michael Boysen New Board Trustee, Michael Boysen introduced himself. He lives on Payne Lake Road and has lived in the area most of his life. M. Boysen is 59 years old. He bought 13 acres of the old "Englewood Campground" and the so-called "lodge" is his home. M. Boysen is the son of Don Boysen, former Supervisor of Thornapple Township for 30 years. Having lived here this long, Michael Boysen felt it was time to get involved. He feels like he can make a difference noting that he is a pretty good listener and collaborator. He hopes to help smooth out the rocky road that the Board has been on lately and hopefully move some things along so that the Board can pay attention to some new projects ideas. M. Boysen also commented that he works for New Holland Brewery. </p>	<p> CHANGES TO AGENDA: (Approval of Agenda as amended.) </p>
<p> REPORTS from REPRESENTATIVES: Board of Trustees- Shane VandenBerg, Trustee, was absent at tonight's meeting. ZBA- Cathy Strickland – The ZBA had a meeting December 12, 2017. There was only one request for a variance that evening. The request for a fence came from Jean Stuckey of Gun Colony (which is across the road from Sandy's Restaurant.) Consumers Power took trees down between Ms. Stuckey's home and the road to clear the way for utility wire. Now, Ms. Stuckey's can see the store, headlights from cars at the store, and hear slamming vehicle doors. Ms. Stuckey's variance request was granted. She will put up a six (6) foot privacy fence to be painted "the same as the trees". Fence will run parallel with the road. Automobile/traffic view issues will not be a problem. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

PUBLIC COMMENT:

Ron Heilman, Johnson Drive, commented on ordinances for short term rental noting Senate Bill 329 wants to control that portion of ordinances and that it would be responsible for how long rentals could be. Heilman commented that YS Twp. is a complaint-oriented township. R. Heilman would like to see an ordinance in the YS books, like Plainfield Township's, putting it in the PC agenda before summer. Heilman commented that there are one or two pieces of property on the lake that's a problem that are places where kids party all night long and people in the area can't sleep. Heilman happens to live by a place like this. Heilman noted there's not many Barry County patrol cars on the road at night, so there are write ups, but not very many visits from the sheriff. Plainfield Township's ordinance is similar to a 31 day rental ordinance, noted Heilman. Heilman also noted the ordinance has to have "some teeth" to it - something to enforce the ordinance. For a \$2,500 a week rental, a \$100 fine would be "a bite by a gnat on the face." Heilman reiterated that he really would like to see something on this before summer. Heilman referred to C. Kaufman, Attorney, who is spearheading this.

MINUTES

December 21, 2017

Page 2 of 5

APPROVED *th*

PUBLIC COMMENT

APPROVAL OF MEETING MINUTES:

Motion by Beukema with support from Fiala to approve meeting minutes of Nov. 16, 2017 (Regular PC Meeting) and Nov. 16, 2017 (PC Master Plan Wkshp. At 5:30 p.m.) as presented. All ayes. MOTION CARRIED.

APPROVAL OF MEETING MINUTES.

NEW BUSINESS:

Master Plan review by Frank Fiala:

F. Fiala gave an overview of the work the Planning Commission has been doing on the Master Plan. Fiala referred to probably the "gem" of Yankee Springs as being the state land, the state park and the recreation district and game area that we have in the township. Fiala noted that state land has approximately two-thirds of the township's water and land. F. Fiala also mentioned current work on the land use map.

NEW BUSINESS

The McKeown family, with property near M-37 in Yankee Springs, was represented by Brian and Mike. Their father, Scott McKeown, couldn't be at the meeting tonight.

Brian McKeown, oldest of Scott's four sons, a dentist in Middleville, commented appreciating the opportunity to speak tonight. His grandpa moved here approximately 100 years ago and started farming. There are two CPAs in the family and an ER physician, as well as Brian, a dentist. Brian is interested in someday building an office on the farm. He has six years remaining on his current lease in Middleville.

Michael McKeown, Scott's youngest son, works at their growing CPA firm. He supports the mixed use plan as well. Scott noted that it wouldn't make sense to put in an office building a mile off the road.

F. Fiala commented on changing things to be more user-friendly on the Master plan and trying to be more general.

R. Harvey commented on the PC planning on calling it a "gateway mixed use." Harvey commented on the options given by designating it as mixed use.

DNR Representatives (Map was projected on screen of State Rec area and State Game area in YS Township).

Frank Fiala addressed the individuals from the DNR in attendance thanking them for the good things they do and for coming to the meeting this evening.

Andrew Jevicks, Park Manager, has been in Yankee Springs area for 20 years. A. Jevicks also introduced **Joe Jaunderno**, as Jevick's right hand man. A. Jevick's commented that the YS Recreation Area went through a management phase about two years ago. All the properties within the 5700 acres were broke into different management zones. Jevicks commented on collaboration being very important. Jevicks commented that business owners depend on the park visitors who come in the summer which ties the business owners over (with their businesses) in the slower times of the year. A. Jevicks commented on a boat washing station project and commuter trails. Jevicks noted that the state park and the township has some common goals and offered that he would be available to help the township with any information it needs.

G. Purcell commented on the ecoli testing that the GLPA (Gun Lake Protective Agency) has done, and continues to do. The 2nd Saturday of the month, at 1 p.m., is the testing of another item the GLPA is involved in – a weather warning siren. Purcell commented that A. Jevicks was helpful at the state park with the siren as well. Purcell noted the assistance of the Gun Lake Tribe as well. Purcell commented on the good relationship the township has had in the past with the DNR and Fiala's effort to make it stronger in the future.

Andrew Jevicks commented on funding sources for the state park. Jevicks also mentioned .he wearing out of infrastructure and the effects on local businesses owners.

A. Jevicks commented on wanting to be involved in the trail plans. Fiala reviewed what has been worked on so far. Fiala commented on the trail plans that R. Rottschafer had been working on prior to his resignation. Jevicks noted that he did not want to come to meetings when everyone is arguing. He wanted to come to meetings where people want to be productive and to succeed, not only as a Board, but as a township for the community and citizens and to provide better services and better amenities for everyone. Fiala noted that the group (Planning Commission) meeting tonight works hard and works as a team. Fiala commented that the PC respects Jevicks' comments and tries to do what Jevicks' is suggesting.

Heystek mentioned that attendance figures at the state park might be helpful for the PC to use to show that there would be a definite demand with certain projects.

Randy Heinz-Wildlife biologist of the Barry State game area, was introduced at this point in the meeting.


Heinz noted that the DNR has roughly 17,000 acres in the state game area. Heinze commented that the whole mission, in state game land, is habitat management and activities that are involved with wildlife - hunting and trapping.

R. Heinz commented on DNR gun range efforts noting they were hoping to negate some of the other activities that are happening at the other range.

MINUTES

December 21, 2017

Page 3 of 5

APPROVED: 

Andrew Jevicks, Park Manager, DNR

Heinz also noted that the State Game Area is broken out by compartments so they can look at each area – mostly in the realm of forest management, possible timber sales, and endangered species.

P. Heystek inquired regarding the sale of land in the state game area if there is some kind of restrictions built into the sale that the buyer can only do certain things. Discussion then went into zoning classifications.

R. Harvey commented on all property being in zoning classifications - even state land in the event ownership changes. “It is almost always similar to what it is zoned all around it... In case it is owned by an entity that would be subject to zoning...” noted Harvey. R. Harvey commented having all the property zoned as common practice.

Land swapping was mentioned, as well as, mineral rights connected with these transactions.

F. Fiala commented on having an appendix of the DNR’s master plan as an attachment to the township’s master plan as being an excellent idea.

G. Purcell commented on cultivating a better and closer relationship with the state rec area and state game area managers in order for the PC to be helpful and collaborate with these departments.

R. Harvey commented on it being helpful to be in sync with the Master Plan of the DNR’s state rec and state game areas.

G. Purcell and **Fiala** thanked the managers for their participation and attendance in tonight’s meeting.

Bill Medendorp, Vista Point, commented that Yankee Springs wants to grow. B. Medendorp commented on land of Yankee Springs being Potawatomi land. He commented, this land “would be very popular for Gun Lake, for Potawatomi. Maybe they would put up their teepees out there and put on a dance and get all the people from all around Michigan and other states –they would love that. And that’s the same thing with mine. It’s a property that butts up to the campground... This community lately has their agendas and ...why don’t we all work together to make that agenda where we can get the people out here and probably have the best park in Michigan...I’m saying that piece of property was Potawatomi. Why don’t we try to get that back into the Potawatomi? It would be ideal. A beautiful place for people to walk.” Medendorp mentioned that behind a Middleville school is land of another Native American tribe. Medendorp also commented that there may be burial grounds on local land as well.

Eric Thompson PCI commented that on behalf of YS Township, he will be doing zoning administration. E. Thompson commented that PCI is taking care of a lot of YS Township’s neighbors as well. Thompson came tonight to see how the PC operates. F. Fiala noted an upcoming Joint meeting will be held. E. Thompson confirmed that PCI will be doing Code Enforcement as well.

Discussion on reviewing a Rental Ordinance – R. Harvey commented on the issue from the state level. Nuisance ordinances and regulation ordinances were mentioned in the discussion as well. G. Purcell commented on having the rental ordinance as a topic that could be discussed and prioritized at the upcoming Joint meeting.

MINUTES

December 21, 2017

Page 4 of 5

APPROVED: 

CIP and Annual Report –

Reports were reviewed and changes noted.

First, the Annual PC Report was reviewed.

(Changes were given to Sandy Marcukaitis from Cathy Strickland on the Annual Report.)

Next, the Capital Improvement Plan – CIP – was reviewed.

(Corrections for the CIP were scribed by Tressa Knowles and given to S. Marcukaitis.)

Motion by Fiala with support from Heystek to have CIP (with changes made tonight) be handed off for final approval to the Township Board. All Ayes.

MOTION CARRIED.

Motion by Fiala with support from Heystek to give PC Annual Report (with changes made tonight) to the Township Board and request a joint meeting at their earliest convenience in January. All Ayes. MOTION CARRIED.

OTHER BUSINESS: (*OLD BUSINESS: was covered earlier in meeting.*)

Letter of Communication distributed to PC members: Letter from Cliff Bloom to Tom Rook, Supervisor of Orangeville Twp. regarding marina on Gun Lake at 11925 Marsh Rd.

A Draft Ordinance regarding marina regulation in Orangeville Twp. was distributed as well.

An Orangeville Township meeting is being held on Tuesday, January 2, at 7 p.m. at Orangeville Township. It is open to the public.

Another meeting: Jan. 22 at 7 p.m. at Senior Citizens Center in Hastings - a textual change to zoning ordinance for mixed used zoning for marinas will be considered. GLPA will be there opposing the proposed change.

PC Member Comments:

Paul Heystek thanked Sandy Marcukaitis for all of her hard work that she's done to help the PC. Also, referring to Ron Heilman's comments earlier in the meeting regarding short term rental, P. Heystek mentioned a bonding option (idea). If the renters do not meet standards, they would forfeit the bond to the township.

ADJOURNMENT:

Motion by Beukema with support from Heystek to adjourn at 9:51 p.m. All ayes. MOTION CARRIED.

Approved by: Tressa Knowles Date 1/18/18
Tressa Knowles, Planning Commission Secretary

MINUTES

December 21, 2017

Page 5 of 5

APPROVED: [Signature]

CIP and Annual Report Review

MOTIONS to FORWARD CIP AND PC ANNUAL REPORT TO TWP. BOARD.

OTHER BUSINESS

ADJOURNMENT

Deb Mousseau
Recording Secretary
December 21, 2017