

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>March 16, 2023</u> <i>Yankee Springs Twp. Hall Renovation is currently in progress.</i> <i>Tonight’s meeting took place at: <u>Gun Lake Community Church</u></i> <u>12200 W. M-179 Hwy., Wayland, MI 49348</u> MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. 3/16/23 </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, Beukema, Kooistra, Knowles, Frigmanski, Bush. <u>Absent with Notice:</u> Craven <u>Zoning Administrator:</u> Joe Shea, Present <u>Professional Planner:</u> Rebecca Harvey, Present <u>Staff Present:</u> Dennis Buist-Constable, Rob Heethuis, Mike Cunningham, Dave VanHouten, Sandy Marcukaitis. <u>Visitors:</u> 2 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <u>Add to agenda:</u> Discussion on lakefront lot width and how it is determined. <i>*It was noted that <u>PUD size</u> should be on a future agenda.</i> <i>Motion by Beukema with support from Fiala to approve the agenda as amended.</i> <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF</u> <u>AGENDA as</u> <u>amended</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA-</u> John Frigmanski – commented on the ZBA meeting that took place on March 14, 2023: There were 2 cases and both were approved. One was basically to tear a house down and rebuild it on the footprint. It needed a variance for the road and side. Both were worked out and ZBA actually approved the setbacks currently in place. The other case was to replace a flat roof with a pitched roof and because of the lake setback it had to have a variance and that was also approved. Discussion occurred regarding lakefront lot width determination. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

<p>Board of Trustees- Larry Knowles, noted that the Board on March 9th approved:</p> <ul style="list-style-type: none"> • Addition of roof snow bars on south side of hall to protect generator and A/C unit. • New fireproof file cabinet for Assessor’s office • Applying to DNR for grant for Twp. Park • Change order for fire truck • Township Clean Up Day as April 22nd • The hall should be ready for the next Twp. meeting 	<p>MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. 3/16/23</p>
<p><u>PUBLIC COMMENT: NONE</u></p>	<p>PUBLIC COMMENT</p>
<p><u>APPROVAL OF MINUTES</u> : Regular Meeting of February 16, 2023</p> <p><i>Motion by Frigmanski with support from Knowles to approve minutes of <u>February 16, 2023</u> as presented. All Ayes. MOTION CARRIED.</i></p>	<p><u>APPROVAL OF MINUTES- 2/16/23</u></p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p><u>ROLL CALL:</u> <i>Fiala asked the PC members present if there was any conflict of any PC member with the agenda of requests and as modified this evening. All PC members noted: NO conflicts. No: 6 and 1 Absent (Craven).</i></p>	<p><u>INQUIRY ON CONFLICT OF INTEREST</u></p>
<p><u>NEW BUSINESS:</u></p> <p>a. <u>Public Hearing</u> – Zoning Ordinance text amendments to Article II, Definitions, Section 2.1 (77) setback; and Article XII, General Regulations, Section 12.4 Required Setbacks regarding encroachments.</p> <p>Public Comment during Public Hearing: Opened at 7:38 p.m.</p> <p>Mike Cunningham of 1908 Heritage Bay Dr., speaking as a resident, felt the focus would be on the definition of a structure. “The only clarity needed,” noted Cunningham “was to specifically say that ground-mounted mechanical units are not structures. You can’t be any clearer than that.” Cunningham disagrees when the ordinance talks about generators being structures. “Structures exempted from side yard setbacks were meant to be sheds and porches and extensions of the house... Clearly structures constructed, built things- not assembled and manufactured. If it needs clarity, then, yes, say structure and they are not structures and that clears it up... ‘Structure’- what’s a ‘structure’? That’s the key to it.”</p> <p>Close Of Public Comment period in the Public Hearing at 7:42 p.m.</p> <p><i>Motion by Fiala with support from Knowles to table (above) to next meeting and request R. Harvey to draft language (reflecting above discussion) and give to PC members for review prior to the next meeting. All Ayes. MOTION CARRIED.</i></p>	<p><u>NEW BUSINESS</u></p> <p>PUBLIC HEARING</p> <p>Motion to request R. Harvey draft language for review prior to next month’s meeting.</p>

Discussion: Lakefront lot width and how it is determined - Handouts were provided by L. Knowles.

MINUTES
Page 3 of 3 PC
APPROVED: _____
Regular PC Mtg. 3/16/23

After lakefront lot width discussion:

Motion by Fiala with support from R. Beukema to request R. Harvey to 1) make a minor modification to definition of lot frontage and 2) make minor modifications to schematic for lot width and 3) fix subsections 3 & 4 where they talk about frontage so they are consistent with updated definitions. Modifications to be brought to PC first and then proper notice for public hearing at a future date. ALL AYES. MOTION CARRIED.

Motion to request modifications by R. Harvey.

*Brief discussion occurred regarding putting off tonight's hearing (Structure/side yard setback) as well and do all at once after review takes place next month.

b. Education: Upcoming and Completed Opportunities

S. Bush reviewed a recent Master Planning training and materials received at the work session.

OLD BUSINESS ITEMS:

OLD BUSINESS ITEMS

a. Review of 2023 PC Work Plan occurred.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

OTHER SUCH BUSINESS

R. Harvey commented that the County is having a new Master Plan prepared which has been accepted and is now in the adoption process.

The township will be provided with a summary assessment report from a WMU student who worked with Sandy Marcukaitis.

PUBLIC COMMENT: NONE

PUBLIC COMMENT

ADJOURNMENT:

ADJOURNMENT

Motion by Bush with support Beukema to adjourn at 8:05 p.m. All Ayes. MOTION CARRIED.

Deb Mousseau
Recording Secretary
3/16/23

Approved by: Frank M Fiala 4/16/23
Frank Fiala, Planning Commission Secretary Date