

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting 7:30 p.m. Thursday, September 26, 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 3 APPROVED: <u>09/27/19</u> </p>
<p>Meeting called to order at 7:30 PM by Planning Commission Chair, Cathy Strickland.</p> <p><i>The normal meeting date for the Planning Commission is the third Thursday of the month at 7 p.m. However, due to a community event on September 19th, the date was changed and published. A meeting held for the Gun Lake Improvement Board just prior to tonight's PC meeting, ended at 7:15 p.m.</i></p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call: Present:</u> Fiala, Beukema, Strickland, Jansens, Kennedy, VandenBerg, Bush.</p> <p><u>Absent:</u> Rebecca Harvey, Professional Planner.</p> <p><u>Present:</u> Eric Thompson, PCI, Zoning Administrator.</p> <p><u>Staff Present:</u> Sandy Marcukaitis, Chuck Biggs- Constable.</p> <p><u>Visitors:</u> 9 (not including staff present).</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p><u>APPROVAL OF AGENDA:</u> No changes.</p> <p><u>REPORTS from REPRESENTATIVES:</u></p> <p><u>Board of Trustees-</u> Shane VandenBerg, Trustee, commented that he was happy that P. Wordhouse was here tonight to explain what she (Wordhouse) noted (regarding pickleball) at the last Board Meeting on Sept. 12th. Also, S. VandenBerg commented that next month at the Regular Board meeting, the board will be talking about the Water Advisory Committee's recommendation for permits and connection fees which was tabled at the last meeting until Oct. 10th.</p> <p><u>ZBA-</u> Patrick Jansens commented that there was no meeting of the ZBA last month.</p>	<p>CHANGES TO AGENDA NONE.</p> <p>BOARD REPORTS from REPRESENTATIVES</p>
<p><u>PUBLIC COMMENT:</u></p> <p><u>Mrs. Phyllis Wordhouse:</u> Thanked the Planning Commission/Township for the pickleball courts at the Township Park. A promotional/proposal packet will be given to the PC members this evening. The group of pickleball players at the township park has grown to over 80 tax-paying residents. P. Wordhouse explained the need for six (6) additional pickleball courts, and an indoor pickleball facility. Proposals and estimated costs are in the packets. All contact information is in the packet. At the end of Mrs. Wordhouse's speech, the Promotional committee passed out the packets to PC members along with a sign-up sheet for pickleball.</p> <p><u>K. Kennedy</u> asked if the PC had authority to make a decision regarding additional courts.</p>	<p>PUBLIC COMMENT</p> <p>APPROVAL OF MINUTES</p>

C. Strickland commented that the Planning Commission did not have the authority to approve financial expenditures (the PC doesn't have a budget), but it could possibly be added to the Park Plan of the Capital Improvement Plan.

E. Thompson, PCI, Zoning Administrator commented that the current zoning ordinance doesn't address: special events or activities. The PC may have to look at adding this under the Special Use category of the zoning ordinance, whether it's a permit used by the Board as a whole or by the Zoning Administrator. Thompson also commented on reserving courts (public property), times of operation, and parking arrangements. Currently the ordinance doesn't have any standards to look at in order to approve.

C. Strickland mentioned possibly adding these items under "Park Improvement".

APPROVAL OF MINUTES:

Motion by Fiala with support from Beukema to approve minutes of August 15, 2019 as written. All Ayes. MOTION CARRIED.

NEW BUSINESS:

Solar Fields: No one present mentioned that they requested it to be on the agenda. E. Thompson commented that he would have information available for PC members regarding this topic.

Discussion of Nonconforming Uses and Structure-

E. Thompson commented regarding a deck to be removed entirely, and setbacks being non-conforming. Documentation from Planner was distributed. PC members needed time to read the material.

Motion by Fiala with support from VandenBerg to table discussion until October PC meeting to allow PC members time to review documentation. All Ayes. MOTION CARRIED.

Gravel Processing, Mining & Commercial Excavation Standards

Discussion took place regarding current legislation and future legislation for mining companies and local governments.

Motion by Fiala with support from S. VandenBerg to table further discussion on Gravel & Mining standards until discussion with planner occurs. All Ayes. MOTION CARRIED.

OLD BUSINESS:

Tabled rezoning request: (from last meeting)

1. **ZOC 19-08-04 Parcel ID 020-005-10** A request for a rezone of property by Lee Kooistra and Jon Holden at the corner of Lynn Drive and M-179 Hwy.

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APPROVED: _____

APPROVAL OF MINUTES

NEW BUSINESS

MOTION TO TABLE DISCUSSION ON NONCONFORMING USES/STRUCTURE

MOTION TO TABLE DISCUSSION ON Gravel & Mining Standards.

OLD BUSINESS

Asking for re-zone from C2 (Commercial 2) to RSF (Residential Single Family) per C. Strickland. C. Strickland opened it up for colleagues to comment. Discussion occurred.

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Motion by Fiala with support from VandenBerg to recommend rezoning (C2 to RSF) for (ZOC 19-08-04 at corner of Lynn Dr. & M-179 Hwy.). ROLL CALL VOTE: Kennedy: Yes, Jansens: Yes, Fiala: Yes, Beukema: Yes, VandenBerg: Yes, Bush: Yes, Strickland: No. Yes: 6, No: 1. MOTION CARRIED.

C. Strickland commented she voted no because it does not comply with the Chief Noonday Overlay District which is part of the Master Plan.

PUBLIC COMMENT:

PUBLIC COMMENT

Jim Penix 12598 Park Dr., commented that his knees (physical condition) drew him to pickleball. He is not a senior citizen. If courts weren't resurfaced, there would be no way he could play. Penix thanked the township for planning well and doing a good job. J. Penix commented that there were ways the community could help to finance more pickleball courts, as well, not just the township. Penix commented on private fund raising to offset some of the costs. Penix noted there are grant opportunities and also noted the need for a township blessing to go after and qualify for grants. Penix commented that the Planning Commission is able to make recommendations and has standards. Penix thanked the Planning Commission again and confirmed that 80 township residents are confirmed as playing. There is 170 total people playing pickleball at the township park, so some are from surrounding townships noted Penix. Penix commented on social advantages for seniors when getting out to play pickleball.

K. Kennedy, Planning Commission, commented on additional parking needed for expansions.

Wordhouse commented on having more cars; so more parking is needed. Wordhouse commented that it was too small already – even before pickleball.

Fiala mentioned that he thinks the activity of pickleball is great and inquired if the promotional committee had looked into checking out privately-owned places.

Penix commented on visiting a private entity servicing the Gull Lake area. Penix spoke of reserved courts and commented that reservation only comes into play when dedicating a court for training or for a tournament. Pickleball is really meant to be a "Mixing up" of people and players, noted Penix. Penix felt the public model works well if there are not enough courts.

P. Wordhouse commented on ADA courts, because wheelchair pickleball is really coming around. Wordhouse feels public would be the ideal way to go.

ADJOURNMENT:

ADJOURNMENT

Motion by Strickland with support from Beukema to adjourn at 8:25 p.m. All ayes. MOTION CARRIED.

Deb Mousseau
Recording Secretary
September 26, 2019

Approved by: Frank Fiala
Frank Fiala, Planning Commission Secretary Date

NEW BUSINESS:

ZOC# 17-01-01 PARCEL ID 08-16-020-005-10. A request by Lee Kooistra & Jon Holden to rezone the northern part of the property located on the northeast corner of M-179 & Lynn Dr. from the current zone of C-2 to a proposed zone of RSF per Article XIX, of the Yankee Springs Zoning Ordinance.

Open hearing at 7:09 p.m.:

Letter dated 1/10/17 was received by township from Ken & Gwen Hoving in support of the request of L. Kooistra and J. Holden. Letter was read into record by F. Fiala.

Discussion occurred regarding the Master Plan with PC members.

R. Harvey commented briefly on her discussion regarding her conversation with C. Kaufman, YS Twp. Attorney.

An aerial view of the property was shown on the projector/screen. The zoning map was shown as well.

Lee Kooistra commented he doesn't want to take advantage of his neighbors by leaving all of his stuff in various neighbors' storage barns. Jon Holden couldn't be at the meeting tonight due to his job. Kooistra commented that he doesn't have a business plan (for commercial zoning), he just wants to have a pole barn. The northern 150' of the lot would be residential and the southern 120' would be commercial.

Close of Public hearing at 7:45 p.m.

F. Fiala noted that he sees 3 items desired of those presenting the request:

1. Rezoned
2. Split off
3. Then once split occurs, they want to then get a special exception use for an outbuilding that doesn't have a residence on it.

R. Harvey emphasized certain areas for the PC to look at. Section 19.3 –amendment of zoning map and ordinance criteria was mentioned, along with identifying possible impact of the zoning change.

Motion by Fiala with support from Beukema to rezone the northern 150' of lot from C-2 to RSF based upon findings of the hearing. Roll Call: Strickland: No, Beukema: Yes, Fiala: Yes, Purcell: Yes, T. Knowles: Yes. Heystek: absent. Yes: 4, *No: 1, Absent: 1.

*C. Strickland commented that she was not in favor of multiple zones on one parcel and secondly the procedure is unclear on how we would do this.

Later in meeting: * At 8:59 p.m. Gwen Hoving came into the meeting, to see if the request (above) of Kooistra and Holden has been approved. G. Hoving was in favor of the request and also wrote a letter of support for the request noted above.

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1.19.17 PC

APPROVED: HC

Open hearing at 7:09 p.m.

Close of Public hearing at 7:45 p.m.

MOTION on Rezoning request of Kooistra/Holden.

G. Hoving entered meeting 8:59 p.m.