

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>September 16, 2021</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 4 PC APPROVED: _____ Regular PC Mtg 9/16/21 In Person </p>
<p> Meeting called to order at 7:04 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: ALL Present:</u> Kooistra, Kennedy, Fiala, Knowles, Beukema, Frigmanski, Bush. <u>Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Sandy Marcukaitis, Dennis Buist- Constable, Rob Heethuis <u>Visitors:</u> 5 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<ul style="list-style-type: none"> • <u>APPROVAL OF AGENDA:</u> • <u>Add Under Old Business:</u> request by Fiala to set date for a Special Meeting for Private Roads, and Capital Improvement Plan. • <u>Strike from tonight’s agenda:</u> SEU Request of J & S Kuiper (Elmwood Beach) due to noticing error in paper. This Request will be re-noticed and on next month’s agenda. <p> <i>Motion by Fiala with support from Beukema to approve the agenda as modified.</i> <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA as modified.</u> </p>
<p> REPORTS from REPRESENTATIVES: <u>Board of Trustees-</u> Larry Knowles, commented at the Board of Trustees’ last meeting on September 9th, the board: </p> <ul style="list-style-type: none"> • Meeting was attended by a representative from Yankee Springs Meadows and a meeting was set for the Supervisor and GLASWA Director to speak with the representative regarding YS Meadows’ water issues and extending our water main to them. • Noted the Veterans Memorial Dedication being held on September 6th. • Scheduled a Township Renovation Special meeting on September 30th at 6:00 p.m. • Was informed two (2) YS wells had been tested for PFAS and came back negative. <p> <u>ZBA-</u> John Frigmanski commented at the ZBA meeting September 14th, the ZBA heard the requests of the SEU (Kuiper/Elmwood Beach) that was put on hold at tonight’s PC meeting. At the Tuesday night ZBA meeting, J. Frigmanski noted, “They did accept one setback, denied one setback and accepted the additional square footage and that was a 3-2 vote.” </p>	<p> BOARD REPORTS from REPRESENTATIVES PUBLIC COMMENT </p>

<p>PUBLIC COMMENT: NONE</p>	
<p>APPROVAL OF MINUTES August 19, 2021 (Regular Meeting): <i>Motion by Kennedy with support from Knowles to approve August 19, 2021 Planning Commission Regular Meeting Minutes as presented. All ayes. MOTION CARRIED.</i></p>	<p>MINUTES Page 2 of 4 PC APPROVED: _____ Regular PC Mtg 9/16/21 In Person</p>
<p><u>NEW BUSINESS:</u></p>	<p><u>NEW BUSINESS</u></p>
<p><u>SEU 21-08-06 Parcel ID 007-027-00</u> A request by Shorewood Builders Inc. agent for John & Cheryl Kuiper, for SEU to build a guest quarter on existing structure on Elmwood Beach.</p>	<p><u>SEU 21-08-06 Parcel ID 007-027-00</u> A request by Shorewood Builders Inc. agent for John & Cheryl Kuiper of Elmwood Beach</p>
<p><u>ON HOLD</u> due to error in public noticing. SEU request will be re-noticed. This SEU request will be on the agenda for the October Regular PC meeting.</p> <p>-----</p>	
<p><u>SEU 21-08-07 Parcel ID 095-010-00</u> A request by Dennis & Kimberly Moore for a SEU to construct an accessory building on vacant lot on England Dr.</p> <p>Mr. Moore presented their request for a pole building.</p>	<p><u>SEU 21-08-07 Parcel ID 095-010-00</u> A request by Dennis & Kimberly Moore for a SEU to construct an accessory building on vacant lot on England Dr.</p>
<p><u>Public Comment opened by PC Chair S. Bush at 7:12 p.m.</u></p>	
<p>Four (4) letters were read into record, by S. Bush, from:</p>	
<p><u>Cory Herbst</u> (lives next to lot of proposed building) in support</p>	
<p><u>Jack Grashuis</u> of 3805 England Dr., in support</p>	
<p><u>Stacy & Brad Landman</u> (direct neighbors of the Moore's) in support</p>	
<p><u>Betty Baskin</u> (lives across the road from lot) in support</p>	
<p><u>Close of Public Comment made by Chairperson Bush at 7:16 p.m.</u></p>	
<p>Discussion occurred.</p>	
<p><i>Motion by Knowles with support from Beukema to approve request with the understanding height of eaves will not be over 16 feet, driveway will be between doors and the street across from his residence. Roll Call Vote: Frigmanski: Yes, Beukema: Yes, Knowles: Yes, Fiala: Yes, Bush: Yes, Kennedy: Yes, Kooistra: Yes. Yes: 7, No: 0. MOTION CARRIED.</i></p>	<p>MOTION to Approve</p>

Rezone 21-08-08 Parcel ID 011-008-00 Adam Sweeris of 8416 W. Bowens Mill Rd is requesting to rezone a portion of stated property to Rural Residential.

A. Sweeris presented his request.

Open & close public comment by S. Bush, Chair, at 7:40 p.m. with no public comment being heard.

S. Bush read through the eight (8) Request Analysis questions provided in R. Harvey's review (of this request).

Motion by Knowles with support from Kennedy to recommend to township board denial of this request because request is not consistent with the township's master plan. Roll Call Vote: Frigmanski: Yes, Beukema: Yes, Knowles: Yes, Kooistra: Yes, Kennedy: Yes, Fiala: Yes, Bush: Yes. Yes: 7, No: 0. MOTION CARRIED.

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Motion to recommend denial

OLD BUSINESS ITEMS:

Discussion regarding Special meeting date for Private Roads, CIP:

Motion by Fiala with support from Bush to hold a special meeting on Tuesday, September 28th at 7 p.m. for Private Roads Standards, CIP (Capital Improvement Plan), and Home Occupation. All ayes. Motion Carried.

Discussion of Private Road Standards and Zoning Districts

(Special meeting to discuss this subject will occur on Tuesday, Sept. 28th. Motion made above.)

Capital Improvement Plan

(Special meeting to discuss this subject will occur on Tuesday, Sept. 28th. Motion made above.)

Discussion of Solar and Wind Energy

Regarding **Solar information**: Half of the attachments did not come through with the emailed information per Harvey.

Wind: R. Harvey was requested to pull together what other communities have done regarding Wind energy.

Review PC Work plan and establish next steps

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Discussion occurred regarding Land Division which included references to: Article XIV (14) & ARTICLE VIII of Zoning Ordinance, Township Ordinance: 46, 47, 48, Site Condos, PUDs and LDA (Land Division Act).

OLD BUSINESS ITEMS

MOTION for Special Meeting

PUBLIC COMMENT:

Rob Heethuis commented for clarification on groups contacting the Attorney: “All the groups contact the attorney. Typically, like they said, they inform the board, usually that’s to Mike and myself, they copy that to both of us and when they contact the board in their communications, the response comes; they copy Mike and I also. So we’re just following what’s going on.”

ADJOURNMENT:

Motion by Bush with support from Kennedy to adjourn at 8:18 p.m.

All Ayes. MOTION CARRIED.

Approved by: Frank M Fiala 10/21/21
Frank Fiala, Planning Commission Secretary Date

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PUBLIC COMMENT