

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>August 15, 2024</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> DRAFT MINUTES Page 1 of 4 PC APPROVED: _____ Regular PC Mtg. August 15, 2024 <i>Routing 8/19/24</i> <i>Beukema</i> <i>Email</i> <i>Web</i> <i>Binder</i> </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> (Six (6) Present): Beukema, Bush, Fiala, Frigmanski, Knowles, Kooistra. <u>Absent with Notice:</u> R. Craven <u>Zoning Administrator:</u> Joe Shea, Present. <u>Professional Planner:</u> Not Present <u>Staff Present:</u> Dennis Buist-Constable, Sandy Marcukaitis, Rob Heethuis, Brad Williams- Code Enforcement Officer. <u>Visitors:</u> 7 (not including staff present). </p>	
<p> <u>APPROVAL OF AGENDA:</u> <u>Add/Change:</u> None <i>Motion by Beukema with support from Knowles to approve tonight's agenda as submitted. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees- Larry Knowles,</u> reported regarding the Board meeting on 8/8/24: <u>The Board:</u> <ul style="list-style-type: none"> • Approved 2nd public hearing for Barlow Lake Weed Assessment District • Approved to have a special hearing to have Rural Water explain findings of the water system rate study that was performed. • Approved land split on Old Mill Road. • Approved Kitchen (township hall) remodel (again). • Approved installment of four (4) doors at the Fire Station. • Requested PC to do what it can tonight to finish up and give them the language of the survey (regarding the Master Plan). <u>ZBA, John Frigmanski,</u> reported regarding the meeting on 8/13/24: <ul style="list-style-type: none"> • Two items came before the ZBA. Both were to overturn the ZA's rulings. • One item was on a STR that raised some questions and the ZBA has asked the PC to take a look at it –regarding the house and STR unit on Barlow Lake (Heritage Bay Dr.) • The other item was on shipping containers. Shipping containers is on the PC agenda for this evening. </p>	<p> <u>BOARD REPORTS from REPRESENTATIVES</u> </p>

<p><u>ZONING ADMINISTRATOR REPORT: Joe Shea, ZA</u> Most of their (J. Shea and Brad Williams) time this summer has involved STR enforcement. J. Shea commented that he has denied probably 50 applications for STRs and some of those have appealed. The ZBA has seen some of those. Also approximately 20 citations have been issued for STRs being operated without permits. They've also been to court almost every Monday since early June to the Magistrate for STRs to be resolved. Most of those have been resolved by arriving at a settlement for a lower fine and the person signs a consent order never to operate without a permit of a STR. One defendant insisted on a hearing in front of the Magistrate. She found him fully responsible and he was liable for a \$2,500 fine. J. Shea concluded, "It's been really hard but we expect it to improve."</p>	<p>DRAFT MINUTES Page 2 of 4 PC APPROVED: _____ Regular PC Mtg. August 15, 2024</p> <p><u>ZONING ADMINISTRATOR REPORT</u></p>
<p><u>PUBLIC COMMENT: 3 minute limit</u></p> <p>Eric Leep of YS Township commented that he has two (2) shipping containers on his residential lot at the end of a private drive in the woods. E. Leep plans on putting a roof over them and making it look like a barn when it's done. "It will look great when it's done, ... and hopefully we can keep them," added Leep.</p>	<p><u>PUBLIC COMMENT</u></p>
<p><u>APPROVAL OF MINUTES: Regular Meeting of July 18, 2024</u></p> <p><i>Motion by Knowles with support from Beukema to approve minutes of Regular Meeting of July 18, 2024 as presented. All Ayes. MOTION CARRIED.</i></p>	<p><u>APPROVAL OF MINUTES</u></p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p>ROLL CALL: <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 present noted: NO conflicts. No: 6, Yes: 0, Absent: 1</i></p>	<p><u>INQUIRY ON CONFLICT OF INTEREST</u></p>
<p><u>NEW BUSINESS:</u></p> <p>SEU 24-06-08: Parcel ID 16-370-011-00, A request by Dan VanSullichem and Amy Johnson of Gun Lake Property LLC for a STR at 2740 Sandon Circle #11.</p> <p>A representative was not at the meeting to present the request. Application and information was shared to PC Members in advance by the Zoning Department. Chair Bush noted that this request was similar to last month's request in which Whispering Pines condominiums are currently zoned for Resort Recreation (RC), which gives the PC leeway to allow for an SEU for a STR. Joe Shea commented that this request (tonight) was basically the same situation as with the three (3) Whispering Pines condos SEU requests at the last PC meeting.</p> <p><u>Open of Public Hearing. 7:12 p.m.</u></p> <p>No Public Comment.</p> <p><u>Close of Public Hearing 7:13 p.m.</u></p>	<p><u>NEW BUSINESS</u></p> <p>SEU 24-06-08: Parcel ID 16-370-011-00 request for 2740 Sandon Circle #11.</p>

Reference was made to the three (3) similar requests of Whispering Pines property owners at the Planning Commission's meeting on July 18, 2024.

Motion by Fiala with support from Knowles to approve SEU request #24-06-08 (Gun Lake Prop. LLC) for only the remainder of 2024. Beukema: Yes, Bush: Yes, Fiala: Yes, Frigmanski: Yes, Knowles: Yes, Kooistra: No, Craven: Absent. Yes: 5, No:1, Absent: 1. MOTION CARRIED.

EDUCATION – UPCOMING AND COMPLETED OPPORTUNITIES

No educational activity to report for this month. Fiala noted "Hot Topics" educational opportunity coming up. S. Bush will email the group regarding her findings of anything coming up within the next two or three months.

OLD BUSINESS:

Discussion on Shipping containers-

J. Shea, ZA, commented noting conversation with PCI regarding shipping containers and what other communities are dealing with- mentioning zoning areas where shipping containers are permitted and not permitted. Regarding building code, PCI noted there is not a standard for these. Items such as shipping container attachment, connections and foundations, etc., present an unusual situation from a building code standpoint as well.

Discussion took place with PC members.

Discussion of Public Input regarding the Master Plan

Questions for the public survey were discussed, along with the postcard that will be mailed out. Discussion also took place regarding notification of an upcoming public meeting regarding the survey/info for Master Plan. The completion date of survey was noted as being October 31st.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Fiala noted the word "parcel" noting a distinction between a tax parcel and deeded parcel when someone comes in for a building permit or STR. Fiala feels a resident should bring in their warranty deed and a survey. It's very difficult to read the current ordinance and reach that conclusion as to what is meant by "parcel" and what can be permitted, (or not permitted) with the said parcel. Example: Combination of more than one lot into a tax parcel and individual deeded lots within that parcel may have certain allowances or restrictions.

The ZBA has asked the PC to review for possible STR Ordinance changes.

Frigmanski noted that "close proximity" of a STR owner's main residence to the STR unit was an item to be taken into consideration by the PC in looking at the STR ordinance.

DRAFT MINUTES

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APPROVED: _____

Regular PC Mtg.

August 15, 2024

MOTION to APPROVE

OLD BUSINESS

SHIPPING CONTAINERS

Public Input regarding the Master Plan

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

PUBLIC COMMENT: NONE

DRAFT MINUTES

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APPROVED: _____

Regular PC Mtg.

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ADJOURNMENT:

Motion by Beukema with support from Knowles to adjourn meeting at 7:52 p.m.

PUBLIC COMMENT

Approved by: _____

Frank Fiala, Planning Commission Secretary

_____ Date

ADJOURNMENT