## VANKEE SPRINGS TOWNSHIP **Minutes** Page 1 of 4 PC PLANNING COMMISSION APPROVED: Regular Meeting Regular PC Mtg. 7:00 p.m. March 20, 2025 March 20, 2025 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 **MINUTES CALL TO ORDER** Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. **PLEDGE** PLEDGE OF ALLEGIANCE ROLL CALL Roll Call: Present: Bush, Kooistra, Knowles, Fiala, Craven, (Rich Beukema arrived at 7:04 pm) Absent with Notice: Frigmanski, 1 ABSENT Zoning Administrator: Joe Shea, Present Professional Planner: Not Present Staff Present: Dennis Buist-Constable, Sandy Marcukaitis Visitors: 12 (not including staff present) APPROVAL OF APPROVAL OF AGENDA: **AGENDA** Adds/Changes: Add the approval of the Minutes of the Special PC Meeting Feb 20, 2025 Motion by Fiala with support from Kooistra to approve tonight's agenda with the addition of approval of Minutes from the Feb. 20, 2025, special PC Meeting. All AYES. MOTION CARRIED. REPORTS from REPRESENTATIVES: **BOARD REPORTS** from ZBA, John Frigmanski REPRESENTATIV none ES Board of Trustees-Larry Knowles, reported regarding the Board meeting on 3/13/2025 Accepted a bid from Koval Construction to renovate bathrooms Approved funding Rapid Intervention Kits for the fire trucks Authorized mulch for the parks **ZONING** Spring clean up day is April 26 ADMINISTRATOR ZONING ADMINISTRATOR REPORT: Joe Shea, ZA REPORT Report: none PUBLIC

PUBLIC COMMENT: (Non-agenda matters) - (Limit to 3 minutes per person-Additional

comments under item 11)

None

COMMENT

# APPROVAL OF MINUTES:

Regular Meeting of February 19, 2025

Motion by Fiala with support from Knowles to approve minutes of the Regular PC Meeting of February 19, 2025 as presented. All AYES. **MOTION CARRIED**.

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Special Meeting of February 20, 2025.

Motion by Fiala with support from Knowles to approve minutes of the Regular PC Meeting of Feb. 20, 2025 as presented. All AYES. **MOTION CARRIED**.

APPROVAL OF MINUTES

# **INQUIRY ON CONFLICT OF INTEREST:**

**ROLL CALL**: F. 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, Yes: 0.

INQUIRY ON CONFLICT OF INTEREST

## **NEW BUSINESS:**

1. SEU 25-02-04: Parcel ID: 16-370-013-00, 2734 Sandon Circle #13, Wayland, MI 39348. A request by Christopher and Patricia Gonser, the property owners, for a special exception use permit to operate a commercial Short-term rental pursuant to the Yankee Springs Zoning Ordinance, *Article X*, *Short Term Rentals*.

**NEW BUSINESS** 

Approval of SEU 25-02-04: Parcel ID: 16-370-013-00

Joe Shea: This is the same as the other Whispering Pines STR's that have been granted. They are allowed to do this because of how it is zoned. A voice message was received at Joe Shea's office from Nancy Drier, a neighbor, saying that she is opposed to this request.

Discussion: None

Motion by Knowles with support from Craven to approve the request of SEU 25-02-04: Parcel ID: 16-370-013-00.

5 AYES, 1 NO. MOTION CARRIED.

2. SEU 25-02-05: Parcel ID: 16-215-014-20, 2734 Lot 22 Streeters Resort Plat, Middleville, MI 49333

A request by Robert and Patricia Albaugh, the property owners, for a special exception use permit to build an outbuilding pursuant to the Yankee Springs Zoning ordinance, *Article XII*, section 12.7 Outbuilding.

Patricia Albaugh spoke and explained that they live next to this adjacent lot and would like to build an outbuilding for storage. They have attempted to preserve the neighbors view of the lake.

Joe Shea: It is a platted lot zoned RSF but is similar to many other lots of Gun Lake that have outbuildings. The location should be as far back as possible on the lot. Discussion: none.

Motion by Knowles with support from Beukema to approve the request of SEU 25-02-04: Parcel ID: 16-370-013-00.

All AYES. MOTION CARRIED.

3. Parcel ID: 16-005-006-50, Bass Road P.U.D. Preliminary Discussion with engineer, Paul Henderson.

Approval of SEU 25-02-05: Parcel ID: 16-215-014-20 The purpose for this proposal is to build site condominiums with lots to be 3 acres or greater on the land off of Bass Road. In the short term, they propose extraction of sand and gravel to be transported to the pit across the road. This initial proposal is to get sand and gravel off the site. The plan is to do the mining, restoration, then build. The mining plan they have meets all current requirements.

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Discussion: How long is the mining process? 5 years is the goal.

Where does the watershed go? Water will drain into the two low areas or other wetlands. There will be a retention area so there is no runoff from the site during or after the development.

Mr. Henderson looks forward to coming again with a formal submission.

#### **OLD BUSINESS:**

## • Discussion of the Master Plan.

Shana Bush will update the text of the Master Plan and get it to the PC members so that it can be reviewed at the next meeting.

## Discussion on Whispering Pines

Joe Shea talked with the township attorney about the Consent Judgment from 2013. The attorney suggested that rezoning is the way to go.

A PC subcommittee met and is recommending that Whispering Pines be rezoned, but that there be a delay and to hold a public hearing as soon as possible. All current Whispering Pines owners will be informed of the plan and invited to the hearing, informing them that after it is rezoned, they will not be able to get an STR, but at this time they can get grandfathered in.

It sees the most fair way to proceed.

Motion by Knowles with support from Craven to hold a public hearing at next month's meeting regarding the rezoning of Whispering Pines.

ALL AYES. MOTION CARRIED.

## Discussion on Mining and Pond Items

Joe Shea checked with our attorney about our current mining ordinance. The attorney states there are loopholes in the ordinance and suggested that it would be good to have a zoning ordinance that requires an SEU permit to dig a pond with a provision that limits the amount of material that can be excavated from the site. Joe shared several other township's ordinances.

Beukema would like to see an exception for koi ponds, or other small ponds under a certain size.

Shana Bush will review the ordinances that Joe has submitted to the PC, put something together for consideration and the PC will address it next month.

# OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

None

OLD BUSINESS

Discussion of the Master Plan

Discussion on Whispering Pines

Discussion on Mining and Pond Items

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

PUBLIC COMMENT: (3 minute limit)  Dave Laansma (Paye Lake Rd): On the gravel mining ordinance, Mr. Laansma urged the Planning Commission to be alert and aware of the fact that when they make these requests to mine that the intention will be to take as much as possible. Make sure it is written as clearly as possible.	MINUTES Page 4 of 4 PC APPROVED: Regular PC Mtg. March 20, 2025
Public Comment closed at 7:58 pm.	PUBLIC COMMENT
Additional Comment:	
• None	
ADJOURNMENT:  Motion by Beukema with support from Knowles to adjourn meeting at 7:58 pm. All AYES. MOTION CARRIED.	
Approved by: Trail 4 Traila 4/17/25  Frank Fiala, Planning Commission Secretary Date	
Respectfully submitted by Diane Dykgraaf, Recording Secretary March 20, 2025	