

<p>APPROVAL OF MINUTES: Regular Meeting of February 19, 2025 <i>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.</i></p> <p>Special Meeting of February 20, 2025. <i>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.</i></p>	<p>MINUTES Page 2 of 4 PC APPROVED:___ Regular PC Mtg. March 20, 2025</p> <p>APPROVAL OF MINUTES</p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p>ROLL CALL: <i>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.</i> <i>All PC members noted: NO conflicts. No: 6, Yes: 0.</i></p> <hr/> <p><u>NEW BUSINESS:</u></p> <p>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, <i>Article X, Short Term Rentals.</i></p> <p>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</p> <p><i>Motion by Knowles with support from Craven to approve the request of SEU 25-02-04: Parcel ID: 16-370-013-00.</i></p> <p>5 AYES, 1 NO. MOTION CARRIED.</p> <p>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, <i>Article XII, section 12.7 Outbuilding.</i></p> <p>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.</p> <p>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.</p> <p><i>Motion by Knowles with support from Beukema to approve the request of SEU 25-02-04: Parcel ID: 16-370-013-00.</i> All AYES. MOTION CARRIED.</p> <p>3. Parcel ID: 16-005-006-50, Bass Road P.U.D. Preliminary Discussion with engineer, Paul Henderson.</p>	<p>INQUIRY ON CONFLICT OF INTEREST</p> <p>NEW BUSINESS</p> <p>Approval of SEU 25-02-04: Parcel ID: 16-370-013-00</p> <p>Approval of SEU 25-02-05: Parcel ID: 16-215-014-20</p>

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.

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

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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.

Public Comment closed at 7:58 pm.

Additional Comment:

- None

ADJOURNMENT:

Motion by Beukema with support from Knowles to adjourn meeting at 7:58 pm.
All AYES. MOTION CARRIED.

Approved by: Frank Fiala 4/17/25
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary
March 20, 2025

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PUBLIC
COMMENT