

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>September 19, 2024</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> DRAFT MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. Sept. 19, 2024 <i>Routing 9/26/24</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.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call: Present:</u> (Present): Beukema, Bush, Craven, Fiala, Knowles, Kooistra. <u>Absent with Notice:</u> John Frigmanski</p> <p><u>Zoning Administrator:</u> Joe Shea, Present</p> <p><u>Professional Planner:</u> Not Present</p> <p><u>Staff Present:</u> Dennis Buist-Constable, Sandy Marcukaitis</p> <p><u>Visitors:</u> 2 (not including staff present).</p>	
<p><u>APPROVAL OF AGENDA:</u></p> <p><u>Adds or Changes:</u> Fiala requested discussion under - #9 <u>Old Business</u> regarding year round docks- in respect to the ordinance and also discussion on the Mining Ordinance was requested.</p> <p><i>Motion by Fiala with support from Knowles to amend tonight’s agenda as mentioned above. All AYES. MOTION CARRIED.</i></p>	<p><u>APPROVAL OF AGENDA</u></p>
<p><u>REPORTS from REPRESENTATIVES:</u></p> <p>Board of Trustees- Larry Knowles, reported regarding the Board meeting on 9/12/24:</p> <ul style="list-style-type: none"> • Four (4) doors were replaced at the fire station. • Re-Fired up kitchen remodel again for the township hall. • Duct work to be done in Zoning Administrator’s office. • Approved winterization of the sprinkler systems. • PC Survey for Master Plan work approved. <p><u>ZBA, John Frigmanski,</u> was absent with notice this evening.</p>	<p><u>BOARD REPORTS from REPRESENTATIVES</u></p>
<p><u>ZONING ADMINISTRATOR REPORT:</u> Joe Shea, ZA</p> <p>A recent STR committee meeting was held to evaluate implementation of the 1st year of the amended ordinance. Another meeting in approximately two weeks will be held. After a few meetings, the STR group hopes to have some recommendations to bring to the Planning Commission.</p>	<p><u>ZONING ADMINISTRATOR REPORT</u></p>

<p>PUBLIC COMMENT: <i>(Non-agenda matters) - (Limit to 3 minutes per person- Additional comments under item 11) NONE.</i></p>	<p>DRAFT MINUTES Page 2 of 3 PC APPROVED: _____</p>
<p>APPROVAL OF MINUTES: Regular Meeting of August 15, 2024</p> <p><i>Motion by Craven with support from Knowles to approve minutes of Regular Meeting of August 15, 2024 as presented. All Ayes. MOTION CARRIED.</i></p>	<p>Regular PC Mtg. Sept. 19, 2024</p> <p>APPROVAL OF MINUTES</p>
<p>INQUIRY ON CONFLICT OF INTEREST:</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. All PC members noted: NO conflicts. No: 6, Yes: 0, Absent: 1</i></p>	<p>INQUIRY ON CONFLICT OF INTEREST</p>
<p>NEW BUSINESS:</p> <p>SEU 24-07-09: Parcel ID 16-070-021-00, 3454 Elmwood Beach Road, Middleville, MI 49333. <i>The property is zoned Gun Lake Residential Lakefront. The property owner, George Adams, is requesting a special exception use permit for living quarters in an outbuilding pursuant to Yankee Springs Zoning Ordinance Section 12.7 Outbuildings.</i></p> <p>George Adams presented his request.</p> <p>Notes of Support: Kay & John Simpson 3482 Elmwood Beach Rd. Ann Hannapel-Nolan also of Elmwood Beach Rd.</p> <p>No other notes or emails were received per Zoning Administrator Joe Shea.</p> <p><i>Motion by Fiala with support by Knowles to approve the SEU (24-07-09) as presented with the 456 sq. feet of finished area. Roll Call Vote: Beukema: Yes, Bush: Yes, Craven: Yes, Fiala: Yes, Knowles: Yes, Kooistra: Yes. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.</i></p> <p>-----</p> <p>Discussion: Proposed amendment to ZO (Zoning Ordinance) Section 20.8</p> <p>Lengthy discussion took place reviewing Joe Shea’s review.</p> <p><i>Motion by Bush with support from Beukema to approve to take this change to (20.8 3 d to the same language as NB (National Boatland) standards #2) public hearing on Oct. 17th. All Ayes. MOTION CARRIED.</i></p> <p>-----</p> <p>Discussion took place regarding taking upcoming STR recommendations to public hearing.</p> <p><i>MOTION by Knowles with support from Kooistra to take changes of STR ordinance to Public Hearing on Oct. 17th. All Ayes. MOTION CARRIED.</i></p>	<p>NEW BUSINESS</p> <p>SEU 24-07-09: Parcel ID 16-070-021-00, 3454 Elmwood Beach Road, Middleville, MI 49333. <i>G. Adams</i></p> <p>MOTION to Approve</p> <p>MOTION to take to PUBLIC HRG. (ZO Sect. 20.8)</p> <p>MOTION to take to Public Hearing (STR Changes).</p>

EDUCATION – UPCOMING AND COMPLETED OPPORTUNITIES

No educational activity to report for this month.

S. Bush will be going to the MTA Regional Meeting in Kalamazoo, on Thursday, Sept. 26th.

J. Shea gave a brief review on a conference he attended yesterday that included proposed legislation on STR's.

OLD BUSINESS:

Discussion on Shipping containers - S. Bush asked Joe Shea to contact Catherine Kaufman to draft up as an actual ordinance (Shipping containers) and go to public hearing in October as well. S. Bush requested PC members to read through this again and bring their copy to the next meeting.

Discussion of the Master Plan – approval for the survey postcards by the Board of Trustees has taken place. S. Bush requested extra copies for the twp. office as well as local businesses. R. Craven will be able to “lock down” the survey to not have duplications. Maybe on social media announce that hard copies of surveys can be received at the township office or the fire station?

Mining Ordinance: R. Harvey is helping Barry County Planning overhaul their mining ordinance and the whole county ordinance. Fiala would like the PC to consider this newly improved mining ordinance. Fiala will get an electronic copy to S. Bush and J. Shea.

Permanent docks were briefly discussed.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

PUBLIC COMMENT:

ADJOURNMENT:

Motion by Bush with support from Fiala to adjourn meeting at 8:20 pm. All AYES. MOTION CARRIED.

Approved by: _____
Frank Fiala, Planning Commission Secretary Date

DRAFT MINUTES

Page 3 of 3 PC

APPROVED: _____

Regular PC Mtg.

Sept. 19, 2024

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