

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  <b><u>In Person</u>– Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>January 18, 2024</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>  <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  Page 1 of 5 PC  <b>APPROVED:</b> _____  Regular PC Mtg.  January 18, 2024 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Present:</b> Fiala, Kooistra, Knowles, Craven, Bush, and Beukema.  <b><u>Absent with Notice:</u></b> Frigmanski (with notice)  <b><u>Zoning Administrator:</u></b> Joe Shea, Present  <b><u>Professional Planner:</u></b> Rebecca Harvey, Present  <b><u>Staff Present:</u></b> Dennis Buist-Constable, Sandy Marcukaitis, Rob Heethuis  <b><u>Visitors:</u></b> 8 (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b>  <b><u>Add:</u></b> Election of Officers  <b><u>Move:</u></b> Annual Report &amp; CIP up to beginning of discussion under Old Business.  <i>Motion by Beukema with support from Knowles to approve the agenda as amended.</i>  <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF AGENDA</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b>Board of Trustees- Larry Knowles</b>, reported the Board:  <i>Approved the rezone on Russell and the solar ordinance.</i>  <b>ZBA, John Frigmanski</b>, not present. (Absent with Notice).  <b><u>ZONING ADMINISTRATOR REPORT:</u></b> Joe Shea, ZA commented regarding: <ul style="list-style-type: none"> <li>• <i>Approximately three (3) permits so far this month. (Winter season= slower)</i></li> <li>• <i>The Bd. Of Trustees approved hiring of Granicus and renewal fee for STRs to \$500 at the Regular Board Meeting, on January 11, 2024.</i></li> </ul> </p>	<p> <b><u>BOARD REPORTS from REPRESENTATIVES</u></b>   <b><u>ZONING ADMINISTRATOR REPORT</u></b> </p>
<p> <b><u>PUBLIC COMMENT:</u></b>  <b>Robin Laansma</b>, of Payne Lake Rd., is commenting, “My comment is prompted by the discussion about the Chicken Ordinance, however, it applies to all ordinances. Thank you to Joe for your preparedness at the last meeting. It makes sense for a township to provide directions by crafting a chicken ordinance. It helps all residents have clarification on this matter. What I expect from this Planning Commission Board is to do just that- craft an </p>	<p> <b><u>PUBLIC COMMENT</u></b> </p>

<p>ordinance for the good of the township. What I do not expect from this Planning Commission Board is anyone who uses their position on this Board to promote or rally against any ordinance based on personal bias. That is not acceptable.”</p> <p>Mrs. Laansma also requested the PC members to speak into their microphones.</p>	<p><b>MINUTES</b>  <b>Page 2 of 5 PC</b>  <b>APPROVED:</b> _____  Regular PC Mtg.  January 18, 2024</p>
<p><b><u>APPROVAL OF MINUTES</u> : Regular Meeting of December 21, 2023 and Special PC – STR meeting on January 9, 2024.</b></p> <p><i>Strike: on Dec. 21, 2023 Minutes: Shana Bush as acting chair (absent that evening). Frank Fiala was acting chair for the meeting.</i></p> <p><i>Motion by Knowles with support from Beukema to approve minutes of Regular Meeting of December 21, 2023 as amended. All Ayes. MOTION CARRIED.</i></p> <p><i>Motion by Fiala with support from Beukema to approve minutes of Special PC – STR meeting on January 9, 2024 as presented. All Ayes. MOTION CARRIED.</i></p>	<p><b><u>APPROVAL OF MINUTES</u></b></p>
<p><b><u>INQUIRY ON CONFLICT OF INTEREST:</u></b></p> <p><b><u>ROLL CALL:</u></b> <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 noted: NO conflicts. No: 6, Yes: 0, Absent: 1</i></p>	<p><b><u>INQUIRY ON CONFLICT OF INTEREST</u></b></p>
<p><b><u>NEW BUSINESS:</u></b></p> <p>1. <b><u>ZOC 23-11-04, Parcel ID: 16-240-027-00, 8411 Willson Drive, Middleville, MI 49333.</u></b> A request by Harold Keizer, the property owner, to re-zone the vacant 6-acre (approx.) back parcel from RA to RR pursuant to Yankee Springs Township Zoning Ordinance, Article XIX amendments to Zoning Ordinance and Official Zoning Map. <b>Harold Keizer</b> presented his request.</p> <p><b>J. Shea</b> reviewed the request and noted there had been no notification from anyone in opposition to this request.</p> <p><i>Motion by Fiala with support from Knowles to recommend to the Board to change zoning from RA to RR. All Ayes. MOTION CARRIED.</i></p>	<p><b><u>NEW BUSINESS</u></b></p> <p><b><u>ZOC 23-11-04, Parcel ID: 16-240-027-00, 8411 Willson Drive, Middleville</u></b></p> <p>MOTION to Change Zoning</p>
<p><b><u>Discussion of Error in Zoning Ordinance Text Section 12.4</u></b></p> <p><i>Motion by S. Bush with support by Fiala to have Joe Shea contact Municode to update the change and re-publish the corrected text. All Ayes. MOTION CARRIED.</i></p>	<p>MOTION to Contact Municode to update and correct.</p>
<p><b><u>Education: Upcoming and Completed Opportunities</u></b></p> <p><i>Rich Beukema noted he is interested in a class on March 19th (at KVCC) and another class on May 8<sup>th</sup> (Spring Institute in Lansing).</i></p>	<p><b><u>Education: Upcoming and Completed Opportunities</u></b></p>

<p><b><u>ELECTION OF OFFICERS:</u></b></p> <p><i>Motion by Fiala with support from Beukema to nominate <u>Shana Bush for Chair</u>. All Ayes. MOTION CARRIED.</i></p> <p><i>Motion by Fiala with support from Knowles to nominate <u>Lee Kooistra as Vice Chair</u>. All Ayes. MOTION CARRIED.</i></p> <p><i>Motion by Beukema with support by Bush to nominate <u>Frank Fiala for Secretary</u>. All Ayes. MOTION CARRIED.</i></p>	<p><b>MINUTES</b> Page 3 of 5 PC <b>APPROVED:</b> _____ Regular PC Mtg. January 18, 2024</p> <p><b><u>ELECTION OF OFFICERS</u></b></p>
<p><b><u>OLD BUSINESS ITEMS:</u></b></p> <p><b><u>Annual Report Discussion:</u></b> <i>S. Bush reviewed the report.</i></p> <p><i>Motion by Fiala with support from Beukema to approve Annual Report as modified. All Ayes. MOTION CARRIED.</i></p>	<p><b><u>OLD BUSINESS</u></b></p> <p>MOTION to APPROVE Annual Report</p>
<p><b><u>CIP Review (Capital Improvement Plan)</u></b></p> <p><i>Motion by Fiala with support from Knowles to approve report as modified and present at January 24<sup>th</sup>, Joint Meeting. All Ayes. MOTION CARRIED.</i></p>	<p>MOTION to APPROVE CIP</p>
<p><b><u>Discussion of Bay Meadows rezoning &amp; PUD Amendment</u></b></p> <p><i>Nancy Viviano of 1624 Parker Dr., was present from Bay Meadows.</i></p>	<p><b><u>Discussion of Bay Meadows rezoning &amp; PUD Amendment</u></b></p>
<p><b><u>OPEN for Public Comment at 7:43 p.m.</u></b></p> <p><i>No Comment.</i></p> <p><b><u>CLOSE Public Comment at 7:43 p.m.</u></b></p> <p><i>Discussion took place.</i></p> <p>Rebecca Harvey advised on what items should be looked at for amending: “A change in density, open space, and the envisioned access and I’d think you’d want to be very clear on how those original conditions of approval were instituted so that you change what you need to change and you don’t run into a conflict,” noted Harvey.</p> <p><i>Motion by Knowles with support from Beukema to retable this issue to February Regular PC meeting (2/15/24) and have ZA go back and see if they would entertain amending their PUD. All Ayes. MOTION CARRIED.</i></p> <p>Items were noted for Joe Shea, ZA, by R. Harvey, to address with Bay Meadows: “Confirm with the applicant that they are okay operating within the current boundaries of the PUD. And if so, they should show development of the two single family home sites; show the proposed access and it would be a reduction of the open space which has already been calculated. Also, check and pull the minutes of when it was</p>	<p>MOTION to re-table to Feb. PC meeting of 2/15/24).</p>

originally approved and see if there are any other conditions of the approval that are somehow going to be impacted by this so that you guys know what you have to act on. ....The biggest two questions are: "Are we willing to do it this way?" and "What's your access proposal?"

R. Harvey also addressed an inquiry from an unidentified gentlemen of Bay Meadows by clarifying the information in the prior paragraph.

**Discussion of Backyard Chicken Ordinance- proposed text amendment**

S. Bush noted Joe Shea's input from the township attorney.

PC Members discussed the issue and noted their preferences.

**Public Comment Opened at 8:33 p.m.**

**David Laansma of Payne Lake Rd.**, commented that he appreciated the thought that was given to this issue tonight. He felt 20,000 feet is probably reasonable for the lakefront area. D. Laansma referred to a previous PC comment about geese "...by a magnitude of 1000 are a much larger problem and any number of dogs running around on a yard that is a pollution issue too, ... but we're talking about four birds in a confined area- in a coop. It's pretty well-contained. I don't think there's a lot to be concerned about. Thank you for talking about this," concluded Mr. Laansma.

**Robin Laansma, also of Payne Lake Rd.**, commented that chicken manure gets sold because it is so valuable... "I think the fear, it comes across as so much fear, to have chickens near a lake- it just, it boggles my mind. It's valuable, the chicken manure is," commented Mrs. Laansma.

**Close of public Comment on 8:35 p.m.**

*Motion by Beukema with support by Knowles to adopt the full Chicken Ordinance that was drafted and proposed in December 2023 (allows four (4) chickens on 20,000 sq. ft. in the RSF, RLF and GLRLF). All Ayes. MOTION CARRIED.*

**Discussion of Master Plan**

**Wednesday, February 28<sup>th</sup> at 7 p.m. will be a Special meeting to start work on the Master Plan.**

**Discussion on Annual Report- moved to beginning of Old Business.**

**CIP-Discussion moved to beginning of Old Business.**

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

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**Discussion of**  
**Backyard Chicken**  
**Ordinance**

**MOTION on**  
**Chicken Ordinance**

Master Plan – Spec.  
Meeting planned

**PUBLIC COMMENT:**

**Nancy Viviano** inquired as to when would be the next PC regular meeting: February 15 is next PC meeting.

**Rob Heethuis** commented that he never saw a group so puzzled with what to do with chickens. R. Heethuis also noted that the Annual Joint Meeting will be held next Wednesday at 6 p.m.

**ADJOURNMENT:**

**Motion by Bush with support Beukema to adjourn at 8:40 pm. All AYES. Motion carried.**

Approved by: Frank Fiala 2/15/24  
Frank Fiala, Planning Commission Secretary Date

**MINUTES**

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**APPROVED:** \_\_\_\_\_

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**PUBLIC COMMENT**

**ADJOURNMENT**