

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION VIRTUAL ONLY – Regular Meeting 7:00 p.m. <u>February 18, 2021</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p> <p style="text-align: center;">MINUTES</p>	<p> MINUTES Page 1 of 4 PC APPROVED: _____ Reg. PC Mtg. 2-18-21 Virtual (Zoom) ONLY </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. PLEDGE OF ALLEGIANCE Roll Call: Virtually Present: <u>Fiala</u> at Lakeridge Drive, <u>Kennedy</u> at Lakeridge Drive, <u>Beukema</u> at Pine Meadows Dr., and <u>Bush</u> in Battle Creek, <u>Frigmanski</u> at Pine Meadows Dr., <u>L. Knowles</u> at Beatrice Ave, <u>Kooistra</u> (Lee) at Lynn Dr. (All present in Yankee Springs Township except for S. Bush.) <u>Lee Kooistra</u> was welcomed as a new member to the Planning Commission. Absent with Notice: Eric Thompson (PCI), Zoning Administrator Present: Rebecca Harvey, Professional Planner Staff Present: Sandy Marcukaitis, Dave Van Houten, Rob Heethuis Visitors: Virtually (2) (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> APPROVAL OF AGENDA: <ul style="list-style-type: none"> • Under Approval of Minutes: Request for separate approvals on two January Meetings of 1/21/21 and Joint meeting of 1/27/21. • Under New Business: Request to add Short Term Rental/Subcommittee. • Under Old Business: Add discussion regarding Continuing Education. <i>Motion by Bush with support from Knowles to approve the agenda as amended. Roll Call Vote: Kennedy: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: Yes, Fiala: Yes, Bush: Yes. Yes: 7, No: 0. MOTION CARRIED.</i> </p>	<p> APPROVAL OF AGENDA MOTION TO APPROVE AGENDA </p>
<p> REPORTS from REPRESENTATIVES: (No Reports this evening.) Board of Trustees- Larry Knowles, commented at the last Board meeting, February 11th, Allison Wiswell came and talked about Blue Zones. The Board is charging the PC to look at zoning for Short Term Rentals with a subcommittee and bring the recommendation back to board. The Board awarded B & R Excavating with the contract to build the drives at the Robbins Cemetery. The Board voted to move forward with coordinating the township’s Spring Clean Up Day and the board also decided to work with Orangeville and Matteson Marina to develop policy for Gun Lake buoy handling and also approved the PC’s zoning request. ZBA- John Frigmanski- No February ZBA Meeting. Nothing to report. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p>PUBLIC COMMENT: NONE – R. Harvey checked with all visitors on ZOOM.</p>	
<p>APPROVAL OF MINUTES OF January 21, 2020 (Regular Meeting) & January 27th (Joint Meeting):</p>	

<p><u>Motion by Kennedy with support from Knowles to approve January 21, 2020 Planning Commission Regular Meeting Minutes as presented. Roll Call Vote: Frigmanski: Yes, Kooistra: Yes, Beukema: Yes, Knowles: Yes, Kennedy: Yes, Bush: Yes, Fiala: Yes. MOTION CARRIED.</u></p> <p><u>Motion by Fiala with support from Bush to approve January 27, 2021 Joint Meeting minutes as presented. Roll Call Vote: Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: Yes, Fiala: Yes, Bush: Yes, Kennedy: Yes. Yes: 7, No: 0. MOTION CARRIED.</u></p>	<p>MINUTES Page 2 of 4 PC APPROVED: _____ Reg. PC Mtg. 2-18-21 Virtual (Zoom) ONLY</p> <p>APPROVAL OF MINUTES</p>
<p>NEW BUSINESS:</p> <p><u>PUBLIC HEARING ON ORDINANCES published 1/30/21 in The Sun & News.</u></p> <p><u>Open Public Hearing by S. Bush at 7:11 p.m.</u></p> <p><u>*Non Conforming Uses and Buildings/Structures-</u> overview was given by Professional Planner Rebecca Harvey.</p> <p><u>Close Public Comment on Non-Conforming Uses and Building/Structures at 7:18 p.m. by S. Bush.</u></p>	<p>NEW BUSINESS</p>
<p><u>Motion by Bush with support from Kennedy to approve the changes to Non-Conforming Uses and Buildings/Structures Ordinance as written and recommend the board pass the amendments. Roll Call Vote: Bush: Yes, Kennedy: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.</u></p>	<p>MOTION to APPROVE Changes to Non-Conforming Uses and Buildings/Structures Ordinance</p>
<p><u>Gravel Mining Ordinance Public Hearing:</u> R. Harvey commented that the draft does reflect C. Kaufman’s, YS Attorney, review.</p> <p>Planning Commission discussion took place: Knowles asked if the draft was a replacement of the ordinance. Fiala noted it was a SEU – Special Exception Use. Frigmanski inquired regarding “Performance Bond amount”. (Reclamation of Mined Areas 4.6 under Sec. 4.5- “Types of Special Exception Use Permits”). R. Harvey and J. Frigmanski discussed. PC members also joined discussion.</p>	
<p><u>OPEN for PUBLIC COMMENT by S. Bush at 7:39 p.m.</u></p> <p>G. Wordhouse, YS Resident, commented on being in the construction business/ industry for many years. G. Wordhouse also commented on bonding, adding, “We need to look at that portion in my humble opinion.”</p>	
<p><u>CLOSE of Public Hearing after G. Wordhouse’s comment at 7:42 p.m.</u></p> <p><u>Motion by Fiala with support from Knowles to recommend approval of this SEU Gravel Mining to Township Board for their final approval to replace existing Gravel Mining ordinance in our Zoning ordinance. Roll Call Vote: Bush: Yes, Kennedy: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.</u></p>	<p>MOTION on GRAVEL MINING ORDINANCE</p>

Discussion of Subdivision Regulations #46/47:

Fiala commented on fairly recent platting in the township and Subdivision Ordinance #46 and being updated to #47. L. Knowles commented that he had the subdivision ordinance #48. Recommendation of Fiala was to hand to our attorney, C. Kaufman for an update, noting it was a Township Ordinance vs. a Zoning Ordinance.

Motion by Fiala with support from Kennedy to send Ordinance #48 to Attorney to update to current standards. Roll Call Vote: Bush: Yes, Kennedy: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: No, Fiala: Yes. Yes: 6, No: 1, MOTION CARRIED.

Short term Rental Subcommittee:

Fiala commented that Rob Heethuis (Twp. Supervisor), and the Township Board has requested this- a group of three (3) people- so there's not a quorum, to go over Short Term rental ordinances and come back to the PC with a recommendation which could go before the Township Board. Fiala's recommendation was to look at STR (Short Term Rental) regulations perhaps using the Bed & Breakfast ordinance as a prototype since so many of the issues are the same.

Motion by Fiala with support from Kennedy to form a subcommittee of Larry Knowles, Karen Kennedy, and Frank Fiala to come to next PC meeting with a reasonable Short Term Rental Ordinance, to go to public hearing with, and present to Township Board. Roll Call Vote: Kennedy: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: Yes, Fiala: Yes, Bush: Yes. Yes: 7, No: 0. MOTION CARRIED.

OLD BUSINESS ITEMS:

- **Discussion on PC Work Template**

The PC reviewed the Township Board's prioritization of items for the PC to work on. L. Knowles noted that the Board didn't limit the PC's work to just the (9) items prioritized. J. Frigmanski commented on moving Solar/Wind higher up on the list. S. Bush asked R. Harvey if she would put together information on Wind Energy ordinances for the next meeting (to be distributed beforehand.) A committee would then be put together at the next meeting.

- **Discussion on Zoning Ordinance Amendment Process & Communication with Township Attorney-** R. Harvey reviewed the process by Statute for the Zoning Ordinance Amendment Process. R. Harvey also reviewed the Procedure for Communication with Township Attorney. L. Knowles commented that his understanding was the Township Board members, and the Chairs of the ZBA and PC could contact the attorney going through the Supervisor.
- **Continuing Education was discussed.** Frigmanski inquired into what the PC has budgeted for education. Some PC members have already signed up for the Master Citizen Planner's Course through Clerk Mike Cunningham.

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MOTION to Send to Attorney to Update #48 Subdivision (Twp.) Ordinance.

MOTION to form Subcommittee – Short Term Rental Ordinance.

OLD BUSINESS ITEMS

- Such other business as may properly come before the Planning Commission. may

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PUBLIC COMMENT:

Dave VanHouten commented regarding Short Term Rentals and the Short Term Rental subcommittee. “Keep in mind personal property rights,.... Don’t be too restrictive... Keep in mind YS admin and enforcement costs.” D. VanHouten suggested maybe one or two of the subcommittee members could meet with Lee Kooistra since Lee has done some “deep diving” on short term rentals and would be helpful.

Rob Heethuis commented on L. Knowles helping talk about items of the Board with the PC (as Board Rep). Heethuis encouraged continued education, and noted that he had recently taken a class on assessing.

Knowles commented on sending info out to PC members regarding the Overlay, and requested putting it on next month’s PC agenda.

PUBLIC COMMENT

ADJOURNMENT:

Motion by Bush with support from Kennedy to adjourn at 8:38 p.m. Roll Call Vote: Bush: Yes, Kennedy: Yes, Knowles: Yes, Beukema: Yes, Kooistra: Yes, Frigmanski: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.

ADJOURNMENT

Approved by: Frank Fiala
 Frank Fiala, Planning Commission Secretary

3/22/21
 Date