

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. January 20, 2022 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg 1-20-22 In Person </p>
<p> Meeting called to order at 7:03 PM by Planning Commission Chair, Shana Bush. PLEDGE OF ALLEGIANCE Roll Call: ALL Present: Kooistra, Kennedy, Fiala, Knowles, Beukema, Bush, Frigmanski. Present: Rebecca Harvey, Professional Planner Staff Present: Dennis Buist- Constable, Rob Heethuis, Dave Van Houten Visitors: 5 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<ul style="list-style-type: none"> • APPROVAL OF AGENDA: Changes: • SEU Request of Claudette Lozano, SEU 22-01-2, Parcel # 145-048-00 of 12235 Oakwood Shores <i>cancelled</i> and not to be re-scheduled. • Under Old Business: <u>Joint meeting</u> scheduled for <u>Jan. 26th is meeting for 6 p.m. not 7 p.m.</u> <p> <i>Motion by Bush with support from Beukema to approve the agenda as amended. All Ayes. MOTION CARRIED.</i> </p>	<p> APPROVAL OF AGENDA </p>
<p> REPORTS from REPRESENTATIVES: ZBA- John Frigmanski – was absent from the ZBA meeting. The request at the Jan. 11th meeting for a setback from lakefront (for a partial covered deck) was disallowed per Frigmanski. Board of Trustees- Larry Knowles, commented regarding the Board of Trustees’ last meeting on January 13, 2022 noting he was unable to attend and will have an update at the next meeting. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: NONE </p>	<p> PUBLIC COMMENT </p>
<p> APPROVAL OF MINUTES : <i>Motion by Fiala with support by Kennedy to approve minutes of December 16, 2021 as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> APPROVAL OF MINUTES- December 16, 2021 </p>

INQUIRY ON CONFLICT OF INTEREST: F. Fiala went through Roll Call: Kooistra: No, Kennedy: No, Beukema: No, Bush: No, Fiala: No, Knowles: No, Frigmanski: No. No: 7, Yes: 0, Absent: 0.

NEW BUSINESS: SEU 22-01-01 Parcel ID 120-005-00: A request by Julie Fox of 11066 Hastings Point Rd. for a SEU to allow the addition/alteration of an accessory building on an otherwise vacant, non-conforming lot.

Julie Fox and Architect, of Visbeen Architects, presented the request.

Public Comment opened at 7:35 p.m. by PC Chair, Shana Bush

Kara Donovan Schulte, of 11056 Hastings Pt., commented that she owns property to the east of the SEU request, and her family has owned this property for nearly 100 years. The height of the building is not her concern. Her concern is “What is the use of the property?” No other garages in the area are used as guest quarters, to her knowledge, on that side of the road. Schulte noted that the Fox property has been vacant, except for employees (three different sets of people) who have stayed there in the house -who do not pay rent, but have paid utilities. K. Schulte commented there were no renters on Hastings Point. “I personally would object if that building was going to continue to be used by employees and renters, if you will. If she’s (J. Fox) using it as guest quarters for family or something, I don’t know because no one else has guest quarters in their garage. So that would be my concern... We don’t know what this building is being used for,” concluded Kara Donovan Schulte.

Julie Fox noted that she has had two people live there (in house), Lily Wooten, and her head cook. “I own businesses in the area. We have people from time to time that need help. It is this house and the Merchant’s that are in favor 100 % and then Jim’s and my home,” commented J. Fox. J. Fox commented that some nice people couldn’t find places to live due to Covid. One lived there for approximately eight or nine months, and another stayed for three months. J. Fox commented that she was not going to apologize for helping people get a little nest egg and better themselves. Fox also commented that she is not going to be interested in letting someone stay there free... “When we’re going to build a million dollar home, and the boat house, as well, will be part of that. So all three structures I’m coming before you with the first part of it and then I’ll be coming before you with the next two, the home and the boat house.”

PUBLIC COMMENT closed by S. Bush at 7:38 p.m.

It was confirmed that what J. Fox is proposing to build is her new home. She will be moving from down the street. It was also confirmed that Julie Fox desires approval to add an upper level to a nonconforming outbuilding on a lot that is divided by a road and is a nonconforming structure and add guest quarters to the outbuilding. This request as proposed will require a ZBA variance for height and setback from the road. Required approvals from the PC are a SEU to expand a nonconforming outbuilding on a lot that is divided by a road and a SEU for guest quarters in an outbuilding.

Of the above required requests, official notice was given for only the expansion of a nonconforming outbuilding on a lot divided by a road. After discussion, the above noticed request was addressed by the PC with the motion that follows.

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NEW BUSINESS

PUBLIC COMMENT

Motion by Knowles, with support by Beukema, to grant Special Land Use permit (Site Plan Approval) for the 2nd story addition to existing, nonconforming outbuilding, subject to compliance with the applicable front setback requirements and building height standards; based upon finding of compliance with the SEU standards set forth in Section 4.1. Roll Call VOTE: Kennedy: Yes, Bush: Yes, Knowles: Yes, Beukema: Yes, Fiala: Yes, Kooistra: Yes, Frigmanski: Yes. ALL YES (7), No (0). MOTION CARRIED.

OLD BUSINESS ITEMS:

Capital Improvement Plan (CIP) Update: Overview given by F. Fiala
Motion by Bush, with support by Kennedy, to present hard copies of CIP (and email CIP) to township board members prior to Joint meeting. All Ayes. MOTION CARRIED.

DISCUSSION ON PRIVATE/PUBLIC ROADS: Suggestions coming from C. Kaufman and R. Harvey for next month's meeting.

Joint Meeting Discussion – January 26th at 6 p.m. (not 7 p.m. – noted in Agenda items for approval).

ANNUAL PC REPORT reviewed. S. Bush noted any changes to be made. This report is to be presented at the Joint meeting.

**R. Harvey mentioned that Barry County is working on a new Master Plan, and R. Harvey is going to be working with the County with the Master Plan. R. Harvey will be updating the PC as the project progresses.*

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

VOTE to CONTINUE with CURRENT OFFICERS:

Motion by Kennedy with support from Frigmanski to remain with same, current PC officers. ALL AYES. MOTION CARRIED.

PUBLIC COMMENT:

Rob Heethuis commented he appreciates all the work the PC does. Mike (Cunningham) and Rob have been working on the agenda for the Joint meeting and are looking forward to the meeting on January 26th at 6 p.m.

ADJOURNMENT:

Motion by Bush with support from Frigmanski to adjourn at 8:21 p.m.
All Ayes. MOTION CARRIED.

Approved by: Frank Fiala 2/17/22
Frank Fiala, Planning Commission Secretary Date

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MOTION to APPROVE

OLD BUSINESS ITEMS

MOTION to remain with same PC Officers

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
January 20, 2022