


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, July 16, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 APPROVED:  </p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u> Present: Beukema, Strickland, Heystek, Campbell and Fiala. Greg Purcell joined the meeting at 7:16 p.m.</p> <p><u>Also present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis</p> <p><u>Visitors:</u> 6 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA:</p> <p>Fiala would like to add a few miscellaneous items under old business. Also addition of Mark Englerth under "Reports". No objections.</p>	<p>ADDITIONS/CHANGES TO AGENDA:</p>
<p>BOARD REPORTS from REPRESENTATIVES</p> <p><u>ZBA-</u> Rich Beukema commented on the recent ZBA meeting of 7/14/15. Variance request was tabled until next meeting.</p> <p><u>Mark Englerth</u> – commented regarding the DNR meeting on July 11th, at the township hall involving the shooting area in Yankee Springs. Also, M. Englerth mentioned a subdivision item that falls into an attorney's interpretation and not under the Planning Commission's responsibility.</p> <p><u>Zoning Administrator-</u> Larry Knowles- 9 Site plans were reviewed in June.</p>	<p>BOARD REPORTS from REPRESENTATIVES</p>
<p>PUBLIC COMMENT:</p> <p>Bill Medendorp- of Vista Point, inquired about hunting in the shooting area.</p> <p>Wayne Seiler – 3865 England Dr., Shelbyville, commented on getting rejected by following industry standards. Seiler is putting up a fence. He commented on Section 12.4 and raising the grade and working with tree roots of his neighbor with his fence installation.</p> <p>Matt Fortuna of Straight Line Fence, Grandville commented on common practice to put the fence in level.</p>	<p>PUBLIC COMMENT</p>

APPROVAL OF MEETING MINUTES:

Motion by Campbell with support from Beukema to accept Planning Commission minutes of June 18, 2015 meeting as presented. All ayes. MOTION CARRIED.

NEW BUSINESS:

Discussion regarding David Williamson temporary housing.

D. Williamson is building a house on Bluff Dr. in which the current home is being taken down and Williamson would like to live in the pole barn across the street temporarily while the house is being built. Discussion occurred. Consensus was to have David Williamson to come in and talk to the Planning Commission about his temporary living plans. (D. Williamson will join the meeting later at 7:54 p.m.)

SEU 15-07-01 PARCEL ID 08-16-030-045-00 A request by High Ridge construction for a Special Use Exception Permit regarding Sec. 12.7 Outbuildings – to construct an outbuilding located on a lot without a principal structure that is less than two (2) acres in size. Property is located on vacant land on Archwood, Wayland, MI located about 250’ north of Valley Park Shores – on the west side of Archwood.

David Hager, Builder of outbuilding, resident of Barlow Cove, commented on the location of the building and answered questions of the Planning Commission. The building will be a 30 x 53- 4 stall garage. It matches the aesthetics of the building next door and the owner’s house across the street. Other items regarding building: One-story building, cathedral trusses with a 9’ foot flat spot in interior, 10’ sidewalls and falls within 35’ for maximum height.

G. Purcell excused himself from the PC at this time as he resides within a 300’ radius of the project.

Opening of Public Hearing at 7:31 p.m.

G. Purcell (as a neighbor/not PC member): commented on Mr. VanKampen’s donation of a former house to Habitat for Humanity and building a smaller building to meet the township’s ordinance. Purcell addressed the builder regarding drainage. Purcell feels that the owner does everything first rate. G. Purcell feels very favorable about the project.

Mr. and Mrs. Mead, of Archwood were in favor of the project and spoke highly of how the property in maintained as well.


Closed Public hearing at 7:35 p.m.

Motion by Campbell with support from Beukema to grant SEU subject to setbacks, lot coverage and special land use criteria based on proposal and findings of fact. ROLL CALL: Strickland, Heystek, Fiala, Beukema. (All yes votes). Yes: 4, No: 0, Abstain: 0. (Purcell abstained). MOTION CARRIED.

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APPROVED: 

NEW BUSINESS

Motion to grant SEU subject to setbacks, lot coverage and special land use criteria. MOTION CARRIED.

OLD BUSINESS:

Procedure of Contacting Attorney to be outlined. R. Harvey will do this.

Drainage changes in ordinance have not made it to Municode. Discussion occurred regarding Board approval in November 2014. R. Harvey will check on this with attorney.

Article XII – township board wants to see it in ordinance format/final form before the PC presents it to them. R. Harvey will be making a few changes and will forward it to the attorney.

MTA – Hot topics due date for registration is before the next Board meeting – **August 12th is the date of the conference.**

(Cathy Strickland, Rich Beukema, Frank Fiala, Larry Knowles and Greg Purcell would like to attend. Paul Heystek cannot go on Aug. 12th, but would like to make the Aug. 25th meeting- if possible.)

Land Use Plan- four documents/attachments were mailed to R. Harvey last week per C. Strickland. Fiala commented on taking a look at this at the next meeting.

***NEW BUSINESS – cont'd from page 2:**

David Williamson – came to meeting at 7:54 p.m. to communicate his plans. D. Williamson's wife is 9 months pregnant and has a 3-year old and would like to not move into a temporary housing such as a trailer or a motor home if possible. D. Williamson commented that he doesn't want to do anything that is against the ordinance, and is at the mercy of the Planning Commission. Rebecca Harvey commented on the limited options available to Mr. Williamson. Lengthy discussion took place. Pole barn becoming a dwelling and the temporary trailer/motor home option were the two options noted in discussion.

Motion by Heystek with support from Purcell to grant D. Williamson approval for temporary housing per Section 12.13. All ayes. MOTION CARRIED.

Projector/laptop for Powerpoint presentations, etc.: G. Purcell reviewed the proposal from Omega for the projector, lap top and Microsoft Office software. It was noted that a pull down screen would be \$280. Fiala commented on having Dan Scheuerman review the proposed computer/projector purchase.

Other Thoughts:


Greg Purcell: Private Roads and Easements was sent from Greg to Rebecca Harvey. Greg reviewed the changes to 18.4 Use of Public Easements. G. Purcell will get changes and give to Sandy Marcukaitis to print off for the next meeting.

Frank Fiala reviewed the YS Shooting Area Meeting briefly and the township's role in this situation involving state land/game area.

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APPROVED: 

OLD BUSINESS

Motion to grant D. Williamson approval for temporary housing per Section 12.13. All ayes. MOTION CARRIED.

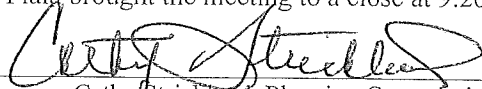
Mr. Medendorp, of 1905 Vista Point, commented on having 40 acres and not being able to get sewer or natural gas. Frank Fiala commented that these items were not within the parameters of the PC, but would like Mr. Medendorp to meet with the sewer people and the trails people. Fiala commented that he would contact Bill and set these meetings up. Mr. Mendendorp commented that he'd like the freedom of pursuit of happiness, to use the land that he has and to have his family use it as well.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:20 p.m.

Approved

by:


Cathy Strickland, Planning Commission Secretary

8/20/15
Date

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APPROVED:



ADJOURNMENT

Deb Mousseau

Recording Secretary

July 20, 2015