

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  <b>ZOOM Meeting due to COVID-19/Executive Order from Governor</b>  <b>7:00 p.m.</b>  <b><u>Thursday, July 16, 2020</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b> </p> <p style="text-align: center;"><b>MINUTES</b></p>	<p> <b>MINUTES</b>  Page 1 of 4 PC  <b>APPROVED:</b> _____  Reg. PC Mtg. 7/16/2020  COVID-19 ZOOM </p>
<p> <b>Meeting called to order at 7:00 PM by Planning Commission Acting Chair, Frank Fiala.</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Present:</b> Fiala, Kennedy, VandenBerg, Beukema  <b>Absent with Notice:</b> Shana Bush, Pat Jansens  <b>Administrating Zoom meeting:</b> Catherine Kaufman, Township Attorney  <b>Present:</b> Eric Thompson (PCI)  <b>Present:</b> Rebecca Harvey, Professional Planner  <b>Staff Present:</b> NONE  <b>Visitors:</b> 6 (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>MOTION FOR ACTING CHAIR OF THIS MEETING:</u></b>  <i>Motion by Kennedy with support from Beukema to have Frank Fiala be Acting Chair of this meeting in the absence (with notice) of Shana Bush. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.</i> </p>	<p> <b>MOTION: ACTING CHAIR FOR THIS MEETING.</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b>  <b>Add to Old Business:</b> Tabled Vandersluis request on Parker Dr., Wayland, (Gun Lake). SEU 20-05-05. Parcel. 08-16-155-052-10.  <i>Motion by Fiala with support from Beukema to approve the agenda as amended. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.</i> </p>	<p> <b>CHANGES TO AGENDA</b>    <b><u>APPROVAL OF AGENDA</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b>Board of Trustees- Shane VandenBerg, Trustee,</b> noted that a Board meeting was held last night. “The only I guess real important thing that happened last night was the Board shutdown the pickleball. They wanted to move the basketball hoop back five (5) feet and it was a 3-2 vote and we denied them,” commented VandenBerg. “They wanted...there were three members of the Regular board, that wanted it to go in front of the Planning and Zoning Board so the Planning and Zoning (PC) board could vote moving the basketball hoop back five feet. Yeah. It’s beyond me,” added VandenBerg.    Fiala commented that Eric Thompson, Zoning Administrator, of PCI, emailed the Pickleball group (PPT – Promote Pickleball Team). Fiala commented that his understanding was the Pickleball group is going to come in front of the PC (Planning Commission) for a site plan review (SPR) for a public hearing on the proposal to add </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>

four pickleball courts. The email to them (Pickleball group) said that the PC would hold off the public hearing until it would be able to hold the meeting “in person”. Fiala commented that the pickleball group should be contacted because it might be possible with the number of changes that have occurred at some point, he believes it’s possible that it may be some time before the PC is back “live” (in person) based on the trends that he sees going on.

**ZBA- Patrick Jansens**, Not present. Absence with Notice.

**PUBLIC COMMENT:**

**Bob Genter**, of 2212 Parker Dr., commented that he wanted to be able to comment and had questions on the VanderSluis request, and asked if it (Vandersluis request) had been added to the agenda tonight. (See Agenda Approval).

**APPROVAL OF MINUTES OF JUNE 18, 2020:**

*Motion by Beukema with support from Kennedy to approve June 18, 2020 Planning Commission Minutes as presented. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Abstained, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 3, Abstain: 1, No: 0, Absent: 2. MOTION CARRIED.*

*\*VandenBerg abstained due to his absence with notice from meeting of June 18, 2020.*

**NEW BUSINESS:**

**SEU 20-06-07 Parcel ID 155-010-00.** A request by James Heyboer of 1945 Parker Dr. for a SEU to convert an existing dwelling on the property into a detached accessory structure Site is located opposite the principle dwelling.

Mr. Heyboer presented the request.

Ms. Rebecca Harvey reviewed her report on this request.

**Open Public Comment at 7:17 p.m. by Acting Chair, Frank Fiala.**

**M. Cunningham: 1908 Heritage Bay Dr.**, commented that he didn’t like the rule to have a building in back for a future front building. “I wish you guys would dump that thing. Other than that, it sounds like a plus for the neighborhood and I don’t know why you guys would turn this down.”

**Mrs. VanderSluis, of Parker Dr.**, commented, “I think it would be an excellent idea.”

**Bob Genter, also of Parker Dr.**, was supportive of the proposed project. “I think it would be a definite improvement to the neighborhood,” commented Mr. Genter.

*Motion by Fiala with support from VandenBerg to approve the request by James Heyboer of 1945 Parker Dr. for a SEU, Parcel ID 155-010-00 to convert existing building to an outbuilding as presented with findings that the proposal complies with the applicable provisions of 12.7 and also based on a finding that it meets the criteria of the Special Use standard in 12.1. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.*

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**PUBLIC COMMENT**

**APPROVAL OF MINUTES**

**NEW BUSINESS**

SEU 20-06-07 Parcel ID 155-010-00. A request by James Heyboer of 1945 Parker Dr.

**MOTION to APPROVE REQUEST**

SEU 20-06-008 Parcel ID 135-006-00. A request by Thomas Robinson of 10017 Deersight Drive for a SEU to construct an addition to the existing accessory structure.

Mr. Tom Robinson presented his request.

Open public hearing at 7:27 p.m.

*NO Comments were made.*

Close of Public hearing at 7:28 p.m.

R. Harvey reviewed her report.

*Motion by Kennedy with support from Beukema to grant special use permit and site plan approval for the proposed addition to the existing outbuilding as finalized by the applicant at the meeting based on the conclusion that it meets the standards of 12.7 and Special Use standard. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.*

**OTHER ITEM:**

Fiala mentioned having both applicant and Zoning Administrator receiving R. Harvey's report prior to the meeting. R. Harvey commented that she was in agreement with Fiala's recommendation.

*Motion by Fiala with support from Beukema to change procedure to as discussed above (Report of R. Harvey to go to Applicant and Zoning Administrator in advance of the meeting). Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.*

**OLD BUSINESS:**

- VanderSluis request which was tabled from the last meeting.

SEU 20-05-05 Parcel # 08-16-155-052-10, R. Vandersluis, 2186 Parker Dr. Wayland, MI 49348, Special Exception Use/Site Plan Review – to construct a detached outbuilding with guest quarters on a vacant lot.

*Motion by Fiala support by Kennedy to remove tabled item (from being tabled) for consideration of the Planning Commission at tonight's meeting. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.*

Requested information was reviewed by the Planning Commission members and R. Harvey. Revised Site Plan was presented of proposed Parker Drive project/location by Mike Vandersluis.

Public Comment: Opened at 8:00 p.m.

Mr. Heyboer, of Parker Dr. commented that he was in agreement as long as it (project) complies.

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SEU 20-06-008 Parcel ID 135-006-00. A request by Thomas Robinson of 10017 Deersight Drive

**MOTION TO GRANT REQUEST**

**OTHER ITEM**

**MOTION TO CHANGE PROCEDURE of REPORT from PROF. PLANNER**

**OLD BUSINESS**

Motion to REMOVE TABLE ITEM for Consideration this evening.

No other comments. Mr. Genther was no longer on the Zoom meeting. Mr. Genther requested to make comments earlier.

**Close of Public Comment at 8:02 p.m.**

*Motion by Kennedy with support from VandenBerg to accept proposed outbuilding request at # 08-16-155-052-10, 2186 Parker Dr. with the condition that the township receive the revised site plan showing all the specifics discussed such as height, grading, driveway; granting SEU permit for accessory building on an otherwise vacant lot, as well as, for use of the outbuilding as guest quarters. Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.*

**OTHER OLD BUSINESS ITEMS:**

- Special Event Permit
- Discussion of Home Occupation Ordinance
- Workshop meeting

Fiala commented that he recalled that VandenBerg was to take back (Spec. Event Permit and Home Occupation Ordinance) to the Board. VandenBerg replied that board meetings have been a little rough and very short due to the Covid/Zoom situation and he (VandenBerg) had not brought these items to the Board of Trustees. Also mentioned was having just an in-person workshop about the Home Occupation ordinance and if the Board wanted the Special Event Permit and possibly Solar issues to be worked on by the PC. Fiala noted that it has come to his attention that the Chief Noonday/M-179 Overlay District with its requirements for roads and curbs has had issues that have occurred. Fiala recommended having a **joint meeting** to get some guidance before going into these topics any further in tonight's zoom meeting or in an in-person workshop.

**PUBLIC COMMENT:**

J. Heyboer, of Parker Dr., complimented Rebecca Harvey with her reviews and commentary regarding the ordinance.

Rob Heethuis, of Lisa Lane, commented that it was a good meeting and complimented Frank Fiala for doing a good job leading the meeting.

**ADJOURNMENT:**

Motion by VandenBerg with support from Kennedy to adjourn at 8:07 p.m. *Roll Call Vote: Kennedy: Yes, Beukema: Yes, VandenBerg: Yes, Fiala: Yes, Bush: Absent, Jansens: Absent. Yes: 4, No: 0, Absent: 2. MOTION CARRIED.*

Approved by: Frank M Fiala  
Frank Fiala, Planning Commission Secretary

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Date

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MOTION to APPROVE

**OTHER OLD BUSINESS ITEMS**

**PUBLIC COMMENT**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
7/16/2020