

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b>Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>Thursday, July 18, 2019</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>    <b>MINUTES</b> </p>	<p> <b>FINAL MINUTES</b>  <b>Page 1 of 4</b>  <b>APPROVED: 8/15/19</b> </p>
<p> <b>Meeting called to order at 7:00 PM by Acting Chair, Cathy Strickland</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Present:</b> Fiala, Beukema, Strickland, Jansens, VandenBerg, Bush.  <b>Staff Present:</b> Sandy Marcukaitis, Chuck Biggs- Professional Planner.  <b>Absent with Notice:</b> Rebecca Harvey, Professional Planner  <b>Visitors: 6</b> (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b>APPROVAL OF AGENDA: No changes.</b>  <i>Motion by Beukema with support from Fiala to accept agenda as presented. All ayes.</i>  <b>MOTION CARRIED.</b> </p>	<p> <b>CHANGES TO AGENDA</b>  <b>NONE.</b> </p>
<p> <b>REPORTS from REPRESENTATIVES:</b>  <b>Board of Trustees-</b> Shane VandenBerg, Trustee, commented that at the 7/11/19 Regular Board meeting, Phyllis Wordhouse gave an extensive overview of pickleball. On July 23 – a hook-up fees meeting will be held at 7 p.m. A motion for additional law enforcement was shutdown at the board meeting as well on 7/11/19. June 30<sup>th</sup> at 6 p.m., will be a meeting for interviews for a new PC member. A Joint Meeting is scheduled for August 6 – at 7 p.m.  <b>ZBA-</b> Patrick Jansens commented that he had missed the last meeting of the ZBA and last PC meeting due to health and a funeral. </p>	<p> <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>
<p> <b>PUBLIC COMMENT: None</b> </p>	<p> <b>PUBLIC COMMENT</b> </p>
<p> <b>APPROVAL OF MINUTES:</b>  <i>Motion by Beukema with support from Strickland to approve minutes of May 16, 2019 as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <b>APPROVAL OF</b>  <b>MINUTES</b> </p>
<p> <b><u>NEW BUSINESS</u></b>  <b>SEU 19-07-02 Parcel ID 177-006-00.</b> A request by James Mulder for construction of an accessory structure on a vacant parcel of property located at 1781 Edwin Drive. Property is in the RSF District.  <b>Mr. Mulder of Edwin Drive, presented his request.</b>  <b>Items noted as reviewed by C. Strickland, Acting Chair:</b> Eve height (9 ft./12 ft.), peak height (not sure) (roof, 6 pitch), exterior (steel), technically a stick building, use (storage), no guest quarters (no opportunity for lofts due to construction truss style), building access, no pavement until later, electric, water, sewer hook up eventually, no tree removal needed. Access to building will come from both Archwood and Edwin. </p>	<p> <b>SEU 19-07-02 Parcel</b>  <b>ID 177-006-00.</b> A request by James Mulder -1781 Edwin Dr., Wayland </p>

Will start with grass, and pavement later on for driveways, if it enters the budget. It has been grass for over 27 years. It is an open, mowed lot. No established driveway or parking needed. No sewer arrangement was necessary per PCI. Just water running to the building drain (center) for washing cars and a sink. It will have electric service- standard underground keeping with plat restrictions. No perimeter lighting planned yet, grade change for concrete pad. No tree removal. Storm water run-off – not needed -on solid sand – doesn't get puddles when it rains.

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**Open public hearing at 7:17 p.m. : No comment from audience.**

**F. Fiala** commented that a driveway permit may be needed at some point from Archwood. (*R. Harvey noted it would only be needed if a driveway is established.*)

**R. Beukema** inquired of Rebecca Harvey regarding the determination from the ZBA in terms of the size of building and the Planning Commission's SEU criteria. (*ref: ZBA meeting pgs. 2 & 3, ZBA minutes of 6/11/19.*)

**Close of public hearing at 7:21 p.m.**

**Motion by Beukema with support from VandenBerg to approve variance request of SEU 19-07-02 Parcel ID 177-006-00 of Mr. James Mulder of 1781 Edwin Drive, based upon findings which are in compliance with special exception land use criteria and recognizing variance that was granted in June (by ZBA). ROLL CALL VOTE: Jansens: Yes, Fiala: Yes, Strickland: Yes, Beukema: Yes, Bush: Yes, VandenBerg: Yes. Yes: 6, No: 0. MOTION CARRIED.**

**MOTION to approve variance request for: Parcel ID 177-006-00 of Mr. James Mulder of 1781 Edwin Drive**

**SEU 19-07-03 - Parcel ID 118-028-00 A request by Bruce Helder, to construct an accessory structure on a vacant parcel located at 1563 Manitou Lane. cross from (behind) their home.**

**SEU 19-07-03 - Parcel ID 118-028-00 A request by Bruce Helder, at 1563 Manitou Lane.**

**Mr. Bruce Helder** presented his request. They were not able to put a garage on their new home, but that was ok, because they had the lot a

**Information regarding project: (as reviewed by C. Strickland):**

Building size: 40 x 40, eve height is 16 feet, peak height (not sure), RSF classification. Use is for garage, storage and workshop. No 2<sup>nd</sup> floor initially. No guest quarters initially. Setback from road is 25 feet. Driveway is 20 ft. wide, parking: grass around building, will have sewer, water, and electric. No significant grade changes. No tree removal. Storm water run-off: all sand -so no issues with water drainage.

**B. Helder** inquired whether a pole barn which is 40' off of Manitou Lane, but it's address is off of Briggs Rd., would be involved in the setback average. It was noted usually the setbacks of anything 150 ft. in either direction on the road from proposed building is used to determine the average setback.

**Open public comment at 7:31 p.m. : No public comment from audience.**

**Close public comment at 7:32 p.m.**

**Beukema** asked about the exterior of the building. **B. Helder** commented that the building would have a metal roof and sides - not steel. Helder noted that he was not able to put a roof on the part of building that would cover the non-garage area due to

setback requirements. B. Helder had designed it that way, but commented, "You don't always get what you want." Discussion occurred before the motion, about possibly tabling the request to review the setback average which may enable the desired design to take place. B. Helder commented that he'd rather move forward with the 25 foot setback.

*Motion by Fiala with support from Strickland to approve variance request of SEU 19-07-03 Parcel ID #08-16-118-028-00 of Mr. Bruce Helder, (1563 Manitou Lane) on the basis that findings are in compliance with special exception land use criteria and site plan approval, as well as Section 12.7. ROLL CALL VOTE: VandenBerg: Yes, Bush: Yes, Beukema: Yes, Strickland: Yes, Fiala: Yes, Jansens: Yes. Yes: 6, No: 0. MOTION CARRIED.*

**3. NONCONFORMING USES AND STRUCTURES** – (this discussion also included Agenda item #5 – "Rebuilding on Footprint sites requested by ZBA"). (Documentation provided by R. Harvey, Professional Planner).

*Motion by C. Strickland with support by R. Beukema to accept changes on pg. 1 & 2 as proposed by planner Sections 16.1, 16.2 and 16.3 and eventually schedule a Public Hearing. All Ayes. MOTION CARRIED.*

*R. Harvey asked if it (the above-Nonconforming Uses and Structures) should be sent to the attorney. C. Strickland agreed and that the cross-outs should be looked at. An August attorney review and then a public hearing in September, is tentatively planned.*

**4. GRAVEL PROCESSING, MINING & COMMERCIAL EXCAVATION STANDARDS.** (Documentation for consideration provided by R. Harvey).

Discussion took place and after discussion the following motion was made:

*Motion by Strickland with support by Beukema to send Barry County Ordinance documentation to Catherine Kaufman via Rebecca Harvey for review for the purpose of consistency with our neighboring townships and county that we look at approving this and have a public hearing in September. All ayes. MOTION CARRIED.*

**5. (Discussion covered in Agenda Item #3 – Nonconforming Uses and Structure)**

**6. ARTICLE 12.4 PER ZBA: "PIE-SHAPED LOTS"**

The Planning Commission, with R. Harvey's guidance, looked at definitions in the ordinance, Section 2.19 (schematic) (referred to in Section 12.4): (Waterfront) Lot Width.

*Motion by Strickland with support from Bush to accept changes to the definition as discussed this evening and this will be part of September meeting. All ayes. MOTION CARRIED.*

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MOTION to approve variance request for: Parcel ID #08-16-118-028-00 of Mr. Bruce Helder, 1563 Manitou Lane, Middleville

Motion regarding Non-conforming Uses and Structures

Motion regarding Standards for Gravel Processing, Mining and Comm. Excavation.

MOTION regarding definition – (Waterfront) Lot Width

**7. Officer ELECTIONS:**

**For the Secretary Position:** Frank Fiala commented that he will accept if no one so chooses. R. Beukema nominated Fiala. – *Brief discussion took place.*  
*Strickland recommended the township attorney be contacted regarding eligibility.*

**Chairperson and Vice-Chairperson positions:**

P. Jansens nominated C. Strickland for **Chairperson.** Support by VandenBerg.  
VandenBerg nominated S. Bush to **Vice-Chair.** Support by C. Strickland.

**Motion to nominate and elect:**

*Cathy Strickland to position of Chairperson and Shana Bush to position of Vice-Chair with Secretary position pending. ROLL CALL VOTE: VandenBerg: Yes, Bush: Yes, Beukema: Yes, Strickland: Yes, Fiala: Yes, Jansens: Yes. Yes: 6, No: 0.*  
**MOTION CARRIED.**

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**8. MTA Hot Topic in Planning & Zoning. – Aug. 14th, 4:30-8:30 p.m. in Kalamazoo.**

*(Cathy, Pat, Frank, Rich plan to attend.)(Arrangements were made to carpool).*

**OLD BUSINESS: Future Meetings:**

**Tuesday, July 23<sup>rd</sup>:**

- 6:00 p.m. Renovation meeting with Fleis & VandenBrink
- 7:00 p.m. will be a (Water) Indirect/Direct Hookups meeting with Fleis & VandenBrink, as well.

**Tuesday, July 30<sup>th</sup>:**

- PC interviews at 6 p.m.
- Followed by Meeting to Set the Agenda for Board meeting of August 8<sup>th</sup>.

**Tuesday, August 6<sup>th</sup>:**

- Joint Meeting – to be held Tuesday, August 6, 2019 at 7 p.m.

**PUBLIC COMMENT: None.**

**ADJOURNMENT:**

Motion by R. Beukema with support from S. Bush to adjourn at 8:45 p.m. All ayes.  
**MOTION CARRIED.**

Approved by: \_\_\_\_\_

Cathy Strickland, Chair

Date

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**NEW BUSINESS**

*continued*

**OFFICER  
ELECTIONS**

**OLD BUSINESS**

**PUBLIC  
COMMENT**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
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