


<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  Regular Meeting  7:00 p.m.  <b>Thursday, July 19, 2018</b>  Yankee Springs Township Hall  284 North Briggs Road, Middleville, Michigan 49333   <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  Page 1 of 4  <b>APPROVED:</b>  </p>
<p> <b>Meeting called to order at 7:00 PM by Chairman Heystek.</b>  <b>PLEDGE OF ALLEGIANCE</b>  <b>Roll Call:</b> All Present: Heystek, Fiala, Beukema, Strickland, T. Knowles, VandenBerg, Jansens.  <b>Staff Present:</b> Sandy Marcukaitis, John Frigmanski, Chuck Biggs- Constable.  <b>Not present:</b> Eric Thompson, PCI-Zoning Administrator  <b>Present:</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:</b>  <b>Withdrawn:</b> PSD 18-07-05 Parcel ID 012-008-20. 7542 Bowens Mill Rd., Middleville, Wm. &amp; Kristy Jones.  <b>Add:</b> Procedure of reporting to the Board  <i>Chairman Heystek asked for a consensus to approve tonight's meeting agenda as amended.</i>  All Ayes. </p>	<p> <b>CHANGES TO AGENDA:</b> </p>
<p> <b>REPORTS from REPRESENTATIVES:</b>  <b>Board of Trustees-</b> Shane VandenBerg, Trustee, Master Plan okayed and sent out for 63 days. Vacation participation voting by phone was eliminated.  <b>ZBA-</b> Patrick Jansens commented that a ZBA Meeting was not held this month. </p>	<p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>
<p> <b>PUBLIC COMMENT: NONE at this time.</b> </p>	<p> <b>PUBLIC COMMENT</b> </p>
<p> <b>APPROVAL OF MEETING MINUTES:</b>  <i>Motion by Fiala with support from Beukema to approve meeting minutes of <u>June 21, 2018 (Regular PC Meeting) and July 5, 2018 Minutes</u> as presented. All ayes.</i>  <b>MOTION CARRIED.</b> </p>	<p> <b>APPROVAL OF MEETING MINUTES</b> </p>
<p> <b>NEW BUSINESS:</b> SEU 18-07004 Parcel ID 020-005-00 Building site is on an unaddressed parcel on Lynn Dr. approximately 200' north off M-179 Hwy, Middleville, MI. A request by property owner Lee Kooistra, for a SEU permit/SPR for the construction of a detached accessory building pursuant to Section 12.7 Out building (4). The building site is a .282 acre vacant lot and is in Residential Single Family District.  <b>Lee Kooistra, 1356 Lynn Dr., Middleville:</b> commented on purchasing property near his main residence. He would like to build a pole barn for storage of boats, etc. </p>	<p> <b>NEW BUSINESS</b>  <b>SEU 18-07004 Parcel ID 020-005-00 L. Kooistra/ Building Site approx. 200' off M-179 Hwy.</b> </p>

**Open Public Meeting by Chairman Heystek at 7:09 p.m.:**

**Jon Holden, of 1348 Lynn Drive** commented “Lee (Kooistra) is my neighbor, and we actually bought the parcel together. The overall parcel was split before we bought it. So we still have a piece on M-179 as a commercial lot and then it was split in a section for Lee and the next section is my section. At this time, I think if you guys were familiar with Lynn Drive you would find that there are homes and cottages on the left hand side of the road. And on the right hand side of the road are either storage barns or two-stall garages. There’s one barn that has an apartment on the top but there’s no residential homes on that side of the road at all.”

**Kooistra** pointed out the lot on the map, and commented that the parcel was purchased and split up into 3 parcels: One (1) commercial, and the other two are residential lots. “It’s right on the corner of M-179 and Lynn Dr.,” added Kooistra.

**Close Public Meeting at 7:11 p.m.:**

**R. Harvey, Professional Planner,** commented on her findings, also providing a 4-page written review.

Questions were asked from Planning Commission. **L. Kooistra** commented that there were no intentions for sewer/water. Electric would be put in. Plans are just for storage.

**S. Vandenberg** commented that as a friend of L. Kooistra, there was no conflict of interest on his part (Vandenberg’s). Vandenberg commented that he is not involved with any part of the construction of the project.

*Motion by Strickland with support from Jansens to approve SEU 18-07004 Parcel ID 020-005-00 for a SEU permit/SPR for the construction of a detached accessory building pursuant to Section 12.7 Outbuilding (4).* ROLL CALL: Fiala: Yes, Heystek: Yes, Beukema: Yes, Strickland: Yes, Jansens: Yes, Knowles: Yes, Vandenberg: Abstained. Yes: 6, Abstain: 1. MOTION CARRIED.

**Introduction of Officers:**


Patrick Jansens was welcomed to the Planning Commission by P. Heystek, newly elected Chairman. P. Jansens was elected to be the PC Rep on the ZBA Board at the July 5, 2018 meeting. Vice Chair is now Cathy Strickland and Tressa Knowles continues as Secretary.

Noted by Heystek: Paul Heystek’s term will be up this year along with term of Tressa Knowles, Secretary.

**OTHER Item: Procedure Zoning Ordinance Amendment Process**

P. Heystek reviewed information from Rebecca Harvey, Planning Consultant, regarding the **process of amending the ordinance, and roles of those involved in the process** noting there’s been some confusion recently.

**MINUTES**  
July 19, 2018 PC

Page 2 of 4  
APPROVED: 

**OPEN PUBLIC HEARING at 7:09 p.m.**

No comment

**CLOSE PUBLIC HEARING at 7:11 p.m.**

**MOTION TO APPROVE REQUEST of L. Kooistra, Lynn Dr. Outbuilding**

**Introduction of Officers**

**ZONING ORDINANCE ADMENDMENT PROCESS**

SUMMARY OF PROCESS TO AMEND THE ORDINANCE:

- Once public hearing has been held, final changes will be made by Rebecca Harvey, Planning Consultant.
- The Planning Consultant will then submit a finalized draft text to the attorney for ordinance preparation.
- The Attorney will prepare it, finalize the draft text in ordinance form, and submit it to Township Clerk,
- The Township Clerk will put it on the board agenda for the Board.

Discussion took place.

Heystek noted, that if anyone would like to see what goes to the attorney, let Rebecca Harvey know and she will email it to the PC member.

**MINUTES**

July 19, 2018 PC

Page 3 of 4

APPROVED: 

**OLD BUSINESS**

**Private Road Standards and the Land Division Ordinance (Review Draft Language from Planner, Rebecca Harvey)**

R. Harvey prepared **Text Amendment: Private Roads Standards** (Five (5) pages dated July 19, 2018). Harvey reviewed report. Discussion occurred.

Richard Beukema summarized the discussion and the consensus of PC was: Gravel roads will only be allowed in rural residential, agricultural, and suburban residential districts and private gravel roads may not intersect with a development or plat.

C. Strickland will look at ordinance and also contact an asphalt company.

P. Jansens will contact Road Commission on lesser road specs than what the county requires.

F. Fiala will look for the five (5) year plans of the two different divisions of the DNR (Game and Rec).

**Master Plan Map Discussion:**

Harvey commented that the Master Plan was approved for distribution. Distribution of Master Plan was discussed.

**PUBLIC COMMENT:**

**John Frigmanski, of Pine Meadows Dr.** regarding private roads commented, "Every road has the opportunity to become a public road. So you're talking about specifications, make sure you're ready to accept them, because the developer can come in and put in a skinnier road and two or three landowners later get stuck bad, so why set them up to get burned? Also, regardless of the road whether it's gravel or asphalt, the width is important. It won't be in our lifetime, but you know a lot of farmland that is now subdivisions. So make sure that when they do their setbacks, build their houses off this gravel road, when it has to become a paved road and has to become a public road, the space is there and the house isn't built on the road."

**PUBLIC COMMENT**

**Jon Holden, of Lynn Drive**, commented on a previous PC meeting regarding lot coverage and asked about the 50% (lot coverage) that was passed by Planning Commission. Holden asked about the PC's recommendation (50%) going to another committee.

**P. Heystek** explained the process of the PC's recommendation going to the Professional Planner, then to the Attorney to review the changes, and then it goes from that point to the Township Board and noted that the Township Board, as elected officials, makes the final decision. Heystek also noted that if the PC's recommendation comes back, and the Board has questions, Shane (VandenBerg) (Board Rep) will give answers as to why the PC did it, the reasons the PC did it, why the PC thought it was a good idea, and then it will go from there.

**Holden** referred to the July 5<sup>th</sup> meeting, asking if lot coverage was dealt with at that meeting.

**Heystek** commented that the July 5<sup>th</sup> meeting was for voting of PC officers.

**R. Harvey** commented that the Township Board will have the information before them regarding the Lot Coverage ordinance amendment at the August Board meeting (August 9<sup>th</sup>).

**J. Holden** noted that he hopes to build a storage facility on the lot next to Lee Kooistra's, as well. Holden asked about gravel driveways being counted in as lot coverage.

**R. Harvey** commented that it (gravel driveways) won't be (counted as part of lot coverage) in the new ordinance.

**F. Fiala** commented that if the driveway is not paved right now, if it's not impervious, it doesn't count at present in lot coverage.

**ADJOURNMENT:**

**Motion by Jansens with support from VandenBerg to adjourn at 8:51 p.m. All ayes. MOTION CARRIED.**

Approved by: Tressa Knowles  
Tressa Knowles, Planning Commission Secretary

August 16, 2018  
Date

**MINUTES**

July 19, 2018 PC

Page 4 of 4

APPROVED: HK

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
July 19, 2018