

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> <u>In Person</u>– Regular Meeting 7:00 p.m. <u>June 16, 2022</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. 6-16-22 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call: Present:</u> Fiala, Beukema, Bush, Frigmanski, Knowles. <u>Absent with Notice:</u> Lee Kooistra <u>PCI:</u> Mark Thompson- Present. <u>Professional Planner:</u> Rebecca Harvey, Present. <u>Staff Present:</u> Dennis Buist- Constable <u>Visitors: 6</u> (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> J. Frigmanski, ZBA Rep to the Planning Commission, requested discussion of possible changes/work to ordinances. (<i>This discussion will fall under: OTHER SUCH BUSINESS</i>). <i>Motion by Beukema with support from Frigmanski to approve the agenda as amended. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA-</u> John Frigmanski – Noted three (3) variance requests were approved at the last ZBA meeting on Tuesday, June 14, 2022. J. Frigmanski spoke of “Barndominums” being an item discussed at the recent ZBA meeting. <u>Board of Trustees-</u> Larry Knowles, will report at next meeting. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>PUBLIC COMMENT:</u> NONE </p>	<p> PUBLIC COMMENT </p>
<p> <u>APPROVAL OF MINUTES:</u> Regular Meeting of May 19, 2022 <i>Motion by Bush with support by Beukema to approve minutes of <u>May 19, 2022</u> as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF MINUTES-</u> May 19, 2022 PC Mtg. </p>

<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p>ROLL CALL: <i>Beukema: No, Bush: No, Frigmanski: No, Fiala: No, Knowles: No, Kooistra: No. <u>No: 5, Yes: 0, Absent: 1.</u></i></p>	<p>MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. 6-16-22</p>
<p><u>NEW BUSINESS:</u></p> <p><u>Rezone 22-06-08 Property owner requests to rezone from AG to C-3. (Grooters Request). (11889 W. M-179 Hwy)</u></p> <p><u>Justin Longstreth of Moore and Bruggink</u> presented the request.</p> <p><u>Open & Close of Public Comment</u> by Shana Bush, Chair at 7:17 p.m. <i>(No comment)</i></p> <p>Report provided by R. Harvey was reviewed. Discussion occurred among PC members.</p> <p><i>Motion by Fiala support by Beukema to recommend approval of rezoning from AG (450 ft.) to C-3 based upon findings of 19.3 All ayes. MOTION CARRIED.</i></p>	<p><u>INQUIRY ON CONFLICT OF INTEREST</u></p> <p><u>NEW BUSINESS</u></p> <p>MOTION to Approve Grooters' Rezoning Request at 11889 W. M-179 Hwy</p>
<p><u>Rezone 22-06-00 Property owner requests to rezone from C2 to C3- Miskotten request at 12293 W. M-179</u></p> <p>Carl Miskotten represented the request.</p> <p>Discussion took place regarding C-3 / C-2 and Special Land Use</p> <p><u>Open & Close of Public Comment at 7:45 p.m. (No comment).</u></p> <p><i>Motion by Knowles with support from Frigmanski to deny this request. Ayes: 4, Nays: 1 (Beukema). <u>Motion to deny Carried.</u></i></p> <p><i>Discussion took place as to how to proceed with public hearing regarding a possible future Miskotten request.</i></p>	<p>MOTION to Deny Miskotten request at 12293 W. M-179</p>
<p><u>Discussion: Ordinance text amendment to C-2 and C-3 regarding provisions for selling/serving alcohol.</u></p> <p>Ordinance Section 3.12.c discussed.</p> <p><i>Motion by Bush support by Knowles to notice for next month (July meeting) to have text amendments for ordinance to remove 3.12.c reference to alcohol sales and regarding 3.11.c- to add text for "indoor activity only- auto repairs." All AYES. MOTION CARRIED.</i></p>	<p>MOTION to NOTICE & APPROVE TEXT AMENDMENTS for July PC Meeting.</p>
<p><u>OLD BUSINESS ITEMS:</u></p> <p><u>Discussion: Ordinance Text amendment to all Commercial Zoning Districts. Amending commercial zoning districts to add "storage buildings" and/or accessory buildings.</u></p>	<p><u>OLD BUSINESS ITEMS</u></p>

R. Harvey reviewed Memo: Text Amendment: Commercial Storage Buildings

Motion by Bush with support from Knowles to add text amendment above (Commercial Storage Buildings) to the Public notice so it can be addressed and acted upon next month. All Ayes. MOTION CARRIED.

Discussion on Vice Chair – to be addressed by the Board. (L. Knowles will bring to Board.) (Karen Page-Kennedy, Vice Chair, resigned earlier this year.)

Form update by PCI: M. Thompson is seeking input from the ZBA.

Motion by Fiala with support from Knowles/Bush to have J. Frigmanski bring the form input request to the ZBA for feedback. All Ayes. MOTION CARRIED.

Education – Upcoming and Completed Opportunities (Brief Discussion)

Review/Update 2022 PC Work Plan:

Private Road Standards redline version will be sent or resent to S. Bush by R. Harvey. Public Hearing has not been held. Bold & Strikeout format needed for public hearing per R. Harvey.

Pending: CIP, Solar, Wind Energy and Park & Rec are still to be addressed on the work plan.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

J. Frigmanski commented that the Township doesn't have a **Blight Ordinance**, and also noted issues with **Burning**. Frigmanski is not sure Yankee Springs has a burn document. Frigmanski also mentioned **Short Term Rentals and camp fire requirements**. **Unlicensed vehicles** was another item Frigmanski noted. J. Frigmanski commented that a "Must have auto tabs to the current year" requirement might take care of the issue.

It was determined direction from the Board was necessary in regard to these items.

Barndominiums were also mentioned. A foundation requirement and crawl space would be something to look at in the Zoning Ordinance per R. Harvey.

PUBLIC COMMENT: NONE

ADJOURNMENT:

Motion by Bush with support from Frigmanski to adjourn at 8:42 p.m. All Ayes. MOTION CARRIED.

Approved by: Frank Fiala 7/21/22
Frank Fiala, Planning Commission Secretary Date

MINUTES

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APPROVED: _____

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MOTION regarding Comm. Storage Building Text Amendment

MOTION regarding FORMS/ZBA Feedback

OTHER SUCH BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
June 16, 2022