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| <p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b><br/> <b><u>PLANNING COMMISSION</u></b><br/> <b><u>In Person</u>– Regular Meeting</b><br/> <b>7:00 p.m.</b><br/> <b><u>March 17, 2022</u></b><br/> <b>Yankee Springs Township Hall</b><br/> <b>284 North Briggs Road, Middleville, Michigan 49333</b><br/> <br/> <b>MINUTES</b> </p>  | <p> <b>MINUTES</b><br/> Page 1 of 4 PC<br/> <b>APPROVED:</b> _____<br/> Regular PC Mtg 3-17-22 </p> |
| <p> <b>Meeting called to order at 7:03 PM by Planning Commission Chair, Shana Bush.</b><br/> <br/> <b><u>PLEDGE OF ALLEGIANCE</u></b><br/> <b><u>Roll Call:</u> ALL Present:</b> Kennedy, Fiala, Knowles, Beukema, Bush, Frigmanski, Kooistra.<br/> <b><u>PCI:</u></b> Mark Thompson- Present.<br/> <b><u>Staff Present:</u></b> Dennis Buist- Constable, Rob Heethuis, Dave Van Houten, Sandy Marcukaitis<br/> <br/> <b><u>Visitors:</u> 1</b> (not including staff present). </p>   | <p> <b>CALL TO ORDER</b><br/> <b>PLEDGE</b><br/> <b>ROLL CALL</b> </p>                              |
| <p> <b>1. <u>APPROVAL OF AGENDA:</u></b><br/> <ul style="list-style-type: none"> <li>• <b><u>Additions:</u> Under <u>New Business:</u> (after Education) Littering Ordinance, ZBA Forms, Fee Structure and Side Setbacks.</b></li> <li>• <b><u>Remove:</u> CIP from <u>Old Business.</u></b></li> </ul> <br/> <i>Motion by Frigmanski with support from Beukema to approve the agenda as amended. All Ayes. MOTION CARRIED.</i> </p>  | <p> <b><u>APPROVAL OF AGENDA</u></b> </p>   |
| <p> <b><u>REPORTS from REPRESENTATIVES:</u></b><br/> <br/> <b><u>ZBA-</u> John Frigmanski</b> commented at the ZBA meeting of March 8, 2022, a request was denied for a setback request for Julie Fox, of 11066 Hastings Point Rd.<br/> <br/> <b><u>Board of Trustees-</u> Larry Knowles,</b> commented at the last Board of Trustees Meeting of March 10, 2022, the board: <ul style="list-style-type: none"> <li>• Decided to hold a 2<sup>nd</sup> meeting in May to collect input regarding ARPA spending.</li> <li>• On February 23<sup>rd</sup> met with Fleis &amp; VandenBrink regarding the township office/hall renovation. March 23<sup>rd</sup> a new meeting will take place at 1:30 p.m. with the plan of having drawings finalized and ready to go out for bidding.</li> <li>• Adopted Fire/EMS Renewal Millage ballot language for August 2<sup>nd</sup> election.</li> <li>• Addressed question that came up regarding Precinct 1 for voting - if the hall is under construction. Possibly Precinct 1 can vote at the fire station as well as Precinct 2.</li> <li>• Approved vacating two (2) separate right-of-ways on Oakleigh and Gun Lake Rd.</li> <li>• Decided to wait to approve home occupation ordinance and may add in language that the Planning Commission “could” inspect the home occupation at a later date.</li> <li>• Approved Lawn bid from DK Landscaping.</li> <li>• Decided to have YS Annual Spring Clean up Day-May 7<sup>th</sup> at 9 a.m. (meet at Fire Barn).</li> <li>• R. Harvey has decided to stay on with increased fee from \$50 to \$75 per hour.</li> </ul> </p> | <p> <b>BOARD REPORTS from REPRESENTATIVES</b> </p>  |

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| <p><b><u>PUBLIC COMMENT:</u> NONE</b></p>   | <p><b>MINUTES</b><br/>Page 2 of 4 PC<br/><b>APPROVED:</b> _____<br/>Regular PC Mtg 3-17-22</p> |
| <p><b><u>APPROVAL OF MINUTES</u> : Regular Meeting of February 17, 2022</b></p> <p><i>Motion by Kennedy with support by Beukema to approve minutes of <u>February 17, 2022</u> as presented. All Ayes. <b>MOTION CARRIED.</b></i></p>   | <p><b>PUBLIC COMMENT</b><br/><b><u>APPROVAL OF MINUTES</u></b></p>                             |
| <p><b><u>INQUIRY ON CONFLICT OF INTEREST:</u> F. Fiala went through Roll Call:</b></p> <p><i>Kennedy: No, Kooistra: No, Beukema: No: Bush: No, Knowles: No, Frigmanski: No, Fiala: No. (No conflict). <b>No: 7, Yes: 0, Absent: 0.</b></i></p>  | <p><b><u>INQUIRY ON CONFLICT OF INTEREST</u></b></p>   |
| <p><b><u>NEW BUSINESS:</u></b></p>  | <p><b><u>NEW BUSINESS</u></b></p>  |
| <p><b><u>EDUCATION:</u></b></p> <ol style="list-style-type: none"> <li>1. Upcoming opportunities (to be noted at every meeting).</li> <li>2. Completed courses will be documented for information at the end of the year for the PC Annual Report.</li> </ol>   |  |
| <p><b><u>LITTERING ORDINANCE:</u></b></p> <p>Fiala has an ordinance that, by adding one other sentence, should fit our entire township and recycling center (in the parking lot) adequately. A sample ordinance from www.Michigan Townships.org was distributed.</p>  |  |
| <p>Under Section II, Kennedy will work on a sentence to fit into this wordage for our recycling center to address leaving recyclable materials without putting it into the bin.</p>   |  |
| <p><i>Motion by Fiala with support from Bush to table Littering Ordinance discussion to the next PC meeting. All Ayes. <b>MOTION CARRIED.</b></i></p>   | <p>MOTION to TABLE regarding Littering Ordinance</p>   |
| <p><b><u>ZBA Forms:</u></b> Eric &amp; Mark (Thompson) are willing to take on this task needing approximately a month to six weeks to look at these forms and start fresh with new forms.</p>   |  |
| <p><b><u>FEE STRUCTURE-</u></b></p>   |  |
| <p>K. Kennedy and L. Knowles worked on the fee structure, looking at other local townships and found that YS was pretty much below average with its fees. It's been 15 to 20 years since any changes. Kooistra reviewed the fee schedules of Rutland, Orangeville and Wayland Townships. Discussion took place.</p> |  |
| <p><i>MOTION by Fiala with support from Knowles to table discussion regarding YS Fee Schedule until next month's meeting. All Ayes. <b>MOTION CARRIED.</b></i></p>  | <p>MOTION to TABLE YS Fee Schedule discussion.</p>   |

**SIDE SETBACKS** Discussion- requested by J. Frigmanski of the ZBA. Discussion took place.

*Motion by Fiala with support from Bush to table this discussion (side setbacks) until next meeting. All Ayes. MOTION CARRIED.*

**OLD BUSINESS ITEMS:**

**CIP Update:** (Removed from the agenda).

**DISCUSSION ON PRIVATE Road Standards and Zoning Districts**

review took place of **Resolution 2020-1 “to Limit Acceptance of New Local Roads”** from the Bd. Of County Road Commissioners of Barry County. Also distributed was a diagram from the Barry County Road Commission of a typical section for Commercial/Industrial Plat Roads in Sandy Soils.

Motion by Fiala with support from Knowles to have the original group of John Frigmanski, Larry Knowles, and Frank Fiala work on Private Road Standards and come back with a presentation to the PC at the next meeting. All Ayes. MOTION CARRIED.

**DISCUSSION OF 2022 PC WORK PLAN**

The four top prioritized items- Zoning Fees Update, Private Road Standards, Revise/Update PC/ZBA Forms, Littering Ordinance- are currently being worked on. Other items on list to be addressed in the future: Solar Energy Standards, Capital Improvement Plan, Wind Energy Standards, and Parks & Recreation Trails.

**SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION**

**Power Point Presentation on Solar Energy:** *by Shana Bush*

**Key points:**

- Why Plan for Solar Energy?**
- Solar Farm Growth in Michigan**
- Planning for Solar – Master Plan**
- Planning Considerations**
- Zoning Considerations**
- Various types of Solar Options**
- What Might Residential Solar Energy look like?**

**PUBLIC COMMENT:**

**Sandy Marcukaitis** commented about raising the ZBA fees to possibly deter ZBA requests. S. Marcukaitis also mentioned living fences. Marcukaitis also inquired about the Littering ordinance and the current work of the recycling committee.

**MINUTES**

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**APPROVED:** \_\_\_\_\_

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**OLD BUSINESS ITEMS**

MOTION regarding group working on Private Rd. Standards

**Power Point Presentation on Solar Energy**

**PUBLIC COMMENT**

**PUBLIC COMMENT: continued**

**Dave VanHouten** noted the “six month holiday on the gas tax” and inquired as to how the roads will be able to be maintained. Fiala, also of the Barry County Road Commission, commented on the approach the County Road Association is taking regarding this issue. Also, D. VanHouten voiced concerns regarding the Road Commissions role in maintaining all roads with the onset of electric cars. Fiala noted that electric vehicles and related issues are being addressed by the Michigan County Road Association as well.

**ADJOURNMENT:**

**Motion by Bush with support from Beukema to adjourn at 8:33 p.m. All Ayes.**

***MOTION CARRIED.***

Approved by: Frank Fiala 4/21/22  
Frank Fiala, Planning Commission Secretary Date

**MINUTES**

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**APPROVED:** \_\_\_\_\_

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**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
March 17, 2022