

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION VIRTUAL ONLY – Regular Meeting 7:00 p.m. <u>March 18, 2021</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 4 PC APPROVED: _____ REGULAR MTG 3-18-2021 Virtual (Zoom) ONLY </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Acting Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Virtually Present: <u>Fiala</u> at Lakeridge Drive, <u>Kennedy</u> at Lakeridge Drive, <u>Beukema</u> at N. Payne Lake Rd., <u>Bush</u> at Kraft Ave., in Grand Rapids, <u>Frigmanski</u> at Pine Meadows Dr., <u>Knowles</u> at Beatrice Ave, <u>Kooistra</u> at Lynn Dr. <u>Absent with Notice:</u> Eric Thompson (PCI), Zoning Administrator <u>Present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Marcukaitis, Mike Cunningham, Dave VanHouten <u>Visitors:</u> Virtually 3 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> Requests were made to <u>ADD</u> the following: <ul style="list-style-type: none"> • Curley Cone Business SPR to the agenda • STR Application Form (Short Term Rental) • Land splitting and Driveway permits • Line of sight requirements for lakefront properties • Discussion of future meetings: Virtual or in-person? <i>Motion by Kennedy with support from Frigmanski to approve the agenda as amended.</i> <i>Roll Call Vote: Kennedy: Yes, Beukema: Yes, Bush: Yes, Kooistra: Yes, Knowles: Yes, Frigmanski: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> <u>MOTION</u> to approve agenda as amended. </p>
<p> <u>REPORTS from REPRESENTATIVES: (No Reports this evening.)</u> <u>Board of Trustees-</u> Larry Knowles, commented on items from the recent Board of Trustee’s Regular Meeting: Blood Drive will occur April 28th, 2:30 - 6:30 p.m. Three (3) landscaping bids were opened. (Board of Trustees members have since received them.) Board will set aside \$300,000 for the township renovation project and a committee for renovation project is to be formed, as well as, a sub-committee to look at the Road Commission agreement. The Board also passed four (4) ordinances at its March 11th meeting: Non-Conforming Use, Gravel Mining, Anti-Noise, and Short Term Rental. <u>ZBA-</u> John Frigmanski noted that a variance request for a side lot variance was granted at the March 9th meeting. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

PUBLIC COMMENT:

Catherine Getty commented that she was just joining the group and listening to what is happening in Yankee Springs tonight.

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APPROVAL OF MINUTES OF February 18, 2021 (Regular Meeting) & February 23, 2021 (Special Meeting):

Motion by Kennedy with support from Bush to approve February 18, 2021 Planning Commission Regular Meeting Minutes as presented. Roll Call Vote: Frigmanski: Yes, Knowles: Yes, Kooistra: yes, Bush: Yes, Beukema: Yes, Kennedy: Yes, Fiala: Yes. Yes 7, No: 0. MOTION CARRIED.

Motion by Bush with support from Kennedy to approve February 23, 2021 Special Meeting minutes as presented. Roll Call Vote: Beukema: Yes, Bush: Yes, Kooistra: Yes, Knowles: Yes, Fiala: Yes, Frigmanski: Yes, Kennedy: Yes. Yes: 7, No: 0. MOTION CARRIED.

**Prior to motion to approve February 23, 2021 minutes, R. Beukema noted there may be a possible discrepancy between the STR ordinance as approved by the PC vs. the STR ordinance presented to Board of Trustees. L. Knowles was asked to follow-up on this with the Board.*

**PUBLIC COMMENT/
APPROVAL OF
MINUTES**

NEW BUSINESS:

Business Site Plan Review- Request for the building of a deck by Julie Fox at: 12850 W. M-179 Hwy., Wayland, MI 49438 dba Curley Cone.

J. Fox presented her request and commented that she is planning ahead for capacity limitations due to COVID.

DISCUSSION TOOK PLACE including PC Members, Rebecca Harvey- Professional Planner, and owner/applicant- J. Fox. There were no other questions or comments from the public.

Motion by Knowles with support from Beukema to approve Business Site Plan Review of J. Fox at 12850 W. M-179 Hwy, Wayland, MI 49438, PARCEL #:08-16-019-010-02, as presented. Roll Call Vote: Knowles: Yes, Frigmanski: Yes, Fiala: Yes, Kennedy: Yes, Beukema: Yes, Bush: Yes, Kooistra: Yes. Yes: 7, No: 0. MOTION CARRIED.

NEW BUSINESS

*Request for the building of a deck by Julie Fox at: 12850 W. M-179 Hwy., Wayland, MI 49438
PARCEL #: 08-16-019-010-02*

MOTION to APPROVE
Bus. SPR at 12850 W. M-179 Hwy, Wayland

Short Term Rental Application Review occurred.

Motion by Fiala with support from Bush to request L. Knowles bring to the Township Board: Short Term Rental Application Document- as a follow-up to the STR Ordinance approved by the Board on March 11, 2021. Roll Call Vote: Knowles: Yes, Frigmanski: Yes, Fiala: Yes, Kennedy: Yes, Beukema: Yes, Bush: Yes, Kooistra: Yes. Yes: 7, No: 0. MOTION CARRIED.

MOTION to forward
(via Knowles) to Twp. Board- STR Application

Regarding Land Splits and Driveway permits:

Fiala commented that previously, driveway permits were not required for land splits, but now they are required for land splits in YS Township (along with the other 15 townships in the county.) Fiala noted that this (driveway permit) needs to be added to the land split application.

OLD BUSINESS ITEMS:

Discussion on Section 12.4 – Setback averaging approach on waterfront lots. R. Harvey reviewed the following along with alternate texts as well:

Proposed language for administering this requirement and averaging the distances for the setback, all homes within the stated distance will be considered unless the distance of one home is at least 20% more or less than the average of all other homes to be considered. In this case, this one home will be considered an outlier and shall be excluded from the calculation.

DISCUSSION took place with viewshed / line of sight included.

Motion by Knowles with support from Beukema to have R. Harvey draft language for waterfront setbacks to reflect taking into consideration one on each side of questioned property with no closer than 25 ft. Roll Call Vote: Kooistra: Yes, Knowles: Yes, Frigmanski: Yes, Fiala: Yes, Kennedy: Yes, Beukema: Yes, Bush: Yes. Yes: 7, No: 0. MOTION CARRIED.

Discussion occurred regarding Chief Noonday Corridor Overlay District (Review of Sec. 3.16 was submitted by L. Knowles).

Motion by Knowles with support from Kennedy to set public hearing at April PC meeting for changes to 3.16: Striking F.2.b (Access) and changing 3.16 F.4 (Landscaping) by striking (c) & (d). Roll Call Vote: Frigmanski: Yes, Knowles: Yes, Kooistra: Yes, Bush: Yes, Beukema: Yes, Kennedy: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.

**R. Harvey noted that she will prepare and send the proposed language (draft text) for public hearing for both the waterfront setback and Section 3.16 (Chief Noonday Corridor Overlay District) changes to C. Kaufman, Twp. Attorney for public hearing.*

2021 Work Plan – Discussed and Reviewed:

Frigmanski, Fiala and Knowles agreed to work on **Private Road Standards and Zoning Districts.**

Kennedy and Bush will work on **Home Occupation** inconsistencies. (*Inconsistencies will be sent to group by R. Harvey.*)

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OLD BUSINESS ITEMS

MOTION to Request Language on Waterfront Setbacks

MOTION to make changes to Section 3.16

Capital Improvement Plan Review- Fiala suggested communicating with the Board on this as he feels this should be driven by the Township Board. L. Knowles will bring this item to the Board to see if the Twp. Board will form a joint committee or what the Board's recommendation might be regarding the CIP. (Per Fiala: A key four (4) or five (5) projects are needed- i.e.: Veterans Memorial, Township Renovation, Sewer/Water, Fire/EMS....). The CIP is required by the Zoning Enabling Act.

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- **Such other business as properly come before the Planning Commission. may**

OTHER SUCH BUSINESS

Future meetings: Changes with COVID regulations- Meeting in the Hall with 25 people, or staying virtual? Discussion took place. Legislation in place right now requires meeting in person, socially distancing with a 25 person limit. March 31st is the deadline for virtual/ZOOM meetings, at this point. It was advised that the PC could note the PC Public Hearing as both virtual and in-person, and then properly notice the meeting after it is determined whether the PC meeting/Public Hearing will be virtual or in-person.

**L. Knowles requested permission from the PC to invite the township engineer to the next meeting due to the water main easement and Curley Cone being an item at the next meeting. A vote was not taken on inviting the township engineer. There were no comments of disagreement, only a few comments of agreement.*

PUBLIC COMMENT:

Mike Cunningham commented on the 25 foot setback being fair, simple, consistent and easy to understand. M. Cunningham commented that he will have to look up what "viewshed" meant. M. Cunningham noted that it is easier to go from Zoom to In-person by opening the door to the meeting and vice-versa (in-person to Zoom) would not be as easy. Cunningham noted that the township doesn't have the equipment to do a proper hybrid meeting.

PUBLIC COMMENT

ADJOURNMENT:

ADJOURNMENT

Motion by Bush with support from Beukema to adjourn at 9:12 p.m. Roll Call Vote: Kennedy: Yes, Beukema: Yes, Bush: Yes, Kooistra: Yes, Knowles: Yes, Frigmanski: Yes, Fiala: Yes. Yes: 7, No: 0. MOTION CARRIED.

Approved by: Frank M. Fiala 4/20/21
Frank Fiala, Planning Commission Secretary Date