

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION VIRTUAL ONLY – SPECIAL MEETING AND PUBLIC HEARING 7:00 p.m. <u>Monday, Nov. 30, 2020</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 PC APPROVED: _____ Reg. PC Mtg. 11.30.2020 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 YS Township Hall, and <u>Bush</u> at Kraft Ave., in Grand Rapids. <u>Absent with Notice:</u> Pat Jansen (resigned), Cathy Strickland (resigned), and Shane VandenBerg (no longer a Board Rep.). <u>Present:</u> Rebecca Harvey, Professional Planner, Eric Thompson (PCI), Zoning Administrator <u>Staff Present:</u> Sandy Marcukaitis <u>Visitors:</u> Virtually 7 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> <i>Motion by Bush with support from Kennedy to approve the agenda as is. All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF AGENDA</u> </p>
<p> REPORTS from REPRESENTATIVES: (No Reports this evening.) <u>Board of Trustees-</u> Shane VandenBerg, Trustee, (No longer a Board Rep). <u>ZBA-</u> Patrick Jansens, has resigned. </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>
<p> PUBLIC COMMENT: NONE </p>	
<p> APPROVAL OF MINUTES OF November 19, 2020: <i>Motion by Kennedy with support from Bush to approve November 19, 2020 Planning Commission Meeting Minutes as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> APPROVAL OF MINUTES </p>
<p> NEW BUSINESS: SEU 20-11-10 Parcel 08-16-215-042-00 A request by Larry & Jackie Hayes of 11227 Oakleigh Drive, Middleville for a SEU to build an accessory building on a backlot that is separated from the principal dwelling by a platted alley. Paul Rairigh, Builder, presented the request for the Larry & Jackie Hayes. PC members asked questions of the builder. Dimensions of building were noted. <u>Open Public Hearing by S. Bush at 7:11 p.m.</u> </p>	<p> NEW BUSINESS </p>

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Chuck Lintz, of 11277 Oakleigh Drive, was concerned if the project would have an impact on the neighborhood using the alley currently. C. Lintz wished the applicant “Good Luck” with their project.

Jackie Hayes, applicant, commented that she didn’t see the status of the alley usage changing. Hayes noted that there was only two (2) other homes towards the end-where the alley ends- that are good with it.

Mrs. Lubbens, also of the same neighborhood, – noted that there were also two (2) other homes to the left of the Hayes’ property that also use the alley to exit and would be landlocked without use of the driveway.

J. Hayes noted that she had referred to these two other neighbors and added, “And they do have another exit, also.”

M. Cunningham, of 1908 Heritage Bay Dr., commented tonight’s discussion on the 5 ft. setback being 7 ft. and the height being mentioned tonight that would be 12’ rather than 16’. Cunningham commented that the documents filed with the township or PC should reflect the dimensions that were being discussed this evening and not the dimensions that are on the documents currently.

Close Public Comment at 7:16 p.m. by S. Bush.

Motion by Fiala with support from Kennedy to approve the request (Special Land Use (SEU) - Site Plan Approval) at 08-16-215-042-00 - 11227 Oakleigh Drive subject to compliance with the side yard setback standard being 7.5 ft to the leading edge of the building, and building height of 12 ft. as acknowledged, and all items identified by the applicant being reflected on a revised site plan and submitted with the building permit application based on a finding of compliance with 12.7 and 4.1. Roll Call Vote: Bush: Yes, Beukema: Yes, Kennedy: Yes, Fiala: Yes. Yes: 4, No: 0. MOTION CARRIED.

Prior to Roll Call Vote:

Eric Thompson, of PCI, read the following correspondence from **Jerry Ryan** and added that two (2) pictures were attached: This email is in regard to the hearing tonight for a new building on the back lot of 11227 Oakleigh Dr. We own the property directly to the west (11253 Oakleigh Dr) which has a garage on it with an apartment above the garage. My concern is the flooding that occurs between the two properties whenever there is a heavy rain (usually in the Spring). If my neighbor's property is filled in that will force all of their water onto our property. Right now, we get so much flooding that it almost goes into our garage. It wouldn't take much more and it would go into our garage. I have spoken with their builder regarding this and he has assured me that what they do will not add to our problem. But I wanted to make you aware of the situation. I would like to discuss with you sometime about what can be done about our problem. *(Pictures were shown the ZOOM share screen.)*

P. Rairigh, Builder, addressed the email previously read, and noted that the new project, will not add any water to that house. Rairigh also mentioned the back elevation is where that house's (neighbor's) flooding comes in. Rairigh noted they will take care of drainage from the new project and it will not impede on the Ryan's property.

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OLD BUSINESS ITEMS:

- **Discussion of : EARTH REMOVAL**

It was noted the Township's **current gravel mining ordinance** is an issue and is being addressed. The PC has asked R. Harvey, Professional Planner to see what other townships have gone with in regards to their ordinances.

R. Harvey confirmed that the PC would use December to review information (text) and have the conversation in December and then possibly have a public hearing on Earth removal/gravel mining in January.

OLD BUSINESS ITEMS

OTHER SUCH BUSINESS as may properly come before the Planning Commission.

F. Fiala noted that the December meeting is usually when the Annual PC Report is reviewed and the PC usually will have a Joint Meeting (with ZBA and Board) early in 2021. Also noted: The upcoming December PC meeting has 3 hearings as well. Fiala asked if a draft copy of the 2020 Annual PC Report could be provided for the PC members for the December meeting for their review.

S. Marcukaitis asked for Continuing Education Credits information from PC members for the Annual PC Report.

R. Harvey had pulled together the work of the PC in a special calendar/template (WORD) format which has been received by D. Mousseau, Recording Secretary.

E. Thompson, of PCI, will get building reports over to Sandy Marcukaitis as well.

OTHER SUCH BUSINESS

PUBLIC COMMENT: NONE.

PUBLIC COMMENT

ADJOURNMENT:

Motion by Bush with support from Kennedy to adjourn at 7:33 p.m. **ROLL CALL VOTE:** Bush: Yes, Beukema: Yes, Kennedy: Yes, Fiala: Yes. Yes: 4, No: 0. MOTION CARRIED.

ADJOURNMENT

Approved by: Frank M Fiala Date 12/31/21
Frank Fiala, Planning Commission Secretary