

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b>Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>Thursday, October 17, 2019</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b> </p> <p style="text-align: center;"><b>MINUTES</b></p>	<p> <b>MINUTES</b>  Page 1 of 4 PC  <b>APPROVED: _____</b> </p>
<p> <b>Meeting called to order at 7:00 PM by Planning Commission Chair, Cathy Strickland.</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b><u>Roll Call: Present:</u></b> Fiala, Beukema, Strickland, Jansens, Kennedy, VandenBerg, Bush.  <b><u>Present:</u></b> Rebecca Harvey, Professional Planner.  <b><u>Not Present:</u></b> Eric Thompson, PCI, Zoning Administrator.  <b><u>Staff Present:</u></b> Sandy Marcukaitis, Chuck Biggs- Constable, Dave VanHouten.  <b><u>Visitors: 10</u></b> (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA: No changes.</u></b>  <b><u>Under #7 Old Business – ZOC 19-08-04 Delete.</u></b> This was approved by the Board of Trustees at the October 10<sup>th</sup> Regular Board meeting.  All eyes in favor of amended agenda. </p>	<p><b>CHANGES TO AGENDA</b></p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees- Shane VandenBerg, Trustee,</u></b> commented at October 10<sup>th</sup> Board meeting: \$95,000 approved to have engineering from Fleis &amp; Vandenbrink provide the design development services. Also listened to Phyllis Wordhouse again and gave a temporary okay to convert tennis courts to pickleball courts. Shalinda -a one (1) year extension was granted. Tabled water connection fees for water system. Tabled Articles of Incorporation, controversy about who can and who can't vote. Kooistra and Holden (M-179 &amp; Lynn Drive) rezoned from C2 to RSF was okayed. (ZOC 19-08-04).  <b><u>ZBA-</u></b> Patrick Jansens commented that there were:  <b><u>Two Requests: Tom Hopkins, of Shady Lane – Request of 43 ft. to the waterfront</u></b> denied. Allowed 55ft. to be in line with neighbors.  <b><u>Shashin Kothawala of Elmwood Beach-</u></b> Site plan granted, then rescinded, given back and Kothawala is continuing on with process. </p>	<p> <b>BOARD REPORTS</b>  <b>from</b>  <b>REPRESENTATIVES</b> </p>
<p><b><u>PUBLIC COMMENT: NONE at this time.</u></b></p>	<p><b>PUBLIC COMMENT</b></p>
<p> <b><u>APPROVAL OF MINUTES:</u></b>  <b><i>Motion by Jansens with support from Kennedy to approve minutes of September 26, 2019 as written. All Ayes. MOTION CARRIED.</i></b> </p>	<p><b>APPROVAL OF MINUTES</b></p>

**NEW BUSINESS:**

**SEU 19-10-06 Parcel ID 019-005-55 a request by Carl Miskotten for a SEU that is currently zoned Outdoor Commercial (C3), the applicant is requesting to expand the use of the existing operation to include automobile sales.**

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**Vice Chair, Shana Bush**, took over as C. Strickland (Chair) owns property within 300 ft. of the SEU request location. Strickland excused herself from this portion of New Business.

**NEW BUSINESS**

**Parcel ID 019-005-55  
a request by Carl  
Miskotten for a SEU**

**C. Miskotten of 2138 Parker**, commented that until April of 2017 owned Auto Auction near 131. Miskotten explained that in order to have a dealer’s license, you have to have a location. Miskotten commented that he is not planning on having a car lot. Miskotten commented that this place (12245 W. M-179) is kind of his get away. License needs to be obtained by end of this year.

**Open Public hearing at 7:10 p.m. by Vice Chair, Shana Bush.**

**Bob Genther, neighbor**, commented that Miskotten’s building is built to commercial standards. Bob Genther, is a car dealer in Wayland. He said the state is trying to legitimize car dealerships. Genther commented that you have to have the local municipality sign off on zoning in order to do this as well. You have to have the facility and proper zoning. He has no objection.

**CLOSE of Public Hearing at 7:13 p.m. by Vice Chair, Shana Bush.**

Board Deliberation took place with R. Harvey, who consulted the Planning Commission and reviewed the standards of the Chief Noonday Overlay District.

The Planning Commission determined that certain items on the application, such as screening, needed clarity.

***Motion by S. Vandenberg with support from R. Beukema to table to next month (PC Meeting 11/21/19) for applicant to come back with information requested. All Ayes.***  
***MOTION CARRIED.***

**MOTION to TABLE**

**SEU 19-10-07 Parcel ID 018-011-30 A request by Gary Godley for a SEU to construct a commercial office space and establish a manufactured homes sales operation upon the site. (On Cobb Lake Rd. and Loew Drive – on corner).**

**ID 018-011-30 A  
request by Gary  
Godley for a SEU**

**G. Godley** clarified that it was modular, not manufactured, homes (basically stick built homes- per G. Godley). G. Godley is involved with a Fairmont Homes dealership. G. Godley commented that it will be a sales center. There will be two (2) concrete pads put in to stage a modular home. Every few years they will have to change out the home(s). A sales office (24 x 24) will be there – eventually. Godley is starting first with one house. Nothing is to be attached to a permanent foundation- except sales office. G. Godley commented that it really won’t be anything but a real estate office.

**OPEN PUBLIC Hearing at 8:01 p.m.**

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

**John Kopinski of Loew Drive**, noted major problems with upkeep of the road. Kopinski commented that it took multiple fights to get crushed asphalt. Would like Godley's location to come off of Cobb Lake Rd. only. Kopinski wants to address storage – trusses, boat storage and campers that are on site right now. Kopinski doesn't want to see this storage in a nice residential area.

**PUBLIC COMMENT**

**Tony Carpenter, of Loew Drive**, mention kids, dogs and families on the road. Concerned with overflow coming on to their road. Carpenter mentioned he doesn't want to look at two empty modular homes sitting there. Carpenter commented, "We want to keep this a residence, not a business." Carpenter also noted that he doesn't want it to be a parking lot turn around area.

**Bob Genter** – (commented earlier) commented on Loew Dr. being a cul de sac road and a residential street. Genter commented on zoning issues with this lot a year ago. Genter would strongly recommend that all traffic comes off Cobb Lake Rd.

**G. Godley** commented that he didn't think it had access to Loew Dr.

**J. Kopinski, 410 Lowe Dr.**, commented that he doesn't want traffic on Loew Dr., and is in agreement with Carpenter's, as well.

**Stacy Walker, 410 Loew Drive** – commented that maybe plants (trees) down the road would keep neighbors from having to see G. Godley's property.

**C. Strickland** clarified that this district doesn't require landscaping as in the Chief Noonday Overlay District.

**G. Godley** asked if there is 10 feet of his property that would actually be on Loew Dr. Road right-of-way dimensions were noted by F. Fiala. "Loew Drive could actually put in any kind of trees they really wanted there, couldn't they? It's their property," commented Godley.

**R. Harvey** commented that what a community's Planning Commission Zoning board looks to is the person developing the commercial property actually bears the responsibility. "Requirements would be for you (Godley) to buffer your use from those properties."

**Sherri Carpenter** – also of 425 Loew – kiddy corner to Godley's lot. S. Carpenter commented that she took a little bit of exception when G. Godley said 'We can put a buffer on our property'. Carpenter commented that she didn't want to put a 10 foot fence in her yard not to see Godley's trusses, building supplies, junk, in her front yard. Carpenter noted that there had been damage to the road from traffic from his property since he's been there (for a short time). Carpenter commented that they are cranky and protective about their road. "We have grandkids, and we have dogs.... One family (on the road) has 9 kids. You just can't drive like an idiot...(Godley commented that he wanted to know who was driving and it wasn't him). You can see the tracks coming off your grass going off the road. Like a burn out."

**Godley** said he didn't leave a burn out. Godley said "It's me just me... Nobody else has been on the property."

*Public Comment continued on next page*

Stacey Walker of 410 Loew Drive commented that John Kopenski has had gravel smoothed out on Loew Dr. Where Godley's items have been moved shows where the road has been disrupted. Walker noted that she was concerned about having a barrier from Godley's lot to their road so that the neighbors don't have to see it. "It would just be nice to keep it looking residential is what I'm most concerned about," added Walker.

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**CLOSE of PUBLIC HEARING at 8:18 p.m.**

After BOARD DELIBERATION, it was noted confirmation was needed regarding the lot's (#08-16-018-011-30) zoning.

*Motion by VandenBerg with support from Strickland to have Zoning Administrator and Professional Planner look into the matter. All ayes. MOTION CARRIED.*

MOTION for ZONING CONFIRMATION

R. Harvey noted the procedure that would take place as the township looks into this zoning matter of Parcel ID # 018-011-30. The township will notify G. Godley of its findings.

**OLD BUSINESS:**

OLD BUSINESS

- Follow up on rezoning request ZOC 19-08-04 (Deleted from agenda at start of meeting).
- Discussion of Nonconforming Uses and Structure
- Solar fields
- Discussion of Gravel Processing, Mining & Commercial Excavation Standards
- Such other business as may properly come before the Planning Commission.

MOTION to TABLE OLD BUSINESS and ADJOURNMENT

Since it was after 9:00 p.m., motion was made by S. VandenBerg with support from S. Bush to table OLD BUSINESS until the next PC meeting, November 21, 2019, and adjourn tonight's meeting. (See ADJOURNMENT below). All ayes. MOTION CARRIED.

**Before adjournment, the following items were noted:**

Pat Jansens requested, again, that PC members do not receive "napkin or handwritten" sketches instead of professional surveys. Jansens comments that proper dimensions are needed.

R. Harvey commented that she will speak to E. Thompson regarding Jansens' request. Harvey also noted the large volume of activity with professionals involved in zoning and real estate.

R. Harvey noted that she has provided articles and sample ordinance(s) regarding solar information. Harvey also noted that she gave Gravel information to PC members in July.

**ADJOURNMENT:**

**ADJOURNMENT**

Motion by VandenBerg with support from Bush to adjourn at 9:11 p.m. (as part of motion above). All ayes. MOTION CARRIED.

Deb Mousseau  
Recording Secretary  
October 17, 2019

Approved by: Frank Fiala 11/21/19  
Frank Fiala, Planning Commission Secretary Date