

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION <u>In Person</u>– Regular Meeting 7:00 p.m. <u>October 20, 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. 10-20-22 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> Roll Call: Present: Fiala, Beukema, Frigmanski, Kooistra, Knowles, Purcell, Bush. <u>Absent with Notice:</u> PCI: Mark Thompson- Absent with notice. <u>Professional Planner:</u> Rebecca Harvey, Absent with notice. <u>Staff Present:</u> Dave VanHouten, Sandy Marcukaitis <u>Visitors:</u> 3 (not including staff present). </p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p> <u>APPROVAL OF AGENDA:</u> Additions requested (to tonight’s agenda): Addressing items sent from the Board of Trustees, the review of the draft zoning ordinance and consideration for public hearing. Also have a discussion on side setbacks. (<i>Outbuilding sizes already on the agenda</i>). <i>Motion by Bush with support from Knowles to approve the agenda as amended.</i> <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <u>APPROVAL OF</u> <u>AGENDA as</u> <u>amended</u> </p>
<p> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees-</u> Larry Knowles, noted that the Board on Sept. 29 had a special meeting to approve curb on North side of township hall parking lot to properly handle drainage. Lobbezoo Trenching bid was accepted for a fire hydrant at fire station. At another special meeting on Sept. 13th, additions to the township hall/office renovation project were approved such as painting of the hallway. The addition of a generator was declined. At a special meeting on October 5th the park’s parking lot expansion was approved. At the Regular Board of Trustees meeting on October 13th, it was determined that Gun Lake Community Church will be the location for future township meetings while the township hall is being renovated after the first of the year, for the first part of 2023. The In-house Zoning Administrator job description was approved. Authorization was given to finding an in-house ZA. The Board has asked the PC to look at the following items added to tonight’s agenda: <i>(Please see Additions to the agenda).</i> </p>	<p> BOARD REPORTS from REPRESENTATIVES </p>

<p>Blood Drive will be Nov. 2nd from 2 to 6 p.m. at the YS Fire Station at 1425 S. Payne Lake Rd., Wayland.</p> <p>Cemetery lots raised in price to \$50 on or after 1/1/23.</p> <p>ZBA- John Frigmanski -regarding ZBA meetings: Sept. 21st, Oct. 4, and Oct. 11th. J. Frigmanski noted that the ZBA was very busy. Several people requested additional size (above & beyond) for Accessory buildings.</p>	<p>MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. 10-20-22</p> <p>BOARD REPORTS from REPRESENTATIVES <i>Continued</i></p>
<p><u>PUBLIC COMMENT:</u></p> <p>Dave VanHouten 870 Rock Dr. noted 11/11 at 11 a.m. (November 11th) will be our township’s Veteran’s Day Observance. Mr. VanHouten asked to please mention this observance to family members and neighbors and “drag” a veteran there. There will be speakers, music, coffee, and cookies inside (the fire station). Also, “something new” around 12 noon there will be a walk at park around the loop. A picture is being painted and donated for a silent auction, and will go to the highest bidder.</p> <p>Mr. Licari of 2121 Archwood Dr., commented that he is trying to change variance for autos he is moving from Caledonia to Gun Lake. His project currently involves a 1600 sq. ft building and leaving a 2 stall garage up. Mr. Licari commented that he nor his neighbors cared for this (the 2 stall garage). Mr. Licari described his situation and asked for “light at the end of the tunnel”. G. Licari passed around a picture of the existing building. Driving through his neighbor’s yard is the only way to get to his building. Mr. Licari noted that he was aware that he was not presenting his project this evening, but would like guidance going forward.</p>	<p>PUBLIC COMMENT</p>
<p><u>APPROVAL OF MINUTES :</u> Regular Meeting of September 15, 2022</p> <p><i>Motion by Purcell with support from Beukema to approve minutes of <u>Sept. 15, 2022</u> as presented. All Ayes. MOTION CARRIED.</i></p>	<p><u>APPROVAL OF</u> <u>MINUTES- August</u> <u>18, 2022.</u></p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p><u>ROLL CALL:</u> <i>Fiala asked the PC members present if there was any conflict of any PC member with the meeting agenda as modified this evening. All PC members noted: NO conflicts except:</i> Greg Purcell mentioned that he lives within sight distance of Mr. Licari, however the PC is not going over his request this evening. Lee Kooistra mentioned that he had no conflict with anything but only when it comes to the setback item.</p>	<p><u>INQUIRY ON</u> <u>CONFLICT OF</u> <u>INTEREST</u></p>
<p><u>NEW BUSINESS:</u></p> <p>Zoning Ordinance text amendment to Article XX, Section 20.8 (<i>drafted by C. Kaufman, YS Twp. Attorney</i>).</p> <p>S. Bush, Chair, reviewed the items to be accomplished through this amendment. Discussion occurred regarding draft Zoning Ordinance text amendment to Article XX, Section 20.8.</p>	<p><u>NEW BUSINESS</u></p> <p>MOTION to approve draft Zoning Ordinance Amendment for public hearing.</p>

Motion by Purcell with support from Frigmanski to approve the draft language of Zoning Ordinance Text amendment of Section 20.8 for consideration at a public hearing at the next PC meeting. All Ayes. MOTION CARRIED.

Capital Improvement Plan Committee: After brief discussion, it was determined that Shana Bush will chair this committee. The next CIP will go out to 2028. S. Bush noted that she was just starting the conversation regarding the next CIP.

Side Setbacks – the PC is planning to have a side/sub committee to address this and come back with a report to the Planning Commission.

Currently, the minimum setback is 5’ from property line to the eave. Discussion occurred regarding structures vs. appliances.

EDUCATION – Upcoming and Completed Opportunities: Brief discussion occurred.

OLD BUSINESS ITEMS:

Outbuilding size restrictions- Lengthy discussion occurred.

Motion by G. Purcell to ask Rebecca Harvey, Professional Planner to draft changes in our ordinance using model for outbuilding sizes (as just described in meeting) for next PC meeting for review. Support from Fiala. All ayes. MOTION CARRIED.

Review/Update of 2022 PC Work Plan occurred.

*Reminder that we will have public hearings in November to address changing the setback text to include the table, changes to the CNO overlay district setbacks, and private road standards. Also, public hearing for Zoning Ordinance for the text amendment draft reviewed at tonight’s building.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

PUBLIC COMMENT: Dave VanHouten commented regarding residential builders. He himself has built seven houses, noting that architects weren’t involved in drawings. VanHouten thought it would be difficult to get a drawing showing where the service comes into the house, where the a/c (air condition unit) is going to be, where the a/c will vent, and how high it will vent. “A lot of times we just quoted them square footage, number of bedrooms, number of rooms, how many people are in the house. So I think it’s going to be hard to get that detail on the plan in the beginning,” concluded D. VanHouten.

ADJOURNMENT:

Motion by Bush with support from Purcell to adjourn at 8:47 p.m. All Ayes. MOTION CARRIED.

Approved by: Frank Fiala 11/17/22
Frank Fiala, Planning Commission Secretary Date

MINUTES

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MOTION to approve draft Amendment and go to Public Hearing.

NEW BUSINESS

continued

OLD BUSINESS ITEMS

MOTION to Approve Request to R. Harvey regarding Outbuilding changes.

OTHER SUCH BUSINESS

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Recording Secretary
10-20-22