

YATES TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING FINAL MINUTES  
June 8, 2023 5 p.m. ET

1) The meeting was called to order by Chair Chris Grier at 5:00 p.m.

2) Roll Call attendance vote was as follows:

Present: Secretary Blair Evans, Chair Chris Grier, Commissioner Amy Ellis, and Commissioner Kurt Johnson

Absent: YTB Rep. & Ex-officio Shawn Coffey, Commissioner Julia Carr, and Commissioner Lester Walker

A quorum was established.

3) The Pledge of Allegiance was recited.

4) Agenda additions/deletions:

Motion by Commissioner Kurt Johnson to approve the agenda as written, seconded by Secretary Evans.

Motion carried by unanimous voice vote.

5) Information from the public for items on the agenda:

No comments offered. A question was asked about the Master Plan survey.

6) Approval of Minutes:

Motion by Commissioner Kurt Johnson, second by Secretary Evans, to approve the minutes of May 11, 2023.

Roll call vote: Commissioner Amy Ellis – Yes, Secretary Blair Evans – Yes, Chair Chris Grier – Yes, Commissioner Kurt Johnson – Yes. Motion carried by unanimous vote.

7) Approval of Department's expense report. (none this month)

8) Unfinished business and reports:

- a. Report from each member of the Commission on the segment of the Township they represent for the past month.

No updates presented in the interest in finishing the meeting early to not compete with the Parks and Recreation Advisory Committee which scheduled a special meeting today at the same time as this regular scheduled meeting runs. Secretary Evans indicated that he will have to leave this meeting at 5:55p for that reason.

- b. Work plan review and determination of action items

Chair Grier summarized that work is progressing on all of the work plan items.

- c. Training updates:

No updates provided for the sake of time.

- d. Report on Zoning Administration

Vice-Chair Johnson read the ZA report which is attached.

e. Report from Camping Ordinance Information Session

Chair Grier reviewed the June 3 Camping Ordinance input session. It was Facilitated by Ferris State Prof Kate O'Conner with assistance of intern Makenna Karst. It centered on 3 questions – What kinds of camping? What types of infrastructure are necessary? and Where should it be? It involved small group work with information collected and shared. Time was limited to explore “where” so that will be continued in a future session.

Secretary Evans gave information on an infographic being prepared to summarize the results along with an initial map defining the location of infrastructure. It is attached to the minutes.

Chair Grier proposed a Special meeting on Saturday June 17 at 10 a.m. to continue the camping ordinance development. Chair Grier will check availability of the Commissioners not present before scheduling.

9) New Business

a. Master Plan

- i. Update on progress
- ii. Survey results and other info on needed land uses

Chair Grier indicated that we received 30 responses to the survey to date and encouraged anyone who hasn't participated to do so on the township website or on paper at the Clerk's office.

iii. Schedule review of land use options

Secretary Evans offered that this is similar to, but much broader than, the camping ordinance decisions on what areas are appropriate to use for different purposes. Evans suggested a June 24<sup>th</sup> date to allow participation on a Saturday and allow the camping analysis to be done first. Chair Grier will check dates with other Commissioners and then set the Special meeting date.

b. Update on Ordinance development

- i. Historical ordinances  
Secretary Evans provided an update that this is nearly complete. Nothing new to be approved, just an accurate compilation of already approved ordinances. The target is to have this completed before the next township board meeting and then reviewed for accuracy.
- ii. Updating Yates ordinances to modern structure  
Commissioner Johnson provided an update that this is currently in the phase of “cross-walking” the two sets of ordinances to match corresponding sections and identify sections that have no equivalent. It was further discussed that the next step is to transfer the specific decisions that have been made in Yates Township and represented in our current ordinances into the new structure that we are adopting. Then we will have to make new decisions through the Planning Commission and the Township Board on areas that Yates never previously addressed.

iii. Cultural and Historic ordinance

Chair Grier updated on the progress on an ordinance to address those types of properties through additional provisions of non-conforming use. Secretary Evans is pulling together the options on language and Chair Grier is researching and developing the list of properties.

10) Public Comment: (According to the Planning Commission bylaws.)

Frank Cargle expressed appreciation for the work being done. He also encouraged all to get involved in taking the survey.

Shawn Roller asked a question for clarification about the phrasing of the prompt questions at the prior camping ordinance input session. He indicated that his informal personal poll of a sample of the people at the session showed him that none were in favor of commercial campgrounds.

Geraldine Walker asked how many ordinances are being worked on. She indicated that she would like to see minutes from of the PC meetings. She indicated that we are in danger of losing our status and marker at the Flamingo as the paint and other things were not handled properly. Secretary Evans asked for the information on the danger of losing the marker at the Flamingo. G Walker replied that she had read it but can't put her hands on it.

The public was reminded that the minutes are at the Clerk's office.

Susan Matous commented as one of the people working with the U of M student's effort to help fix the Flamingo that it is important to see any documentation on problems with the way that things were done. She commented that Ferris State professor Kate O'Conner who also worked on the effort spoke directly to historical marker department at the state before the work was done to verify the appropriateness of the work. If there is something else contrary to that which Geraldine Walker has it would be important to see because to our knowledge the state is in agreement with the work.

Joyce Johnson asked if they would be able to attend the meeting about to begin at 6p.

11) Adjournment

Motion by Secretary Evans to adjourn, second by Commissioner Johnson.

Meeting adjourned at 5:54 pm.

Everyone was encouraged to attend the 6:00 pm Parks and Recreation formation meeting.

Respectfully Submitted



Secretary Blair Evans

# YATES TOWNSHIP CAMPING NEEDS



## RUSTIC CAMPING

- Tents

- RESTRAINTS:
- Time (e.g. Length of Stay)
  - Location (e.g. Not on Primary Roads)
  - Determine Use of Facilities (e.g. Bathrooms)



## COMMERCIAL CAMPGROUND

- Residential Youth Camp
- Residential Campground

- RESTRAINTS:
- Parking
  - Utilities
  - Size
  - Infrastructure
  - Number of Guests (e.g. Ratio — capacity based on size of land)



## SPECIAL EVENT

- Glamping
- Festival

- RESTRAINTS: See General Restraints



## MULTI-FACETED CAMPGROUND

- Temporary Dwellings

- RESTRAINTS: See General Restraints



## NON-RUSTIC CAMPING

- Cabins with Facilities

- RESTRAINTS:
- Possible Equipment that Damages Community
  - Activities SUPs, ATVs, etc.

## PRIVATE PROPERTY RUSTIC CAMPING

- RESTRAINTS: See General Restraints



## ACCESSORY CAMPING AT RESIDENCE

- RESTRAINTS:
- No Permit Required if Property is Owned
  - Allow RVs on Lots Year-Round
  - Different Rules for the Acreage vs. Idlewild



## SPECIAL USE ON PRIVATE PROPERTY

- Weddings
- Reunions

- RESTRAINTS:
- Light Pollution
  - Noise Pollution
  - Approval from Adjacent Property Owner



## PRIVATE CAMPING WITH SLAB, WATER, AND SEWAGE

- Tiny Homes

- RESTRAINTS: See General Restraints



## RV PARK AND TOWABLE TRAILERS

- RESTRAINTS: See General Restraints



## GENERAL RE/CONSTRAINTS



### ROAD TYPES

Limitations based on paved versus unpaved roads.



### LANDSCAPE

Greenbelts, waterbodies, etc. might provide restrictions.



### UTILITIES

Electricity, sewage, etc. should be accessible for certain amenities.



### PRESENTATION TO PUBLIC

Restrictions should prevent unfavorable property appearances.



### COMMUNITY PRESERVATION

Practices such as proper trash disposal will help protect and preserve.



### FACILITIES

Limited facilities prevent the use of certain amenities.