


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p style="text-align: center;">Thursday, 18 February, 2010 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>MINUTES Page 1 of 3 APPROVED:  Page 1</p>
MINUTES	
<p>Chairman Fiala called the meeting to order at 7:00 p.m.</p> <p>Present: Present: Jack Finkbeiner, Gordon Wells, Bruce Cook, Cathy Strickland, Frank Fiala, Al Schwennesen and Marley TenCate...</p> <p>Staff: Bob Lippert, Zoning Administrator, Greg Milliken, McKenna Associates, and Constable Misak.</p> <p>Visitors: 2</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>Fiala brought the agenda to the floor for approval. Agenda approved.</p>	<p>AGENDA APPROVED</p>
<p>REPORTS: ZBA – Gordon Wells reported that the ZBA board met last week to review a variance request for a property located on Gun Lake channel. Variance granted. Additional discussion to review possibility of allowing one living residence in certain commercial zoning classifications. Township Board – Jack Finkbeiner reported that the Master Plan ordinance amendment has been tabled until the March meeting. Zoning Administrator – Bob Lippert advised there was one site plan review for the month of January and reviewed the agenda items for the upcoming joint meeting. Annual reports for ZBA and PC presented to the board. MTA Conference “ZBA Basics” – 100% participation by the ZBA members. No complaints for the month of January. FEMA activity was updated and approaching 50%.</p>	<p>REPORTS ZBA Board of Trustees</p>
<p>Public Comment: None.</p>	<p>PUBLIC COMMENT</p>
<p>MOTION by Wells to approve the January 21, 2010, meeting minutes as presented. Second by Cook. Approved by all. Motion carried.</p>	<p>MINUTES APPROVED 21 Jan 2010</p>

Confirm January 2010 billing from McKenna Associates.
Motion by Wells to confirm. Second by Schwennesen.
Approved by all. Motion carried.

**CONFIRMATION OF
MCKENNA BILLING
Jan 2010**

NEW BUSINESS:

Oaths of Office will be administered by Clerk Jan Lippert at the upcoming Joint Township Meeting scheduled for March 2, 2010.

NEW BUSINESS

Oaths of Office

OLD BUSINESS:

Gun Lake Zoning District: Discussion regarding implementation for YST as well as the other Townships. Milliken advised the Township could 1) create a brand new Gun Lake Residential District or; 2) make amendments to the current ordinance language of YST.

OLD BUSINESS

Gun Lake Zoning
District

- Wells suggested a separate stand alone ordinance for Gun Lake as this is exactly the reason why the four Townships decided to work together in lieu of a Village.
- Milliken discussed the fact that it may be very difficult to include everything in the Overlay District in order for it to be comprehensive. Milliken discussed possibly creating a "Chamber of Commerce-type" summary document that would apply to the Gun Lake Area but not have it incorporated in the zoning ordinance.
- Strickland suggested incorporating the current residential lakefront language and then tweaking it to include the numbers for the Gun Lake district zoning classification.

MOTION by Wells to approve the concept proposed by Strickland to make a separate Gun Lake zoning classification incorporating current language from Residential Lakefront Zone. Second by Cook. Approved by: Finkbeiner, Wells, Cook, Strickland, TenCate and Fiala Rejected by Schwennesen (he feels this should be a stand alone ordinance). Motion carried.

<p>Milliken discussed the dynamics and the psychology of the situation in trying to satisfy the Village movement by creating a separate Gun Lake district but perception is that the other lakes may feel "left out." Wells praised the fact the four Townships are willing to work together toward a common goal. The next Gun Lake Overlay District meeting is scheduled for March 4, 2010, to discuss outcomes from each of the individual Township's involved and discuss implementation going forward.</p> <hr/> <p>Special Meeting: The YST Board will meet and discuss the proposed Burning Ordinance on February 25, 2010, at 7:00 pm. Public welcome to attend.</p> <hr/> <p>Amendments to the Zoning Ordinance – Milliken discussed the next steps for the corridor process. Copies to be distributed to PC members.</p> <hr/> <p>Master Plan Amendments – discussion regarding a couple of issues that have been brought up in regard to farm animals in certain zones.</p> <hr/> <p>Capital Improvement Plan – discussion regarding the goals in working with the Township budgeting process to come up with a basic draft plan going forward to present to the Board. PC members to review draft and bring suggestions to the March meeting.</p> <hr/> <p>Discussion regarding the parking structure the Township purchased and installed for American Red Cross vehicle: the structure is not being utilized at the Fire Barn by the RC drivers.</p>	<p>Page 3 of 3– 2/18/2010 Minutes - YST Planning Commission APPROVED <i>[Signature]</i> Gun Lake Overlay Zoning District, cont.</p> <hr/> <p>Burning Ordinance Meeting</p> <hr/> <p>Chief Noonday Overlay Zoning</p> <hr/> <p>Master Plan Amendments</p> <hr/> <p>Capital Improvement Plan</p> <hr/> <p>Red Cross Parking Structure</p>
<p>PUBLIC COMMENT: None.</p> <hr/> <p>There being no further business the meeting was adjourned at 8:15 pm.</p>	<p>PUBLIC COMMENT</p> <hr/> <p>ADJOURNED</p>
<p><i>[Signature]</i> Cathy Strickland, Sec'y, Planning Comm.</p>	<p>Minutes prepared by Katie Hayward, Recording Secretary 2/19</p>
<p>Date</p>	<p>3/19/10</p>