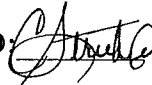


<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP</b>  <b>Planning Commission</b>  <b>Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, 21 January 2010</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b></p>	<p style="text-align: right;"><i>cl</i>  <b>MINUTES</b>  Page 1 of 3  <b>APPROVED:</b>   Page 1</p>
<b>MINUTES</b>	
<p>Chairman Fiala called the meeting to order at 7:00 p.m.</p> <p><b>Present:</b> Jack Finkbeiner, Gordon Wells, Bruce Cook, Frank Fiala, Al Schwennesen and Marley TenCate. Strickland absent with notice.</p> <p><b>Staff Present:</b> Bob Lippert, Zoning Administrator, Constable Misak, and Zeb Acuff Milliken of McKenna Associates, Planner.</p> <p><b>Visitors:</b> 2</p>	<p><b>CALL TO ORDER</b>  <b>PLEDGE OF ALLEGIANCE</b>  <b>ROLL CALL</b></p>
<p>Fiala brought the agenda to the floor for approval.</p>	<p><b>AGENDA APPROVED</b></p>
<p><b>REPORTS:</b></p> <p>A. ZBA – Gordon Wells – no recent meetings.</p> <p>B. Board – Jack Finkbeiner advised there is a discussion meeting scheduled for February 25, 2010 to review the fire ordinance. Master Plan Amendment was tabled until the February meeting.</p>	<p><b>REPORTS</b>  ZBA  Board of Trustees</p>
<p><b>Public Comment:</b> None.</p>	<p><b>PUBLIC COMMENT</b></p>
<p>MOTION by Schwennesen to approve the December 17, 2009, meeting minutes as presented. Second by Wells. Approved by all. Motion carried.</p>	<p><b>MINUTES APPROVED</b>  17 December 2009</p>
<p>Confirmation of the December 2009 billing from McKenna Associates. Motion by Wells to approve. Second by Cook. Approved by all. Motion carried.</p>	<p><b>CONFIRMATION OF MCKENNA BILLING Dec 2009</b></p>
<p><b>NEW BUSINESS:</b></p> <p>Annual Report to Board - draft copy was reviewed and discussed regarding Planning Commission actions from 2009 and objectives for 2010.</p> <p>MOTION by Strickland to present the annual report to the board as updated. Second by Finkbeiner. Approved by all. Motion carried.</p>	<p><b>NEW BUSINESS</b>  Public Hearing – Master Plan Amendment</p>

**OLD BUSINESS:**

**A. C-3 Zoning Issues**

3 letters were sent out representing properties that are currently zoned Commercial.

Discussion regarding the Wilber Lowe property located on Patterson Road @ Cobb Lake Rd.. The property owner's son Stephen Lowe advised that he and his father would like to keep the zoning as C3 on this corner lot.

S. Lowe noted that this property was rezoned to C-3 in 1971. Commission discussed various letters representing the historical data regarding the zoning received from the Township.

Motion by Wells to leave the property zoning as C3. Second by Finkbeiner. Approved by all. Motion carried.

**B. Capital Improvement – update from meeting held on 1/21/10 – discussion including the following topics: Park, Roads, Water, Fire, Technical Update, Improvements to the Twp. Offices & Hall.**

**C. Gun Lake Zoning Overlay District (GLZOD)–Fiala discussed the process going forward.**

Review of the GLZOD's general consensus on multiple issues as they relates to the Yankee Springs Ordinances.

It was noted that the YST PC should review the height and enclosures of boat lifts, making them essentially unpermitted "boathouses"..

Milliken suggested reviewing Home Occupations whether they are a special exception use or a permitted use.

Milliken suggested that Essential Services (i.e. utilities) should be listed as a permitted use.

**OLD BUSINESS**

C-3 Zoning Issues

Capital Improvement Plan

Gun Lake Overlay District

Gun Lake Overlay  
Zoning District, cont.

Milliken recommended two options – 1) either adapt or update our own residential standards to meet the others throughout all lakes within the Township or 2) to create an overlay district just for the property around Gun Lake which specifically list the items that are unique to the overlay district.

Recommendation for YST PC members to review and bring suggestions to Bob Lippert. to be reviewed at the February 18<sup>th</sup> meeting.

Schwennesen requested an analysis of cost for the two different options.

Next meeting of Gun Lake Overlay Zoning Group scheduled for 4 March 2010.

**Election of Officers for 2010.**

Motion by Finkbeiner to accept Fiala as Chairperson. Second by TenCate. Approved by all. Motion carried.  
Motion by Wells to accept Bruce Cook for Vice Chairperson. Second by TenCate. Approved by all. Motion carried.  
Motion by Cook to nominate Cathy Strickland as Secretary. Second by Fiala. Approved by all. Motion carried.

Election of Officers for 2010

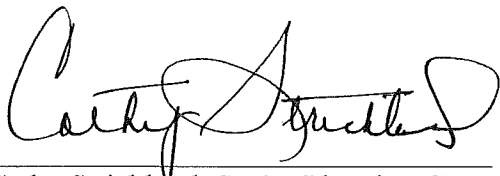
Goals & Objectives 2010

**PUBLIC COMMENT:** None.

**PUBLIC COMMENT**

There being no further business the meeting was adjourned at 8:56 pm.

**ADJOURNED**



02/19/10

Cathy Strickland, Sec'y, Planning Comm.

Date

Minutes prepared by  
Katie Hayward,  
Recording Secretary

(1-22-2010)