


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Tuesday, January 26, 2016 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>MINUTES Page 1 of 2 APPROVED </p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u> Present: Fiala, Beukema, Strickland, Campbell and T. Knowles.</p> <p>Present <u>Via Phone:</u> Purcell, Heystek</p> <p><u>Also present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator- Larry Knowles, Mark Englerth-Supervisor</p> <p><u>Visitors:</u> 1 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: NONE</p> <p>Chairman Fiala requested - the following items be discussed:</p> <p>Under Old Business:</p> <ul style="list-style-type: none"> • Density, RM, and Open Space • Zoning Enabling Act • Election of Officers - Postpone until April • Addition to the Master Plan <p>Motion by R. Beukema with support from Campbell to approve agenda as modified. All Ayes. MOTION CARRIED.</p>	<p>CHANGES TO AGENDA:</p> <p>Motion to approve agenda as modified. All Ayes. MOTION CARRIED.</p>
<p>BOARD REPORTS from REPRESENTATIVES</p> <p><u>ZBA-</u> No meeting in December.</p> <p><u>Board of Trustees-</u> Bruce Campbell commented at its last Regular Meeting, January 14, 2016, the Board approved: a new sampling station at \$2,500, changed wording of ordinance (GLASWA) regarding responsibility of line (meter to road), \$15,000 for power washing of tower and further engineering costs, and up to \$12,500 for meter reading devices and software (in first year). Also, the Neeson Land split was approved.</p> <p><u>Zoning Administrator:</u> L. Knowles commented the recent MTA Conference had a lot of good information and training.</p>	<p>BOARD REPORTS from REPRESENTATIVES</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT: None</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Campbell with support from T. Knowles to accept Planning Commission minutes of December 17, 2015 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p>

NEW BUSINESS:

Reviewed Annual Report and made changes. Additions to the Major 2016 Objectives were: Gun Lake Storm Warning Siren, Gun Lake State Park Boat Ramp Usage, Monitor status of Barry County's ORV & Golf cart Ordinance.

Motion by R. Beukema with support from Campbell to present Planning Commission's 2015 Annual Report as amended. All Ayes. MOTION CARRIED.

OLD BUSINESS

Density: brief discussion took place regarding density - RM – Open Space (Section 7.2 – Open Space Restrictions)

Compilation of Ordinances: the grey book has been scanned, and is now on digits and available for use, if needed. (It is not on Municode).

Zoning Enabling Act/Setbacks- (Bill Baughman, of Patterson Rd., had inquired on this issue at the previous PC meeting.)

R. Harvey noted that establishing setback standards that are related to roadways, and which are applied across zoning districts, is consistent with the provision of the MZEA requiring uniformity within districts.

Master Plan Update: Changes/additions were worked on and discussed.

For next meeting: Work to begin at "Goals and Objectives" of Master Plan.

Public Comment:

Shane Vandenberg: Vandenberg asked Fiala where the reason for the addition concerning the density issue in the Residential Multi-Family district was coming from. Vandenberg then asked the other Planning Commissioners if they were aware of any density issues in RMF zone, and they answered that they were not aware. Fiala then stated we felt the need to address RMF density issues. Since the rest of the Commission had no idea that density was an issue, Vandenberg then suggested that when Fiala said "we felt the need", Fiala really meant "I felt the need". Fiala responded in agreement, that the density issues were being raised by himself.

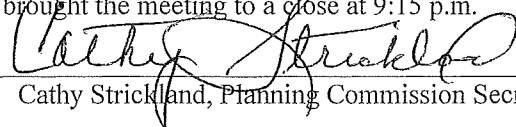
It was clarified that RM refers to Residential Multi-family in our township.

Cathy Strickland – commented she felt it was coincidental that there is a project going in and now there is an interest in the density in the ordinance.

R. Harvey will be able to attend the Joint meeting on Wednesday, Feb. 10, 2016.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:15 p.m.

Approved by:  2/18/16
Cathy Strickland, Planning Commission Secretary Date

MINUTES

January 26, 2016

Page 2 of 2

APPROVED: 

NEW BUSINESS

Motion by R. Beukema with support from Campbell to present Planning Commission's 2015 Annual Report as amended. All Ayes. MOTION CARRIED.

OLD BUSINESS

ADJOURNMENT

Deb Mousseau
Recording Secretary
January 26, 2016