
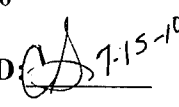

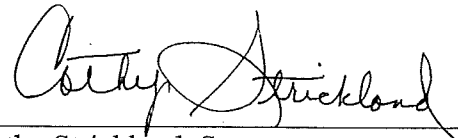


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| <p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP</b><br/> <b>Planning Commission</b><br/> <b>Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, 17 June 2010</b><br/> <b>Yankee Springs Township Hall</b><br/> <b>284 North Briggs Road, Middleville, Michigan 49333</b></p>   | <p><b>FINAL MINUTES</b><br/> Page 1 of 3<br/> <b>APPROVED:</b>  7-15-10</p> <p>Transmitted 7-16-10<br/> Via email &amp; drop-off</p> |
| <b>MINUTES</b>   |   |
| <p>Meeting called to order at 7:05 pm by Frank Fiala, Chairperson.</p> <p>Present: Gordon Wells, Bruce Cook, Cathy Strickland, Al Schwennesen, Frank Fiala and Marley TenCate, Bob Lippert, Zoning Adm., Greg Milliken, McKenna Associates, Chuck Misak, Constable, and 5 visitors.</p>  | <p><b>CALL TO ORDER</b><br/> <b>PLEDGE OF ALLEGIANCE</b><br/> <b>ROLL CALL</b></p>  |
| <p>Approval of Agenda – moved the Hopkins SEU to follow the first Public Comment section and approved.</p>   | <p><b>APPROVAL OF AGENDA</b></p>  |
| <p><b>PUBLIC COMMENT:</b> None</p>   | <p><b>PUBLIC COMMENT</b></p>  |
| <p><b>OLD BUSINESS:</b></p> <p><b>SEU 10-04-10, Parcel ID 085-041-00</b> – Ross Hopkins request to build an accessory building (tabled 5/20/2010).</p> <p>Fiala recused himself as his residence is within 300 feet of the property.</p> <p>Discussion regarding proposed 32 x 40 garage.</p> <p>MOTION by Schwennesen to deny the request for SEU 10-04-10, Parcel ID 085-041-00 – Ross Hopkins request to build an accessory building. Second by TenCate. Approved by: TenCate, Schwennesen and Wells. Rejected by: Cook &amp; Strickland. Motion carried.<br/> (Strickland opposed because this property can be combined into one with his residence. Cook opposed as this property can be legally built on in his opinion as long as the site plan included w/SEU application <i>complies with the Ordinance.</i>)</p> | <p><b>OLD BUSINESS</b></p> <p>Hopkins SEU Request</p>   |
| <p><b>Meeting Reports:</b><br/> ZBA – Gordon Wells – no meeting.<br/> Township Board – Bob Lippert advised on TTES report, budget workshop session, site plan approvals, complaints, Gun Lake Overlay district, FEMA, replacement for Jack Finkbeiner.</p>   | <p><b>REPORTS</b></p>   |

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| <p>17</p> <p><b>APPROVAL OF MINUTES:</b> MOTION by TenCate to approve the 20 May 2010, meeting minutes as corrected (<i>Fiala "recused" rather than excused himself and corrected width of Hopkins' lot from 100 to 150 feet</i>). Second by Schwennesen. Approved by all. Motion carried.</p>   | <p><b>FINAL MINUTES</b><br/> <del>20 May</del> <sup>June</sup> 2010<br/> Page 2 of 3<br/> <b>APPROVED:</b>  7-15-10</p> <p><b>APPROVAL OF MINUTES</b><br/> 20 May 2010</p> |
| <p><b>MCKENNA BILLING:</b> MOTION by Wells to confirm the May 2010 billing from McKenna Associates. Second by TenCate. Approved by all. Motion carried.</p>  | <p><b>MCKENNA BILLING</b><br/> May 2010</p>   |
| <p><b>NEW BUSINESS:</b><br/> <b>GRAVEL MINING STANDARDS</b> – discussion regarding upgrading the ordinance language.<br/> MOTION by Wells to proceed and request McKenna to make proposed changes for review. Second by TenCate. Approved by all. Motion carried.<br/> Cook suggested Milliken to plan for 15 years down the road in the future via stronger language.</p> | <p><b>NEW BUSINESS</b><br/> Gravel Mining Standards</p>   |
| <p><b>Rutland Charter Township Master Plan</b> – review &amp; discussion.<br/> MOTION by Strickland to request Bob Lippert to send Rutland Township a letter of acknowledgement. Second by TenCate. Approved by all. Motion carried.</p>   | <p>Rutland Twp Master Plan</p>  |
| <p><b>OLD BUSINESS:</b><br/> <b>Gun Lake Zoning District</b> – review &amp; discussion.<br/> MOTION by Wells to authorize Greg Milliken to draft the language for the Gun Lake Zoning District. Second by Cook. Approved by all. Motion carried.</p>   | <p><b>OLD BUSINESS</b><br/> Gun Lake Zoning District</p>  |
| <p><b>Wind Turbine Ordinance</b> – review &amp; discussion regarding next steps. Milliken reviewed the general summary of the details. Discussion regarding lot size and zoning district requirements. Milliken discussed possibly utilizing a graduated system for height based on lot size. PC members to get updated copies for further review at the next meeting.</p> | <p>Wind Turbine Ordinance</p>   |
| <p><b>PUBLIC COMMENT:</b><br/> Paul Heystek updated the Commission on some litigation with which he is involved concerning riparian rights.</p>  | <p><b>PUBLIC COMMENT</b></p>  |

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| 17  | <b>FINAL MINUTES</b><br><del>20 May</del> <sup>June</sup> 2010<br>Page 3 of 3<br><b>APPROVED:</b>  7-15-10 |
| <b>FURTHER DISCUSSION:</b><br><br>Schwennesen advised that on Cobb Lake alone there are over 37 homes on Cobb Lake that have accessory buildings in the front yard in lakefront district. Wells, TenCate and Fiala also surveyed Gun and Payne Lakes for accessory buildings located in the front yard of lakefront properties. <b>RECOMMENDATION</b> to put an article in the Township newsletter to advise that such buildings are not permissible. | <b>FURTHER DISCUSSION</b><br>Front Yard Acc Bldgs in RLF  |
| There being no further business the meeting was adjourned at 8:40 pm.<br><br>Respectfully submitted,<br><br><br>_____<br>Cathy Strickland, Secretary                      Date  | <b>ADJOURNMENT</b><br><br><br><br>Katie Hayward<br>Recording Secretary<br>(6-19-2010)   |
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