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| <p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b><br/> <b><u>PLANNING COMMISSION</u></b><br/> <b>Special Meeting - Work Session</b><br/> <b>Thursday, June 6, 2013</b><br/> <b>Yankee Springs Township Hall</b><br/> <b>284 North Briggs Road, Middleville, Michigan 49333</b><br/> <br/> <b>MINUTES</b> </p>  | <p> <b>FINAL MINUTES</b><br/> Page 1 of 3<br/> Approved as presented:<br/> June 27, 2013<br/> <b>APPROVED: _____</b> </p> |
| <p> Meeting called to order at 7:00 PM by Chairman Frank Fiala.<br/> <u>PLEDGE OF ALLEGIANCE</u><br/> <u>Roll Call:</u> Present: Cunningham, Strickland, Beukema, Wells, Campbell, and Fiala.<br/> <u>Absent:</u> Greg Purcell joined the meeting at 8:05 p.m.<br/> <u>Staff Present:</u> Interim Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth.<br/> <u>Visitors:</u> (3) Not including staff present. </p>                                     | <p> <b>CALL TO ORDER</b><br/> <b>PLEDGE</b><br/> <b>ROLL CALL</b> </p>  |
| <p><b>ADDITIONS OR CORRECTIONS TO AGENDA:</b> None.</p>   | <p><b>ADDITIONS TO AGENDA</b></p>   |
| <p><b>APPROVAL OF MEETING MINUTES:</b> Approval of minutes of May 16, 2013 will occur at the June 20, 2013 Regular PC meeting.</p>  | <p><b>APPROVAL OF MEETING MINUTES</b></p>   |
| <p><b>WORK SESSION AGENDA:</b></p> <ol style="list-style-type: none"> <li><b>1. Sign Ordinance – (which will go to Public Hearing on June 20, 2013).</b></li> <li><b>2. Discussion of Pole Building without Principle Residence.</b></li> <li><b>3. Whispering Pines Resort.</b></li> </ol>   | <p><b>WORK SESSION AGENDA</b></p>   |
| <p><b><u>Sign Ordinance:</u></b></p> <p>The McKenna Associate’s letter of June 5, 2013 written by Sarah Traxler was discussed. The subject of this letter was the proposed Ordinance Amendments Draft #3 dated May 16, 2013.</p> <p>The paragraph regarding Article IV for Special Exception Uses was read and discussed. Cathy Strickland will contact S. Traxler for clarification.</p> <p>Fiala feels the Article XVII- Signs, is ready to go to public hearing.</p> | <p><b><u>Sign Ordinance</u></b></p>   |

**Pole Building Discussion:**

Discussed was the procedure for an outbuilding as a SEU if not a principle residence. **Stan Cordts, Area Builder**, asked about building another storage building, if the two are not connected.

It was confirmed that you can still have multiple buildings if you have the space and go through the right procedures. Discussion also occurred regarding the \$200 fee and about calling the pole building a home. Fiala explained what the township goes through for the meetings, mailings and public notice in the newspaper. It was determined that if the paperwork goes in ASAP, Mr. Cordt's client's project could be reviewed at the next Planning Commission meeting on June 27<sup>th</sup>.

**Whispering Pines Discussion:**

- Letter from the Twp. Attorney was discussed.
- Terms were discussed: site condo/condominiums, dockage, "year-around use".
- A map of the area (Whispering Pines) was distributed to PC members.
- Tom Thompson of PCI (Professional Code Inspections) was at Whispering Pines on June 4, 2013 and things were similar to when he was out in 2009.
- Building permits, site plans, ownership clarification, wells and water/sewer hook-ups were discussed as well.
- M. Englerth, Supervisor, reviewed some of the history of Whispering Pines, and what has transpired since he has been in office.
- It was mentioned that PUD's and condo information should be reviewed.

**\*G. Purcell joined the meeting at 8:05 p.m.**

- Economic sensibility was discussed.
- G. Purcell recommended having an agenda developed before the meeting, systematic and topic by topic.
- Regarding Whispering Pines, John Lohrstorfer will most likely attend the June 20, 2013 PC meeting and the Sign Ordinance will be discussed as well.

**FINAL MINUTES**

June 6, 2013

Page 2 of 3

APPROVED: \_\_\_\_\_

**Stan Cordts, Area Builder**

**OTHER BUSINESS:**

Sandy Marcukaitis commented that the 1600 sq. foot amendment for outbuildings has to go to the board for approval. It was presented to the board, but not as a formal procedure. Cathy Strickland will process related form and make sure it gets on the board agenda.

S. Marcukaitis also commented about the interim Zoning Administrator status. Comments were favorable about the current interim ZA and two assistants. M. Englerth added that he was pleased with Cathy Strickland, Sandy Marcukaitis, and Larry Knowles and how they formed a team. Englerth would give them an "A" and is content to continue as long as the three individuals involved want to do it. M. Englerth asked the three individuals and they confirmed that they would all like to continue.

Motion by Purcell with support from Campbell to continue the same Zoning Administrator support by making permanent the three current positions (Interim ZA, and two assistants) because of its (their) effectiveness at this time. All ayes. MOTION CARRIED.

**NEW BUSINESS:**

Discussion took place regarding dredging work to be done in the Gun Lake Condo/Marina area. Larry Knowles, Interim ZA, commented that the contractor has filed an application. This is a C-3 area, and it appears that this activity is not a standard approved use. PC members referred to the ordinance, C-3 SEU's, under contractors. Work will be done on wordage to put in public notice for hearing on June 27<sup>th</sup>. Notification is to be sent to property owners within 300 feet of the area. It was determined that channel residents should be informed as well, since the barge used for dredging purposes could possibly impede navigation on the channel.

Motion by Purcell with support from Beukema to take to public hearing the Special Exception Use request of Carl Perrin for use of excavating equipment on a C-3 lot on Park Drive. All ayes. MOTION CARRIED.

Reminder: Special Meeting/Work Session for the Planning Commission will be held on June 27<sup>th</sup>, rather than July 4<sup>th</sup> due to the holiday.

**ADJOURNMENT**

Motion by Fiala to adjourn meeting at 9:10 p.m. Approved/supported by all. MOTION CARRIED.

Approved  
by: \_\_\_\_\_

Cathy Strickland, Secretary

Date

**FINAL MINUTES**

June 6, 2013

Page 3 of 3

APPROVED: \_\_\_\_\_

**OTHER BUSINESS**

Motion for Interim ZA and two assistants to become permanent positions. Motion Carried.

**NEW BUSINESS**

Motion to take to public hearing the SEU request of Carl Perrin for use of excavating equipment on a C-3 lot. MOTION CARRIED.

**ADJOURNMENT**

Deb Mousseau  
Substitute Recording Secretary  
6/6/13