



**YANKEE SPRINGS TOWNSHIP  
 PLANNING COMMISSION  
 Regular Meeting  
 Thursday, 21 March 2013  
 Yankee Springs Township Hall  
 284 North Briggs Road, Middleville,  
 Michigan 49333**

**MINUTE**  
 Page 1 of 2

Approved: *4/18/2013*

Transmitted electronically

**MINUTES**

Meeting called to order at 7:00 pm by Frank Fiala.  
 Present: Cunningham, Wells, Beukema, Strickland, Fiala, Campbell, and  
 Purcell. Larry Knowles, Interim Zoning Administrator, Constable Orr and 3 visitors.

**CALL TO ORDER  
 PLEDGE  
 ROLL CALL**

**ADDITIONS OR CORRECTIONS TO AGENDA:**

No Changes to the agenda.

AGENDA

**MEETING REPORTS:**

ZBA – Richard Beukema advised on ZBA approval of two recent zoning variance requests.  
 BOARD – Bruce Campbell advised on the most recent Board Meeting and appointment of temporary Zoning Administrator, Larry Knowles. Possibility of separating zoning enforcement and administration in the future.

MEETING REPORT

**PUBLIC COMMENT:** None

PUBLIC COMMENT

**APPROVAL OF MINUTES:** Motion to approve the February 21, 2013 meeting minutes with corrections: Approved by all. Motion carried.

APPROVAL OF  
 MINUTES of 21 Feb  
 2013

**NEW BUSINESS:**

None.

NEW BUSINESS

**OLD BUSINESS**

**Sign Ordinance:**

- a. Discussion regarding planning priorities and the utilization of sub-committees to work on some of the big projects. Discussion regarding transparency, engaging expertise from professionals such as sign companies, gathering consensus, etc.
- b. Discussion regarding options related to signage, way finding vs. specific restaurant and retail store names.
- c. Discussion regarding the intersection and signage currently located on the corner of Patterson and M-179 which is very unique – recommendation to separate out that piece and tackle it individually.
- d. Discussion regarding dialogue with sign companies specifically in regard to the concept at the gateway corner. Jim Panyrek and Patty Koval provided concept ideas for the PC to review and discuss. Review of proposed drawings.

OLD BUSINESS  
 Sign Ordinance

		MINUTES March 21, 2013 Page 2 of 2 APPROVED:
<p>e. Recommendation to possibly go down two paths – one being way finding signs on private property and the other being advertising signs.</p> <p>f. Suggestion to accelerate the process, request ZBA to make an interpretation of the ordinance in regard to placement of the signs or approve a variance.</p> <p>MOTION by Strickland to recommend Supervisor Englerth present a proposal to the Twp. Board to grant a temporary permit to the owner of Sandy's Restaurant to place a sign on the Neeson property on M-179 for a period of one (1) year until the details of the sign ordinance can be worked out with the understanding that a variance request be taken to the ZBA. Second by Beukema.</p> <p>Discussion:</p> <ul style="list-style-type: none"> <li>Cunningham advised that he objects the motion because he does not agree with making a special exception for one individual. <i>the process &amp;</i></li> <li>Fiala suggested taking the ZBA route.</li> <li>Purcell would like to utilize the variance process through the ZBA.</li> </ul> <p>MOTION approved by: Strickland, Beukema, Campbell. Rejected by: Cunningham, Purcell, Wells, Fiala. MOTION DEFEATED.</p> <p>MOTION by Purcell to support the request for a variance and publish a public notice to "fast track" the sign request for Sandy's Restaurant. Recommendation to request the Township Board to waive the fees and PC to help fill out the paperwork thru the Zoning Administrator. Second by Cunningham. Approved by all. MOTION CARRIED.</p> <p>Recommendation to draft language for a gateway sign ordinance to be reviewed at the next workshop session – April 4, 2013.</p>		<p>Sign Ord., cont.</p> <p>Motion #1</p> <p><i>Correction on April 18, 2013</i></p> <p>Motion #1 defeated</p> <p>Motion #2</p> <p>Motion #2 carried.</p> <p>Recommendation</p>
<b>PUBLIC COMMENT:</b> None		<b>PUBLIC COMMENT:</b>
<b>ADJOURNMENT</b> Motion to adjourn by F. Fiala at 9:15 p.m. Approved by all. MOTION CARRIED.		<b>ADJOURNMENT</b>
<p>Respectfully submitted,</p> <p>by: _____ Cathy Strickland, Secretary</p> <p style="text-align: right;">Date _____</p>		<p>Recording Secretary Katie Hayward 3-22-2013</p>

Yankee Springs Township

Planning Commission

March 21, 2013

FINAL MINUTES

Page 1 of 2

March, 21, 2013

As Corrected:

April 18, 2013

Present: Cunningham, Campbell, Beukema, Strickland, Fiala, Purcells and Wells. Constable Orr and 3 visitors.

Pledge of Allegiance.

Meeting called to order at 7:00 pm by Frank Fiala.

Approval of Agenda.

Reports:

ZBA – Richard Beukema advised on ZBA approval of two recent zoning variance requests.  
BOARD – Bruce Campbell advised on the most recent Board Meeting and appointment of temporary Zoning Administrator, Larry Knowles. Possibility of separating zoning enforcement and administration in the future.

Public Comment:

Motion by Beukema to approve the February 21, 2013, meeting minutes as corrected. Second by Cunningham. Approved by all. Motion carried.

New Business: None.

Old Business:

- a. Discussion regarding planning priorities and the utilization of sub-committees to work on some of the big projects. Discussion regarding transparency, engaging expertise from professionals such as sign companies, gathering consensus, etc.
- b. Discussion regarding options related to signage, way finding vs. specific restaurant and retail store names.
- c. Discussion regarding the intersection and signage currently located on the corner of Patterson and M-179 which is very unique – recommendation to separate out that piece and tackle it individually.
- d. Discussion regarding dialogue with sign companies specifically in regard to the concept at the gateway corner. Jim Panyrek and Patty Koval provided concept ideas for the PC to review and discuss. Review of proposed drawings.
- e. Recommendation to possibly go down two paths – one being way finding signs on private property and the other being advertising signs.
- f. Suggestion to accelerate the process, request ZBA to make an interpretation of the ordinance in regard to placement of the signs or approve a variance.

Motion by Strickland to recommend Supervisor Englerth present a proposal to the Twp. Board to grant a temporary permit to the owner of Sandy's Restaurant to place a sign on the Neeson property on M-179 for a period of one (1) year until the details of the sign ordinance can be worked out with the understanding that a variance request be taken to the ZBA. Second by Beukema.

Discussion.

Cunningham advised that he objects the motion because he does not agree with making a special exception for one individual.

Fiala suggested taking the ZBA route.  
Purcells would like to utilize the variance process.

Motion approved by: Strickland, Beukema, Campbell. Rejected by: Cunningham, Purcells, Wells, Fiala.  
Motion defeated.

Motion by Purcells to support the request for a variance and publish a public notice to fast track the sign request for Sandy's Restaurant. Recommendation to request the Township Board to waive the fees and PC to help fill out the paperwork thru the Zoning Administrator. Second by Cunningham. Approved by all. Supported and carried.

Recommendation to draft language for a gateway sign ordinance to be reviewed at the next workshop session – April 4, 2013.

Public Comment: None.

There being no further business the meeting was adjourned at 9:15 pm.

Respectfully submitted,

Katie Hayward  
Recording Secretary

(3-22-2013)

*Rec'd 3-25-13  
Circulated  
3-26-13 / JEL*