

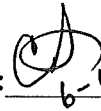
<p align="center">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p align="center">Thursday, 20 May 2010 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>MINUTES Page 1 of 6 APPROVED: <i>[Signature]</i> 6-17-10 Transmitted <u>6-25-10</u> Via <u>drop off</u></p>
MINUTES	
<p>Present: Gordon Wells, Cathy Strickland, Frank Fiala, Al Schwennesen and Marley TenCate. Jack Finkbeiner and Bruce Cook absent with notice. Staff: Bob Lippert, Zoning Administrator, Zeb Acuff from McKenna Associates, and Constable Misak. Visitors: 10 visitors.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>Approval of Agenda – add MSU Citizen Planner workshop to discussion.</p>	<p>APPROVAL OF AGENDA</p>
<p>ZBA – Gordon Wells updated on a recent request for variance on the lakefront for a hobby shed/workshop – tabled to give the owner a chance to come back with an alternate location. Township Board – Bob Lippert updated on the Open Fire Burning Ordinance, presentation of the Capital Improvement Plan to Twp Board, and budget progress. Zoning Administrator – 7 Site Plan Approvals, discussion regarding golf cart ordinance, and that the variance request for the hobby shed in RLF has been withdrawn..</p>	<p>REPORTS</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT</p>
<p>APPROVAL OF MINUTES: Motion by Wells to approve the April 15, 2010, meeting minutes as presented. Second by TenCate. Approved by all. Motion carried.</p>	<p>APPROVAL OF MINUTES 15 April 2010</p>
<p>MCKENNA BILLING: Motion by Wells to confirm the April 2010 billing in the amount of \$1,695 from McKenna Associates. Second by Schwennesen. Approved by all. Motion carried.</p>	<p>MCKENNA BILLING May 2010</p>
<p>NEW BUSINESS: SEU Parcel ID 085-041-00: A request by Ross Hopkins for an SEU to construct an accessory building at 11928 Lakeridge Drive, Wayland, MI.</p>	<p>NEW BUSINESS SEU – Parcel IS 085-041-00 Ross Hopkins Accessory Building</p>

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Fiala advised Hopkins that due the extended absence of Finkbeiner and absence of Cook as well as the fact that Fiala needs to excuse (corrected to: recuse) himself from this request because the property is within 300 feet of his residence, approval would require all four PC members in attendance to support Hopkins' request for an SEU.

Acuff advised that the Public Hearing portion could be heard tonight and set the final decision for the next meeting. Hopkins chose to present his case at tonight's meeting and wait for a vote at the June meeting.

Ross Hopkins advised on his plans to construct an accessory building.

- Property lies across the street from his current residence
- Approximate lot size is 75 ' x 100' (corrected to 150').
- Final size of the structure will be maximum allowed for this zone (1,280 sq feet) or smaller.
- Purpose is to store vehicles.

Strickland read the ordinance language in regard to utilization of a SEU for outbuildings that are not on the same property as the residence.

Public hearing was opened at 7:17 pm.

- Jim Vander May questioned the proposed building size - 32 x 40 or 1280 square feet or less and advised that he is opposed to allowing an outbuilding.
- Dave Meyers adjacent neighbor advised that he would like to see a "neighborhood atmosphere" with homes, not outbuildings.
- Albie Alberts neighbor questioned the SEU language.
- Noreen Smith advised that she is opposed as she feels a pole barn does not fit with the residential area.
- Sharon Snyder advised that she feels the property should be used for residential.

SEU – Parcel IS 085-041-00 Ross Hopkins
Accessory Building, cont.

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- Shane Vandenberg questioned whether the two lots would be sold together in the future.
- Ross Hopkins advised that he spoke to the closest adjacent neighbors and they support his plans.
- Fran Faverman advised she feels this is not the appropriate location for an accessory building.

Public hearing was closed at 7:34 pm.

- Marley TenCate discussed the residential character of this neighborhood and feels that it is not a good fit for an accessory building location.
- Schwennesen and Wells both feel that this location is not appropriate for a pole building without a residence.

Mr. Hopkins advised that he would like to wait until the next meeting (June) for a full Planning Commission to vote on his request.

MOTION by Strickland to table SEU Parcel ID 085-041-00: A request by Ross Hopkins for an SEU to construct an accessory building at 11811 (corrected to 11928) Lakeridge Drive, Wayland, MI. Second by Schwennesen. Approved by all. Motion carried.

SEU – Parcel IS 085-041-00 Ross Hopkins Accessory Building, cont.

SEU 10-04-02, Parcel 020-005-20; A request by Michael Wetzel for a SEU to permit establishment of a Farmer's Market at 11428 W. M-179 Highway – Middleville, MI

Mary Tegehoff representing Michael Wetzel discussed the establishment of a Farmers Market one day a week for 3 hours to be located on M-179.

Public hearing was opened at 7:50 pm.

- Jim Linderman, President of the Gun Lake Business Association advised that they are working with the Barry County Chamber of Commerce and Hastings Farmers Market as well as other area Farmer's Market to get a market going.

SEU 10-04-02 for Farmers Market located at Kitchens by Katie

- Fran Faverman advised that she feels it would be necessary to get written permission from Sunny Jim's to utilize their parking lot as well as restroom locations, table set up, etc.
- Shane Vandenberg feels there is a need for opportunity and would like to see the Twp. work with the Farmer's Market to make it work.

Public hearing was closed 7:55 pm.

Wells advised that he would like to see more detailed information.

Strickland advised that she has done some research in regard to the Right to Farm Act and GAAMPS for Farm Markets and advised that parking requirements are not as great as the PC believes and that Restrooms are not required for vendors and customers. Therefore she supports the concept.

Schwennesen supports the farm market idea but would like additional information.

TenCate advised she would like to have all the details specified due to the fact this is located on the M-179 Corridor.

Fiala advised he would like to see a letter from Sunny Jim's granting permission to use the parking lot and restrooms as well as a detailed drawing for the market.

Zeb Acuff, McKenna Associates advised that a detailed site plan review is needed, particularly concerning parking lot circulation and the number of spots taken up by vendor tables.. He also noted that the Chief Noonday Corridor zoning district has not been formally adopted so those standards would not apply to the Farmers Market.

Strickland read the Conditions Section (4.4) of the SEU Ordinance.

Bob Lippert advised it would be helpful to come up with a check list of required items for future portable businesses.

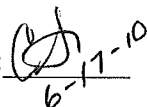
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SEU 10-04-02 for Farmers Market located at Kitchens by Katie, cont.

<p>MOTION by Strickland to approve SEU 10-04-02, Parcel 020-005-20; A request by Michael Wetzel for a SEU to permit establishment of a Farmer's Market at 11428 W. M-179 Highway – Middleville, MI for the 2010 season contingent on the conditions outlined in Section 4.4 of the Special Exception Use Ordinance. Second by Schwennesen. Approved by: Wells, Strickland, Fiala, and Schwennesen. Rejected by: TenCate. Motion carried.</p>	<p>MINUTES 20 May 2010 Page 5 of 6 APPROVED:  6-11-10 SEU 10-04-02 for Farmers Market located at Kitchens by Katie, cont.</p>
<p>Thornapple Trail Association discussion regarding a letter received from Cal Lamoreaux. Review of Greg Milliken's draft letter response. MOTION by Fiala to send a letter to Cal Lamoreaux and copy to Sun & News. Second by Wells. Approved by all. Motion carried.</p>	<p>Communication to Thornapple Trail Association - Lamoreaux</p>
<p>Gravel Mining Standards – discussion regarding language provided by Greg Milliken. PC members to review and be prepared to make recommendations.</p>	<p>Gravel Mining Ordinance</p>
<p>OLD BUSINESS; Gun Lake Zoning District – Bob Lippert advised that the joint township meeting went very well. Next step would be to put into ordinance form and schedule a public hearing.</p>	<p>OLD BUSINESS Gun Lake Zoning District</p>
<p>Chief Noonday Zoning -- Ordinance & Map Amendment – (tabled from the April 15, 2010 meeting). Review of revised map. MOTION by Strickland to adopt the standards, accept the revised map and recommend to the township board approval of the amendment and rezoning of the specified list of parcels in the M179 corridor study. Second by Schwennesen. Approved by all. Motion carried.</p>	<p>Chief Noonday Ordinance & Map</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT</p>
<p>FURTHER DISCUSSION:</p> <ul style="list-style-type: none"> • B. Lippert announced that the MSU Extension Master Citizen Planner Annual Update Seminar is scheduled for Thursday, 17 June 2010 at the Kellogg Center in Lansing. Strickland and Fiala advised that 	<p>FURTHER DISCUSSION MSU Extension Master Citizen Planner Annual Meeting – 6/17/10</p>

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they would definitely be attending, Wells, TenCate and Schwenessen to advise Bob Lippert during week of 24 May. Noted that Twp Board has authorized up to ten (10) to attend.

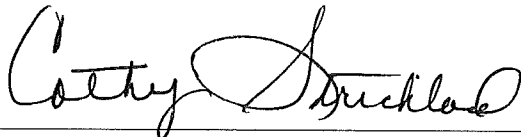
- Schwenessen discussed a recent variance request to build an outbuilding in the front yard on the lake. Schwenessen advised that on Cobb Lake alone there are over 37 homes on Cobb Lake that have buildings in the front yard in lakefront – suggestion to revisit the ordinance.
- Discussion regarding portable garages and boatlifts with opaque fabric side curtains. To be reviewed at a later date.

Outbuildings in Front Yard in RLF Zone

Portable Garages and Boatlifts with opaque sides

There being no further business the meeting was adjourned at 9:05 pm.

Respectfully submitted,

 6-17-10

Cathy Strickland, Secretary

Date

ADJOURNMENT

Katie Hayward
Recording Secretary
(5-21-2010)