

<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, November 7, 2013 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p><b>FINAL MINUTES</b> Page 1 of 4 <b>APPROVED: Nov. 21, 2013</b> As corrected (Page 1)</p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p>Roll Call: Present: Strickland, Beukema, Wells, Campbell, and Fiala.</p> <p>Absent: (with notice): Cunningham, Purcell</p> <p>Staff Present: Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth.</p> <p>Visitors: 7 (not including staff present)</p>	<p><b>CALL TO ORDER</b> <b>PLEDGE</b> <b>ROLL CALL</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA:</b></p> <p><b>Add:</b> Discussion of priorities for the Planning Commission to work on with the recommendations of Larry Knowles, ZA.</p>	<p><b>ADDITIONS TO AGENDA</b></p>
<p><b>PUBLIC COMMENT: None.</b></p>	<p><b>PUBLIC COMMENT: None.</b></p>
<p><b>APPROVAL OF MEETING MINUTES:</b></p> <p>Motion by Wells with support from Campbell to accept minutes of October 17, 2013 meeting as presented. All ayes. MOTION CARRIED.</p>	<p><b>APPROVAL OF MEETING MINUTES</b></p> <p>Motion to accept Oct. 17, 2013 minutes as presented.</p>
<p><b><u>NEW BUSINESS:</u></b></p> <p>A request by Chemical Bank to rezone Parcel No. 08-16-019-010-02, located at 12850 W. M-179 Hwy., Wayland, MI for a conditional rezoning from C-1, Commercial Office zoning classification to a C-3 Commercial zoning classification to permit Curley Cone to do business on the property.</p> <p>Kebbie Brush, owner of Curley Cone, commented that she basically planned on moving the current Curley Cone to the new location. Brush plans on adding to her menu: subs, wraps, broasted chicken and ribs. The new location is an office building now. They will have to break down some walls.</p> <p>Motion by Wells with support of Campbell to approve request to change zoning of Parcel No. 08-16-019-010-02 from C1 to C3 and to recommend this change to the Board of Trustees at its Nov. 14, 2013 meeting. All ayes. MOTION CARRIED.</p>	<p><b><u>NEW BUSINESS</u></b></p> <p>Curley Cone rezoning request C1 to C3.</p> <p>Motion to approve request for rezoning and recommend change to BOT on Nov. 14. Motion Carried.</p>

**NEW BUSINESS cont'd:**

The subcommittee of Cathy Strickland, Alice Jansma, Greg Purcell, and Frank Fiala has completed the CIP (Capital Improvement Plan).

Motion by Wells with support from Beukema to present Five Year (2013-18) CIP (Capital Improvement Plan) to the Yankee Springs Board of Trustees as soon as it is convenient for the Twp. Board. All ayes. MOTION CARRIED.

**OLD BUSINESS:**

**Whispering Pines Discussion-** F. Fiala commented that the plan is for the PC to go to the township board with the recommendation that the board grants preliminary approval. Included in the recommendation are 15 required conditions which are identical for the PUD and the Condominium. As part of a previous motion by G. Purcell, Fiala will be presenting this recommendation at the next Board of Trustee meeting. Fiala answered any inquiries that PC members had regarding the presentation of the preliminary approval at this time.

Fiala also mentioned that he has looked into a few possible estimates regarding the road paving to be done at WP.

**Gateway Signage-** it was noted that in the recent PC meetings, it has been difficult to get a chance to work on this item. The information is not in front of the PC members at this time, and other interested individuals should be invited to be present as well.

Motion made by Beukema with support from Campbell to cancel the PC meeting of December 19, 2013 due to the closeness of the approaching holidays. All ayes. MOTION CARRIED.

**PC Priorities:**

- Possibility of bringing in a professional planner – to review work before going to an attorney for approval. A professional planner will see if the PC is in the ballpark and aiming in the right direction.
- Take another pass and look at Article XII and highlighting the items that should be changed and looking at Zoning Administrator Larry Knowles' recommendations.
- Getting ready for the Annual report for the PC.
- Election of new officers should take place at the early December meeting.

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Motion to present Five Year (2013-18) CIP (Capital Improvement Plan) to the Yankee Springs Board of Trustees as soon as it is convenient for the Twp. Board. MOTION CARRIED.

**Whispering Pines Discussion**

Motion to cancel the PC meeting of December 19, 2013 due to the closeness of the approaching holidays. MOTION CARRIED.

**Recommendations of Larry Knowles: (7 items) (mainly from Article XII):**

1. **Storm Water** – (Article V) – would like to address any storm water that is created or impervious surfaces. There are issues with this all around the lakes. L. Knowles recommends that it is addressed on the site plans.
2. **Required Setbacks**- for side yards. Knowles would like to change it to if your neighbor's property is 5 feet, you do not have to set back 25 feet. Fiala mentioned that classification should be different regarding residential lakefront property vs. farm property.
3. **Setbacks for Residential Lakefront and Gun Lake**: currently the requirement is to be back 25 feet from the water line, and taking an average of 150 feet both directions. L. Knowles would like to loosen it up a little to 90%, which would allow homes to be a little closer to the water.
4. **Building Coverages**: for Residential Lakefront and Gun Lake Lakefront – change from 30 to 35% coverage, and 45% for the impervious. More and more construction is getting larger.
5. **More specific language to address water run-off needed.**
6. **Outbuildings**- L. Knowles noted the confusion regarding multiple buildings on the same parcel, and if a road runs between a primary structure and the outbuilding. Discussion took place regarding the outbuilding being across the road needing a SEU. M. Englerth also mentioned issues that could arise if someone originally builds an outbuilding for a specific purpose. Then, that person may sell or pass away and the building is sold to someone with different plans. The different plans may be less than desirable for that certain neighborhood.
7. **Size of outbuildings**- L. Knowles commented that he'd like to see the height requirement increased to 16 feet versus of 14 feet to the eaves. This would accommodate a 14 foot overhead door for RVs, etc. Knowles would also like to increase the sq. footage, but limiting it to the size of the piece of property, using up to 25% of the area of the lot as a limit. (This will allow the possibility of an outbuilding to exceed 1600 sq. feet if the lot is large enough.)

**Review and highlighting of Article XII by PC members:**

At this point in the meeting, the PC members flagged/tagged certain items that should be discussed in the near future regarding Article XII of the Ordinance.

**Some of the highlighted items mentioned were:**

- 12.3.2 – Outbuilding “residences”
- 720 sq. foot requirement of 1<sup>st</sup> floor of outbuilding.

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**Some of the highlighted items mentioned were: continued**

- 12.4 - Not to exceed height of 35 feet – in all zoning classifications.
- Side yard setbacks
- 12.7 - 3.A.1.A Road setback on Patterson/M-179
- Waterfront setback – 90% rather than 100% - discussed unrestricted view/riparian rights.
- 12.10 Road frontages – industrial – minimum road frontages
- 12.11.1 Definition of Outbuildings- dwelling? Exception for “Ag” ?
- Lot coverage – 30 to 35 feet (Residential Lakefront)
- 12.12 Outbuildings – Multiple outbuildings
- 12.13 Outbuilding Square footage – size
- Impact on adjacent properties – and ability to view the water must be considered.
- 12.4. B.1 - decks less than 18” should not be considered in structural coverage. Discussion took place on lattices overhead allowed for shade and beauty.
- Fence section – needs to be reviewed – definition of fences
- 12.17 - Parking Lots for industrial - Paragraph 3 – lighting should be discussed. “Dusk ‘til dawn”?
- 12.18 – Temporary Housing – Request made to? ZA? No current form or permit.
- 12.14 - Outdoor Furnaces – minimum lot size should be discussed and chimney height.

The PC members came to the consensus to take one more pass on these items of Article XII, and at a future meeting, go through the highlighted items and take their best cut at them before consulting a professional planner. C. Strickland felt it would be good to research what other townships are doing with these areas as well.

**NO OTHER PUBLIC COMMENT**

**ADJOURNMENT:** Motion by Fiala to adjourn meeting at 8:30 p.m. Approved by all. MOTION CARRIED.

Approved by: \_\_\_\_\_  
Cathy Strickland, Secretary Date

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**NO OTHER COMMENT**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
November 10, 2013