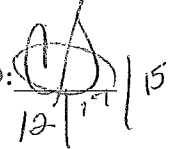


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, November 19, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> MINUTES Page 1 of 3 APPROVED:  </p>
<p> Meeting called to order at 7:00 PM by Chairman Frank Fiala. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Fiala, Beukema, Purcell, Heystek, Strickland, Campbell, T. Knowles. <u>Also present:</u> Rebecca Harvey, Professional Planner <u>Staff Present:</u> Zoning Administrator- Larry Knowles, Roger Rottschafer <u>Visitors:</u> 3 (not including staff present). </p>	<p> PLEDGE CALL TO ORDER ROLL CALL </p>
<p> <u>ADDITIONS OR CORRECTIONS TO AGENDA: NONE</u> Move Neeson request to just after approval of the minutes. Add: Sign and Siren to New Business <u>Under Old Business:</u> Article XII and Setback from road/frontage. </p>	<p> No CHANGES TO AGENDA: BOARD REPORTS from REPRESENTATIVES </p>
<p> <u>BOARD REPORTS from REPRESENTATIVES</u> <u>ZBA-</u> November ZBA meeting was held on 11/10/15. The ZBA heard variance requests for 12960 Hazel Drive. After removing soffits and eaves, it was found that setback requirements were complied with. Variance request was no longer needed. Also, lot coverage variance was not needed as owner would take what was needed off the garage to comply with coverage requirement. Owner withdrew the lot coverage variance request. Discussion took place on process of zoning permits and building permits up to the point of needing a variance request for a project. G. Purcell inquired whether there was a way to minimize variance requests of such nature (as in most recent ZBA meeting) in the future. Further discussion took place regarding the issues involved in the handling of these situations. <u>Board of Trustees-</u> Bruce Campbell commented the Board sent a 180-day notice letter to TTES (Thornapple Township) to discontinue fire services. Board approval was given for a gateway sign to be installed. (Sign will be addressed later in meeting.) </p>	
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT</p>
<p> <u>APPROVAL OF MEETING MINUTES:</u> Motion by G. Purcell with support from B. Campbell to accept Planning Commission minutes of October 15, 2015 meeting as presented. All ayes. MOTION CARRIED. </p>	<p> APPROVAL OF MEETING MINUTES </p>

APPROVAL OF MINUTES – (THAT HAD NOT BEEN PREVIOUSLY RECORDED AS “APPROVED”):

Motion by P. Heystek with support from B. Campbell to approve meeting minutes that were not previously approved: (4 meetings) April 4, 2013, May 2, 2013, May 16, 2013, September 19, 2013. All ayes. MOTION CARRIED.

Re-Opening of Public Hearing at 7:24 pm:

Public Hearing on Neeson ZOC 15-09-01 (Zoning Ordinance Change)- Survey (of property on Arhana Crest Drive dated 10/30/15) and sketch had been distributed.

No comment from those in attendance

Fiala explained process of approval, land application for split, (the application was given this evening to applicant), and Larry Knowles, ZA will bring split request to the board.

Close Public Hearing 7:26 pm

Motion by G. Purcell with support B. Campbell to approve parcel of Richard Neeson Parcel ID 08-16-008-036-60 as described be rezoned to RR (Rural Residential) for purposes of owner. All Ayes. Motion Carried.

NEW BUSINESS:

Weather Alert Siren- Gun Lake Protective Association has had discussion with the State Park on this. Location is tentatively agreed to be at the State Park. GLPA is looking forward on the project and is 100% supportive of it.

Barry County 911 already tone out four (4) sirens in Barry County. \$22,800.00 is the estimated cost. Conversations have taken place with the Tribe. Joe Miller, new fire chief, has mentioned the need of a weather alert system. Wayland covers the Tribal fire service needs. G. Purcell noted other entities that support the siren alert system.

Motion by R. Beukema with support from P. Heystek for **Master Plan** to have **weather alert siren** included as a future goal. All Ayes. MOTION CARRIED.

Chairman Fiala summarized plans for a proposed LED Sign: to be installed close to corner of M-179 and S. Payne Lake Rd (by fire station). It was noted that government entities are exempted from going through the zoning procedure.


Roger Rottschafer, Board Trustee, was present at tonight’s meeting to discuss items of the proposed sign and how it works/qualifies within the township’s sign ordinance. Elevations were mentioned. Cost was approved (by the Board of Trustees) up to \$27,000. Stone could only be applied in the Spring for warm weather. Sign face requirement is up to a maximum size of 32 sq. ft. A berm of no more than two feet was suggested by one of the sign companies that gave a quote for the sign.

MINUTES

November 19, 2015

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APPROVED:



Approval of Previous Meeting (4 mtgs.) in 2013. Motion Carried.

Motion to approve parcel of Richard Neeson Parcel ID 08-16-008-036-60 as described be rezoned to RR (Rural Residential) for purposes of owner. Motion Carried.

Motion for Master Plan to have weather alert siren included as a future goal. MOTION CARRIED.

Motion by G. Purcell with support from R. Beukema to recommend to Township Board to install Midwest sign as proposed in diagram leaving construction available for a stone base at sometime in the Spring. All ayes. MOTION CARRIED.

It was noted that B. Campbell will continue with the project from this point as R. Rottschafer will be out of town.

OLD BUSINESS

ARTICLE XII – Setback road – Sec. 12.4 Required Setbacks – Residential Lake Front Discussion

Bauckham, Sparks Mini conference (Pierce Institute) - Discussion of recent conference took place.

Threat of funneling was mentioned. Density or volume of boats on Gun Lake was noted. The State and County Parks were mentioned. Further discussion took place on these matters. Consensus (unanimous) was to put energy into funneling and related issues in Master Plan.

Bruce Campbell left the meeting at 8:58 p.m. (with notice - for a prior commitment).

Master Plan Update Strategy

A 3-page Master Plan Review from Rebecca Harvey was distributed.

R. Harvey reviewed the Master Plan Review, covering bulleted items for the PC to address on page 3.

For Next Meeting on Dec. 17th : PC members will take first pass at the Master Plan Review. It was also noted that elections should take place at the December meeting as well.

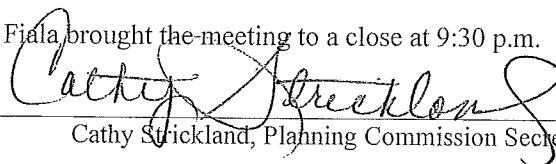
Goals for Meeting of 12/17/15: PC will start with “red” print on the Master Plan Review. Also, obtaining the Master Plan of the Gun Lake Tribe for the next meeting was requested.

Tressa Knowles requested a copy of the digital version of the Master Plan. The PDF version will be sent to Larry Knowles, ZA and distributed from L. Knowles.

ADJOURNMENT:

Chairman Fjala brought the meeting to a close at 9:30 p.m.

Approved
by:


Cathy Strickland, Planning Commission Secretary

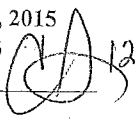
12/17/15
Date

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APPROVED:

 12-17-15

Motion by to recommend Midwest sign as proposed in diagram. MOTION CARRIED.

OLD BUSINESS

ADJOURNMENT

Deb Mousseau
Recording Secretary
November 19, 2015