

	<p align="center"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, 18 October 2012 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 </p>	<p align="right"> FINAL MINUTES Oct. 18, 2012 Page 1 of 3 Approved 11-15-2012 </p>
MINUTES		
<p>Meeting called to order at 7:00 pm by Frank Fiala. Present: Cunningham, Wells, Beukema, Strickland, Fiala, Schwennesen and Purcell. Sarah Traxler, McKenna Associates, Bob Lippert, Zoning Administrator, Constable Orr and 10 visitors.</p>	<p align="right"> CALL TO ORDER PLEDGE ROLL CALL </p>	
<p>ADDITIONS OR CORRECTIONS TO AGENDA: No Changes to the agenda.</p>	<p align="right">AGENDA</p>	
<p>MEETING REPORTS:</p> <ul style="list-style-type: none"> • ZBA - no recent meetings. • Twp. Board - Al Schwennesen advised that residents now have a choice to purchase their natural gas and the Township offices have switched due to deregulation, TTES advised they are receiving over 50% more calls than a year ago with response time 10 minutes faster, Paul Heystek and Bob Lippert are continuing their work on the FEMA flood plain, ADA restroom to be done before the election. • Zoning Administrator - 4 site plan approvals in September, SEU grant for additional used car facility at Estelle Automotive, 3 complaints received, McKenna billing, 276 map amendments have been made to the FEMA flood plain. 	<p align="right">MEETING REPORT</p>	
<p>PUBLIC COMMENT: Sandy Marcukaitis discussed the natural gas switch over for the township offices and questioned whether there would be a penalty if the township went back to the previous supplier.</p>	<p align="right">PUBLIC COMMENT</p>	
<p>APPROVAL OF MINUTES: Motion by Beukema to approve the September 20, 2012, meeting minutes. Second by Wells. Approved by all. Motion carried.</p>	<p align="right">APPROVAL OF MINUTES of 20 September 2012</p>	
<p>McKenna Billing (September 2012): Confirm August 2012 billing from McKenna Associates. Motion by Wells to accept. Second by Cunningham. Approved by all. Motion carried.</p>	<p align="right">MCKENNA BILLING August 2012</p>	

	FINAL MINUTES Oct. 18, 2012 Page 2 of 3 Approved 11-15-2012
<p><u>NEW BUSINESS:</u></p> <p>Public Hearing: Amendment to Section 12.4 set back amendment</p> <p>Sarah Traxler discussed the proposed language. Public Hearing was opened at 7:20 pm. Discussion regarding setbacks and the calculations. Bill Baughman read a statement regarding lakefront districts and setbacks and stated that he is concerned with the safety of allowing setbacks to be closer to the road than 20 feet. Paul Heystek discussed the Gun Lake district which has a setback of ten feet for an average 300 feet in either direction. This is thought to be an error. Public hearing was closed at 8:00 pm. Clarification of Gun Lake overlay district setback requirements, discussion regarding parcels located on the opposite side of the street. Amendment applies to both residential lakefront and residential single family districts. MOTION by Purcell to accept the proposed language and correct zoning ordinance 12.4.3b1bi to state "permitted to be closer". Second by Cunningham. Approved by all. Motion carried.</p>	<p>NEW BUSINESS Public Hearing: Amendment to Section 12.4 "Setbacks"</p> <p>MOTION</p>
<p>Amendment to Section 12.7 Outbuildings, increasing maximum square footage.</p> <p>Sarah Traxler discussed the revised language. Public hearing was opened at 8:12 pm. Discussion regarding changing the maximum size of an outbuilding from 1280 to 1600 square feet. Public hearing was closed at 8:25 pm. MOTION by Beukema to accept the proposed language to outbuildings, and the method for determining maximum size of 1600. Second by Wells. Approved by all. Motion carried.</p>	<p>Out Buildings Public Hearing</p> <p>MOTION</p>
<p>Amendment to Section 2 Definitions to consider uniformity of definitions.</p> <p>Sarah Traxler discussed the current ordinance regarding definition of an outbuilding. Public hearing was opened at 8:34 pm.</p> <ul style="list-style-type: none"> • Purpose to change definition to location. <p>Public hearing was closed at 8:40 pm. MOTION by Cunningham to accept the change in Section 12.7. Second by Beukema. Approved by all. Motion carried.</p>	<p>Out Buildings- Definition – Public Hearing</p> <p>MOTION</p>
	DRAFT MINUTES

OLD BUSINESS	OLD BUSINESS
<p>Sign Ordinance – discussion regarding existing signs located within the Township. Meeting was recently held with members of the community to get their input. Discussion regarding the possibility of obtaining grants for new signage.</p> <p>Fiala suggested getting an interpretation regarding what is permissible in regard to signs. Question whether the signs located on the corner of M-179 and Patterson should actually be considered as billboards?</p> <ul style="list-style-type: none"> • Recommendation to put a moratorium on enforcement of the sign ordinance until things are worked out. • Motion by Purcell to ask the ZBA for an interpretation of the sign ordinance in regard to the off-premise signs located on the corner of Patterson and M-179. Second by Strickland. Approved by all. Motion carried. Need Clarification. 	
PUBLIC COMMENT: Strickland advised that she will not be present at the November meeting.	PUBLIC COMMENT
ADJOURNMENT Motion to adjourn by F. Fiala at 9:55 p.m. Approved by all. MOTION CARRIED.	ADJOURNMENT
Respectfully submitted	
<p>by: _____</p> <p style="text-align: center;">Cathy Strickland, Secretary</p> <p style="text-align: right;">Date _____</p>	<p>Recording Secretary Katie Hayward 10-19-2012</p>

Yankee Springs Township

Planning Commission

Thursday, October 18, 2012

Pledge of Allegiance.

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

Present: Cunningham, Wells, Beukema, Strickland, Fiala, Schwennesen and Purcells. Sarah Traxler, McKenna Associates, Bob Lippert, Zoning Administrator, Constable Orr and 10 visitors.

Approval of the agenda.

Reports:

ZBA -- no recent meetings.

Twp. Board -- Al Schwennesen advised that residents now have a choice to purchase their natural gas and the Township offices have switched due to deregulation, TTES advised they are receiving over 50% more calls than a year ago with response time 10 minutes faster, Paul Heystek and Bob Lippert are continuing their work on the FEMA flood plain, ADA restroom to be done before the election.

Zoning Administrator -- 4 site plan approvals in September, SEU grant for additional used car facility at Estelle Automotive, 3 complaints received, McKenna billing, 276 map amendments have been made to the FEMA flood plain.

Public Comment: Sandy Marcukaitis discussed the natural gas switch over for the township offices and whether there would be a penalty if they had to go back to the previous supplier.

Motion by Beukema to approve the September 20, 2012, meeting minutes. Second by Wells. Approved by all. Motion carried.

Confirm August 2012 billing from McKenna Associates. Motion by Wells to accept. Second by Cunningham. Approved by all. Motion carried.

Public Hearing:

Sarah Traxler discussed the proposed language.

Public Hearing was opened at 7:20 pm.

Amendment to Section 12.4 set back amendment.

Discussion regarding setbacks and the calculations.

Bill Baughman read a statement regarding lakefront districts and setbacks and advised he is concerned with the safety of allowing setbacks to be closer to the road.

Page 2 – PC – October 18, 2012

Paul Heystek discussed the Gun Lake district which has a setback of ten feet or average 300 feet in either direction.

Public hearing was closed at 8:00 pm.

Clarification of Gun Lake overlay district setback requirements, discussion regarding parcels located on the opposite side of the street.

Applies to both residential lakefront and residential single family districts.

Motion by Purcells to accept the proposed language and correct zoning ordinance 12.4.3b1bi to state permitted to be closer. Second by Cunningham. Approved by all. Motion carried.

Amendment to Section 12.7 Outbuildings, a method for determining maximum size.

Sarah Traxler discussed the revised language.

Public hearing was opened at 8:12 pm.

Discussion regarding changing the maximum size of an outbuilding from 1280 to 1600 square feet.

Public hearing was closed at 8:25 pm.

Motion by Beukema to accept the proposed language to outbuildings, and the method for determining maximum size of 1600. Second by Wells. Approved by all. Motion carried.

Amendment to Section 2 Definitions to consider uniformity of definitions.

Sarah Traxler discussed the current ordinance regarding definition of an outbuilding.

Public hearing was opened at 8:34 pm.

Purpose to change definition to location.

Public hearing was closed at 8:40 pm.

Motion by Cunningham to accept the change in Section 12.7. Second by Beukema. Approved by all. Motion carried.

Old Business:

- a. Sign Ordinance – discussion regarding existing signs located within the Township. Meeting was recently held with members of the community to get their input. Discussion regarding the possibility of obtaining grants for new signage. Fiala suggested getting an interpretation regarding what is permissible in regard to signs. Question whether the signs located on the corner of M-179 and Patterson should actually be considered as billboards? Recommendation to put a moratorium on enforcement of the sign ordinance until things are worked out.

Page 3 – PC – October 18, 2012

Motion by Purcells to ask the ZBA for an interpretation of the sign ordinance in regard to the off-premise signs located on the corner of Patterson and M-179. Second by ? . Approved by all. Motion carried. Need Clarification.

Public Comment: None.

There being no further business the meeting was adjourned at 9:55 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(10-19-2012)