

**YANKEE SPRINGS TOWNSHIP
ZONING BOARD OF APPEALS
MEETING**

Tuesday, September 8, 2015

**Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333**

MINUTES

FINAL MINUTES
Approved Nov. 10, 2015
with correction.

Meeting called to order at 7:00 PM by Mary Cook, Meeting Chairman

Roll Call: Present: Mary Cook, Al Schwennesen, Richard Beukema, Roger Rottschafer, Jake Welch, Chuck Biggs (Alternate) (ALL Present)

Also Present: Rebecca Harvey, Professional Planner

PLEDGE OF ALLEGIANCE –

Staff Present: Larry Knowles- Zoning Administrator, Sandy Marcukaitis and Jim Orr, Constable, John Jerkatis.

Visitors: 4- not including staff present

CALL TO ORDER

ROLL CALL

PLEDGE

ADDITIONS OR CORRECTIONS TO AGENDA: None.

ADDITIONS TO AGENDA

Report from Representatives:

Planning Commission: R. Beukema commented the PC has began work on updating the Township Master Plan. ~~It is also looking into property control of land under the state of Michigan~~ **It is also looking at having input into uses of land under control of the state of Michigan**, as well as working also on sign ordinance and noise ordinance. A shooting range and boat launches have brought interest in state land.

Board of Trustees: R. Rottschafer noted the board has appointed a fire committee which is now looking for a potential fire authority or association with surrounding townships and cities. This is in the early stage. Also, the Board is waiting on the DNR regarding trails on 179 and the state park.

Report from Representatives.

Approval of Minutes of August 11, 2015:

Correction: Change Mary Cook as absent to “absent with notice” at August 11, 2015 meeting.

Motion by J. Welch with support from R. Beukema to approve ZBA meeting minutes of August 11, 2015 as amended by M. Cook. All ayes. MOTION CARRIED.

APPROVAL OF MINUTES:

Minutes of ZBA August 11, 2015 Meeting approved.

OPENING OF MEETING: Mary Cook, Meeting Chairman

OPENING OF MEETING:

NEW BUSINESS:

ZBA 15-09-11 A request for ZBA Interpretation of Section 12.9: A. Definitions:

1. Barrier height.

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Open Public Hearing at 7:09 p.m. by motion by R. Beukema with support from A. Schwennesen to open public hearing at 7:09 p.m. All Ayes. MOTION CARRIED.

Matt Fortuna- from Straightline Fence, explained his challenge to follow code according to the code. Fortuna questioned whether measurement should be taken on neighbor's side or homeowner's side.

Wayne Seiler – "finished to the base" was mentioned and going off property line to accommodate maintenance.

No other comments from the those in attendance.

CLOSE Public Hearing at 7:20 p.m.

Motion by Rottschafer with support from Beukema to close public hearing at 7:20 p.m. All Ayes. MOTION CARRIED.

BOARD DISCUSSION and DELIBERATION-

Rebecca Harvey commented on the ordinance and ZBA's interpretation regarding finished grade. Zoning Administrator should see on plan what the finished grade so ZA can approve when ZA goes out to site. R. Harvey would not approve plans without a finished plan.

Motion by J. Welch with support from Rottschafer that the ZBA's interpretation of 12.9.A.1 would be in respect to finished grade at the base of the barrier to measure fence height or barrier to the tallest part of the barrier structure from one foot on the neighboring side.

Roll Call: Welch: yes, Rottschafer: yes, Cook: yes, Beukema: yes, Schwennesen: no. YES: 4, NO: 1. MOTION CARRIED.

Other Such Business: Discussion on determination effects on 15-09-11.

Rebecca Harvey commented on the variance request. Under ordinance – the request cannot come back to the ZBA until a year has transpired.

ADJOURNMENT: It was motioned by J. Welch and seconded by R. Rottschafer to adjourn at 8:40 p.m. Approved by all.

Respectfully submitted:

Deb Mousseau Approved by: Mary Cook/Jake Welch Final Copy Date: 11-10-2015
Recording Secretary Janice C. Lippert, Township Clerk
9.8.15

Motion to open public hearing. (7:09 p.m.)

CLOSE Public Hearing at 7:20 p.m.

Motion that the ZBA's interpretation of 12.9.A.1 would be in respect to finished grade at the base of the barrier to measure fence height or barrier to the tallest part of the barrier structure from one foot on the neighboring side. MOTION CARRIED.

OLD BUSINESS

ADJOURNMENT

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