

<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, April 18, 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: May 16, 2013</b> As presented</p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u> Present: Cunningham, Purcell, Strickland, Beukema, Wells, Campbell, and Fiala.</p> <p><u>Staff Present:</u> Interim Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth.</p> <p><u>Visitors:</u> (2) Not including staff present.</p>	<p><b>CALL TO ORDER PLEDGE ROLL CALL</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA:</b> None.</p>	<p><b>ADDITIONS TO AGENDA</b></p>
<p><b><u>MEETING REPORTS:</u></b></p> <p><b><u>ZBA REPORT: Richard Beukema:</u></b> No meeting this month.</p> <p><b><u>BOARD OF TRUSTEES REPORT: Bruce Campbell</u></b></p> <ul style="list-style-type: none"> <li>• Regular meeting was held April 9, 2013. It was a standard meeting.</li> <li>• On April 11<sup>th</sup>, a meeting regarding fracking was held. Lots of positive feedback has come back regarding this meeting. A panel of five gave presentations/speeches from both sides.</li> </ul> <p><b><u>ZONING ADMINISTRATOR'S REPORT: Larry Knowles, Interim ZA</u></b></p> <ul style="list-style-type: none"> <li>• Correction needs to be made in ordinance regarding wording in the setback section of Gun Lake zoning.</li> <li>• SEU application form needs to be set for fireworks.</li> <li>• SPR application form doesn't spell out that requirement of sewer and water application. This should be done --inter-office.</li> </ul> <p><b><u>PUBLIC COMMENT:</u></b></p>	<p><b>MEETING REPORTS</b></p> <p>ZBA Report- R. Beukema</p> <p>Board of Trustees Report- Bruce Campbell</p> <p>ZA Report: Larry Knowles, Interim ZA</p> <p><b><u>PUBLIC COMMENT</u></b></p>
<p>Mike Lutes, of Lynn Dr., requested a temporary housing permit. He would like to reside in a RV camper while his home is being remodeled/repared. The camper will be on a ½ acre setting in back from the lake/not lakeside. He is looking for a one year permission request. He plans on the building project being completed before winter.</p>	<p>Mike Lutes, of Lynn Dr.</p>

**PUBLIC COMMENT:** continued

Motion by Beukema with support from Cunningham to authorize Zoning Administrator to follow through on procedure for temporary housing for Mike Lutes on Lynn Dr. All ayes. MOTION CARRIED.

M. Lutes also commented that he appreciated the Pledge of Allegiance being recited at the township meetings.

**Clyde Colburn, of Theris Dr.**, inquired about sign setbacks from the road. C. Colburn will contact the Zoning Administrator with further questions/items.

**APPROVAL OF MINUTES**

Mike Cunningham commented that minutes of the March 21, 2013 meeting recorded (on page 2) as: "Cunningham advised that he objects the motion because he does not agree with making a special exception for one individual" should be recorded as: "Cunningham advised that he objects the motion because he does not agree with the process of making an exception for one individual."

Motion by Cunningham with support from Beukema to approved the March 21, 2013 Planning Commission minutes as amended. All ayes. MOTION CARRIED.

**NEW BUSINESS:**

On the white board for tonight's meeting was the following:

**Immediate Issues**

- 1) M-179/Patterson Gateway/Advertising Sign
- 2) Festoons, flags, ribbons
- 3) Sandy's sign
- 4) 6' sign Height M-179 Overlay
- 5) Base ordinance to start from

Regarding 4<sup>th</sup> Item on white board, brief discussion occurred and the following motion was made:

Motion by Beukema with support from Cunningham to increase current 6 foot sign height requirement in the overlay district to 15 feet. All Ayes. MOTION CARRIED.

Discussion occurred regarding #2 item on the white board: "Festoons, flags, ribbons"

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Motion to authorize Zoning Administrator to follow through on procedure for temporary housing for Mike Lutes on Lynn Dr. MOTION CARRIED.

**Clyde Colburn, of Theris Dr.**

**APPROVAL OF MINUTES**

Motion to approve PC meeting minutes of March 21, 2013 as amended. Motion Carried.

**NEW BUSINESS**

Motion to increase current 6 foot sign height requirement in the overlay district to 15 feet. MOTION CARRIED.

After discussion, it was determined that items were to be exempted and pulled out of the "prohibited" section.

Motion by Wells with support from Beukema to remove word "festoons" and "strings of lights" from Section 17.3.2 as described. All ayes. MOTION CARRIED.

Discussion occurred regarding #3 item "Sandy's sign. Letter from township attorney was discussed regarding his recommendation of using the Commercial Site Plan Review process for sign requests.

Motion by Purcell with support from Beukema to instruct Zoning Administrator and Planning Commission Chairman to approve SPR and sign of Sandy's Kitchen. After discussion PC Chairman called for ROLL CALL: Campbell: yes, Cunningham: no, Purcell: yes, Wells: yes, Beukema: yes, Strickland: no, Fiala: yes. Yes: 5, No: 2. MOTION CARRIED.

Discussion occurred just prior to the roll call vote with C. Strickland commenting that county zoning allowed for 12' square signs for eating and drinking establishments in three residential zones. Cunningham commented that everyone present at the meeting wanted that sign there "including me (Cunningham)". He also commented that when a member votes on one thing yes or no, if they vote no, and it fails, there are other ways to get the sign accomplished.

Discussion turned to the Special Exception Use section. Comment was made regarding striking the word "specialized" in 17.10 of a draft/17.7 of the ordinance.

Motion by Beukema with support from Campbell to come up with verbiage to change wording in the Special Exception Use section, to make changes, have it in writing for the next meeting and then take it to public hearing. All ayes. MOTION CARRIED.

It was mentioned that the current Special Exception Use form doesn't cover signs. C. Strickland commented that she would be willing to reword the form.

Motion by Beukema with support from Campbell to request and authorize Cathy Strickland to put together a special use form for signs. All ayes. MOTION CARRIED.

It was also mentioned that the SPR had shortfalls on the current form. Changes should be: adding sewer and water permit to #3, and include information as to where the applicant should get the sewer and water permit.

Discussion went on to cover possible assumptions made by PCI thinking that the township was checking to see if applicants had permits for sewer/water so PCI doesn't make the verification and vice versa with the township assuming that PCI was taking care of it. F. Fiala cited two incidents where a township was sued because of not covering everything a township was responsible for with SPR's. M. Englerth mentioned a desire of E. Pessel of the Barry/Eaton Health Department was to have a better working relationship with Yankee Springs. C. Strickland asked if a soil erosion permit requirement should be added to the ordinance.

Motion by Cunningham with support of Beukema to add under 5.6.2 A8 requirement of a soil erosion permit to ordinance. All ayes. MOTION CARRIED.

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As presented

Motion to remove word "festoons" and "strings of lights" from Section 17.3.2 as described. MOTION CARRIED.

Motion to instruct Zoning Administrator and Planning Commission Chairman to approve SPR and sign of Sandy's Kitchen. MOTION CARRIED.

Motion to come up with verbiage to change wording in the Special Exception Use section, to make changes, have it in writing for the next meeting and then take it to public hearing. MOTION CARRIED.

Motion to request and authorize Cathy Strickland to put together a special use form for signs. All ayes. MOTION CARRIED.

Motion to add soil erosion permit to ordinance. MOTION CARRIED.

**NEW BUSINESS continued:**

At this time, Fiala recapped on the white board the actions that had taken place so far during the meeting: (tonight's work is *italicized*)

**Immediate Issues**

- 1) **M-179/Patterson Gateway/Advertising Sign**
- 2) **Festoons, flags, ribbons** (*Removed from prohibited and put in exempt category and allow for festoons, etc.*)
- 3) **Sandy's sign** (*Motion made regarding this.*)
- 4) **6' sign Height M-179 Overlay** (*Sign height changed from 6' to 15' – M-179 Overlay*)
- 5) **Base ordinance to start from**
  - +*(Special Exception Use – work on language regarding signs)*
  - +*(SEU form for signs to be re-created)*
  - +*(Added soil erosion permits 5.6.2 A8)*
  - +*(Work on discrepancy on Gun Lake overlay 10' setback wording – copies to be made)*
  - +*(Add to SPR: Sewer & Water permit)*

After the recap, discussion turned to the M-179/Patterson corner. Gateway and advertising signs were discussed. Fiala checked with Delton, Lake Odessa, and Middleville regarding their gateway signs.

**OTHER BUSINESS:**

The 1<sup>st</sup> Thursday of the month is available for "Special" Planning Commission meetings which were previously called workshops. May 2 is the next special meeting.

Discussion occurred about SEU permits for selling fireworks. It was commented that the state requires a \$1000 fee from fireworks sellers. The state also requires liability insurance. Prior to adjournment, it was commented that in regards to fireworks, the SEU should be removed and the permit request should go to the PC or ZA.

**ADJOURNMENT**

Motion by Fiala to adjourn meeting at 9:30 p.m. Approved/supported by all.  
**MOTION CARRIED.**

Approved

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

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As presented

**NEW BUSINESS continued**

**OTHER BUSINESS**

**ADJOURNMENT**

Deb Mousseau  
Substitute Recording Secretary  
4/19/13