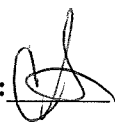


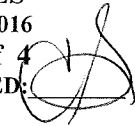
<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b>Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, April 21, 2016</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p><b>MINUTES</b>  Page 1 of 4  <b>APPROVED:</b> </p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><b><u>PLEDGE OF ALLEGIANCE</u></b></p> <p><b><u>Roll Call:</u></b> Present: Heystek, Purcell, Fiala, Beukema, Strickland, Campbell and T. Knowles.</p> <p><b><u>Absent with notice:</u></b> Rebecca Harvey, Professional Planner</p> <p><b><u>Staff Present:</u></b> Zoning Administrator- Larry Knowles, Sandy Marcukaitis</p> <p><b><u>Visitors:</u></b> 4 (not including staff present).</p>	<p><b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b></p>
<p><b><u>ADDITIONS OR CORRECTIONS TO AGENDA:</u></b></p> <ul style="list-style-type: none"> <li>• Add PC <u>Elections of Officers</u> (at the end of meeting).</li> <li>• J. Lippert, Clerk will swear in officers for the Planning Comm.</li> </ul> <p>Motion by Beukema with support from Campbell to approve agenda as amended. All Ayes. MOTION CARRIED.</p> <p><b><u>SWEARING IN OF PLANNING COMMISSION OFFICERS for 2016:</u></b></p> <p>Oath was administered by Janice Lippert, Township Clerk for:</p> <p><b><u>Bruce Campbell</u></b> – (Board Trustee) -<u>one year term</u> on the Planning Commission.</p> <p><b><u>Paul Heystek</u></b> – <u>three year term</u> on the Planning Commission.</p> <p><b><u>Tressa Knowles</u></b> – <u>three year term</u> on the Planning Commission.</p>	<p><b>CHANGES TO AGENDA:</b></p> <p>Motion to approve agenda as amended. MOTION CARRIED</p> <p><b>OATH of OFFICE</b>  <b>PLANNING</b>  <b>COMMISSION</b>  <b>OFFICERS for 2016</b></p>
<p><b><u>REPORTS from REPRESENTATIVES:</u></b></p> <p><b><u>Board of Trustees-</u></b> Bruce Campbell, Trustee: The Board approved the tentative preliminary plat approval with amendments presented by G. Moffat for Shangri-la.</p> <p><b><u>Zoning Administrator:</u></b> Larry Knowles, ZA: Requested discussion of “front yard” in terms of lakefront property.</p> <p><b><u>ZBA-</u></b> Richard Beukema: The ZBA held two hearings in March:</p> <ul style="list-style-type: none"> <li>• Whispering Pines #16-01-01 – Requested a variance to allow the road to remain gravel instead of pavement. The request was tabled at the request of Whispering Pines. Also, Whispering Pines requested a variance to allow the overhead utilities to remain overhead. The variance was denied.</li> </ul>	<p><b>BOARD REPORTS from REPRESENTATIVES</b></p>

**MINUTES**

April 21, 2016

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APPROVED:



**ZBA Report by R. Beukema, continued:**

- **Kelly Washburn** (Bowens Mill Rd.) requested a variance to the side yard setback. The variance request was tabled to allow the applicant a chance to consider other options.
- **Also ZBA Elections were held: Chairman: Jake Welch, Vice Chair: Mary Cook, Secretary: Al Schwennesen.**

**Paul Heystek, PC Commissioner:** commented on the recent ZBA/PC training session in Salem Twp. Discussion occurred regarding officers, alternates, and trustees involved in the ZBA in accordance to township by-laws.

**PUBLIC COMMENT:**

**Jan Lippert, as a resident of YS Twp. for over 20 years,** commented on the excessive speed on M-179 (from Patterson Rd. East on M-179). J. Lippert commented, "I implore you to have a study from the state highway department to lower the speed limit to 45 mph." J. Lippert noted the amount of ingresses and egresses in a 100 foot radius near Pennock Hospital and Chemical Bank commenting that it is dangerous situation.

**Fiala** noted a major study to take place on the Heritage Route from US-131 to Hastings. Discussion occurred.

F. Fiala commented that Rebecca Harvey will give a draft of previous PC work on the Master Plan including:

1. *Gun Lake Siren*
2. *Flood plain*
3. *Cuddy Drain*
4. *Dam*
5. *Demographics*

**APPROVAL OF MEETING MINUTES:**

Motion by Beukema with support from T. Knowles to accept Planning Commission minutes of March 17, 2016 meeting as presented. All ayes. MOTION CARRIED.

**NEW BUSINESS:**

1. Brian Pennings, request for a bonus of up to 50% increase to the maximum lot coverage at 3510 Elmwood Beach-Owners: K. & J. Hill. Discussion occurred.

Motion by Purcell with support from Beukema to table request to the meeting of May 19 in order to allow time for B. Pennings to obtain further information on materials used for coverage. All Ayes. MOTION CARRIED.

**PUBLIC COMMENT**

**APPROVAL OF MEETING MINUTES**

**NEW BUSINESS**

**Motion to table request until May 19<sup>th</sup> PC meeting. MOTION CARRIED.**

**NEW BUSINESS: continued**

Information (from B. Pennings) to be given to L. Knowles, ZA, in advance to distribute to PC members for preview for next meeting.

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- 2. Request by Mr. Delamar regarding a possible administrative error, therefore it may be necessary to flip-flop the zoning on the four (4) acre corner parcel and the parcel immediately to the east on Cobb Lake Rd. The four (4) acre parcel should be C-3 and the smaller parcel should be Rural Residential.

Motion by Heystek with support from Strickland to switch parcel # 16-018-011-00 back to C-3, and 16-018-011-30 back to Rural Residential. ROLL CALL: Heystek: yes, T. Knowles: yes, Beukema: yes, Fiala: yes, Strickland: yes, Purcell: yes, Campbell: yes. Yes: 7, No: 0. MOTION CARRIED.

Letter and map to be sent to property owners regarding motion above for property on Cobb Lake Rd. Documentation to be kept on file in township Planning & Zoning records. Rose A. (of Barry County) to change map on-line. L. Knowles, ZA will oversee this process.

**Note:** Mr. Delamar requested that the documentation be witnessed.

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Discussion occurred regarding **front, side, rear** yard definitions for lakefront residential. G. Purcell will draft/modify definition(s) to clarify any ambiguity.

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- 3. The 3<sup>rd</sup> item of New Business on tonight's agenda has been removed per the resident's request. (D. Stevens SEU 16-03-02/12924 Rison Dr.)

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**Elections for the Planning Commission:**

**Chairman:** Motion by Purcell with support from Beukema to elect Frank Fiala, as **Chairman**. All Ayes. MOTION CARRIED.

**Secretary:** Motion by Heystek with support from Purcell to elect Tressa Knowles, as **Secretary**. All Ayes. MOTION CARRIED.

**Vice Chair:** Motion by Fiala with support from Beukema to elect Cathy Strickland, as **Vice Chair**. All Ayes. MOTION CARRIED.

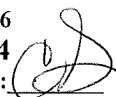
**Representative to ZBA:** Motion by Purcell with support from Campbell to elect Richard Beukema as **Representative to the ZBA**. All Ayes. MOTION CARRIED.

**MINUTES**

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APPROVED:



Motion to switch parcel # 16-018-011-00 back to C-3, and 16-018-011-30 back to Rural Residential. **MOTION CARRIED.**

**Elections for the Planning Commission**

**OTHER BUSINESS:**

**Recommendation/Request for teleconferencing phones:**

Motion by Fiala with support from Heystek to recommend to the Township Board the acquisition of two star phones for teleconferencing. B. Campbell will serve as the liaison for this request. All ayes. MOTION CARRIED.

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 9:21 p.m.

Approved by: Cathy Strickland 5/19/2016  
Cathy Strickland, Planning Commission Secretary Date

**MINUTES**

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APPROVED: CS

Motion to recommend the acquisition of two star phones to the Township Bd. for teleconferencing. MOTION CARRIED.

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
April 23, 2016