



**YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
Work Session
Thursday, 4 April 2013
Yankee Springs Township Hall
284 North Briggs Road, Middleville,
Michigan 49333**

FINAL MINUTES
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Approved 11/19/2015

MINUTES

Meeting called to order at 7:00 pm by Frank Fiala.
Present: Cunningham, Wells, Beukema, Strickland, Fiala, and Campbell.
Purcell absent with notice. Larry Knowles, Interim Zoning Administrator,
Mary Cook, Sandra Marcukaitis and Supervisor Englerth also present.

**CALL TO ORDER
PLEDGE
ROLL CALL**

Sign Ordinance: Discussion of our history and the progress of the review of the Sign Ordinance.

Sign Ordinance

Sign Application from Laura Runge(Neeson Property):

Section 17.7 of the current Sign Ordinance reads as follows:

“Sec. 17.7. - Special Use Signs.

Specialized signs designed to meet the specific needs of a business may be approved by the Planning Commission provided the applicant can satisfactorily demonstrate to the Planning Commission the need for such signs. These signs might include signs such as menu, or time and temperature signs. The size and dimensions of such signs shall be as approved by the Planning Commission.”

Fiala is of the opinion that the request from Laura Runge of Sandy’s Restaurant for a sign on the northeast corner of Briggs Rd and M-179 meets the criteria for consideration by the Planning Commission as a “Special Use Sign”. Fiala also advised that the township’s attorney John Lohrstorfer believes that the Planning Commission can interpret how this Section 17.7 is to be utilized and could properly use Section 17.7 to approve this sign request. Mary Cook concurred that this was her understanding as well from her conversations with counsel.

MOTION by Bruce Campbell, seconded by Gordon Wells to approve the sign application from Laura Runge (and the owners of the proposed location, the Neesons) for a sign for Sandy’s Restaurant as a special use sign. Such sign to be placed within 100 feet of the intersection of M-179 and Briggs Road on the northeast corner. The approval period shall run for one year (expiring on April 1, 2014). Roll call vote: Campbell – Yes; Fiala – No; Strickland -Yes;

MOTION to approve sign application fo Sandy’s Restaurar.

Beukema – Yes; Wells – Yes; and Cunningham – No (Cunningham has reservations about the approval process).

MOTION CARRIED: 4 – Yes, No – 2.

Sign Ordinance Draft Review: Good progress was made as the Planning Commission reviewed from Definition #38 through Section 17.9, A. (11).

- Cunningham presented the very helpful research he has conducted with the Michigan Department of Transportation, particularly MDOT’s requirements for the Clear Vision Areas at intersections on State highways.
- 17.7 Changeable Copy Signs – Electronic and Manual: it is apparent that this section needs more specific information about sign size as well as other issues. Cunningham volunteered himself and Greg Purcell to find better information about this type of sign and present that at the next meeting.
- Strickland will make the changes to the draft as recommended by the Planning Commission and present clean copies at the next meeting.

Motion carried.

Sign Ordinance Draft Review

Other: Supervisor Englerth updated the Commission on the progress being made in the negotiations concerning the Whispering Pines Condo Project.

OTHER
Whispering Pines

ADJOURNMENT

Motion to adjourn by F. Fiala at 9:30 p.m. Approved by all. MOTION CARRIED.

ADJOURNMENT

Respectfully submitted,

by: _____
Cathy Strickland, Secretary Date