


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Thursday, February 19, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>FINAL MINUTES Page 1 of 2</p> <p>APPROVED:  3/19/15</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: Beukema, Cunningham, Strickland, Campbell and Fiala.</p> <p><u>Absent</u>: P. Heystek and G. Purcell will join the meeting via phone.</p> <p><u>Also Present</u>: Rebecca Harvey, Professional Planner</p> <p><u>Staff Present</u>: Zoning Administrator Larry Knowles</p> <p><u>Visitors</u>: 0 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: None Fiala commented on the order that discussion would take place this evening.</p>	<p>ADDITIONS/CHANGES TO AGENDA: None</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT:</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Campbell with support from Cunningham to accept Planning Commission Meeting minutes of January 15, 2015 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p> <p>Motion to accept January 15, 2015 PC minutes as presented.</p>
<p><u>Board Reports:</u></p> <p>L. Knowles, ZA: Report has been distributed.</p> <p>R. Beukema reviewed the ZBA meeting that took place Feb. 10, 2015. The PC reviewed the zoning map regarding a denied variance request. R. Harvey commented on the situation and procedures to follow.</p> <p>**Paul Heystek & Greg Purcell joined the meeting via telephone at 7:12 p.m.</p>	<p><u>BOARD REPORTS</u></p>
<p><u>NEW BUSINESS:</u></p> <p>Bay Meadow Condominiums- requested zoning change for non-building sites. L. Knowles has sent correspondence. The condos need to now approach the PC.</p> <p>Sign Ordinance- Gun Lake Business Association has requested to use a “feather flag”. Brief discussion occurred.</p> <p>Hunt Property – Bluff Dr./Barlow Lake discussed.</p>	<p><u>NEW BUSINESS</u></p>

OLD BUSINESS:

ARTICLE XII:

M. Cunningham documented proposed changes already discussed to the Article (12) and emailed and printed the Article to PC members with hard copies in their mailboxes for the meeting.

Work began on review of **12.8 Decks** and went through the end of Article XII, through **Section 12.14 Outdoor Furnaces.**

Add: Section 12.15 Drainage? Fiala commented on possibly adding this section to Article XII at some point.

Frank Fiala commented that he'd like a second Joint meeting to go over the proposed changes to Article XII. (An additional Joint meeting with Board and ZBA for educational purposes).

Continued work on Article XII:

Discussion on Outbuildings 12.7/ 7 Guest Quarters (bottom of pg. 15 thru 17):

M. Cunningham commented on his preference to use the term "Guest Quarters" rather than "Accessory Dwelling/Granny Flats". Consensus was to go with the term "Guest Quarters".

The ordinance of Cannon Township regarding "Guest Quarters" was involved in this work session.

Discussion occurred regarding restriction of "no kitchens".

R. Harvey gave wording suggestions for 7. a. Guest Quarters. R. Harvey also commented on identifying zoning districts for #9 of Section 12.7.

ADJOURNMENT:

Chairman Fiala thanked everyone and brought the meeting to a close at 9:45 p.m.

Approved by:  3-19-2015
Cathy Strickland, Planning Commission Secretary Date

FINAL MINUTES

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APPROVED:

CS 3/19/15

ADJOURNMENT

Deb Mousseau
Recording Secretary
February 23, 2015