

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting Thursday, July 18, 2013 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 5 APPROVED: Aug. 15, 2013 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>G. Purcell informed those in attendance that Mary Cook, Board Trustee, was recuperating from a recent surgery at Pennock Hospital.</p> <p><u>Staff Present</u>: Zoning Administrator Larry Knowles, Sandy Marcukaitis.</p> <p><u>Visitors</u>: (7) Not including staff present.</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: None.</p>	<p>ADDITIONS TO AGENDA</p>
<p>REPORTS:</p> <p>ZBA REPORT: Rich Beukema commented that a setback request was granted to Coburn Properties for a sign setback. (Recent ZBA meeting). The changes proposed would reduce non-compliance. Beukema added that this request made the ZBA ask, "What is the justification for the 10' setback?" and "Is this an unnecessary encumbrance on the business community?" In dealing with this item in the Ordinance, (17.8 – 2 – b – 3-5), much of this section seems to be irrelevant and confusing added Beukema.</p> <p>In the 7/9/13 meeting a request by owner of 3979 England Drive was addressed. The request was to replace an existing non-conforming dwelling (on a point "jutting" out into the lake (flag-shaped lot)). This places an undue burden on the person trying to build on a point. Beukema commented that the ZBA plans on the PC reviewing this setback requirement (from the water's edge). Beukema pointed out that this seems to be an increasing problem because there are quite a lot of points on the lake(s). The request of J. Kozlowski was approved with variance to allow closest point of the structure to be placed 35 feet from the water's edge.</p> <p>BOARD of TRUSTEES REPORT: Bruce Campbell commented that the Cuddy Drain Resolution was passed on July 16, 2013. This will help many residents especially those residing in the channels east of Patterson Rd. At the Regular Meeting on July 11, 2013, the Veteran's Memorial site was discussed. It has been cleared with no injuries.</p>	<p>REPORTS:</p> <p>ZBA REPORT: Rich Beukema</p> <p>BOARD of TRUSTEES REPORT: Bruce Campbell</p>

REPORTS continued: Larry Knowles, Zoning Administrator commented that there is a lot of work on the table and the ZA is dealing with many complaints. Cathy Strickland presented recommendations to the Board of Trustees and they accepted all of the recommendations. The fee for fireworks application is \$80.00. A setback of 200 feet for a fireworks sales tent/portable business from flammable products was recommended.

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As presented

Larry Knowles, ZA

APPROVAL OF MEETING MINUTES:

Motion by G. Wells with support from G. Purcell to approve minutes of June 20, 2013 PC meeting. All ayes. MOTION CARRIED.

Approval of minutes of June 27, 2013 will occur at the next PC meeting.

APPROVAL OF MEETING MINUTES

NEW BUSINESS:

SEU 13-06-06 -- Public Hearing for Jack Grashuis

J. Grashuis commented that he would like a pole building – ½ for storage and ½ for a gym with a basketball net. No bathroom facilities are planned. The estimated size is to be 35 x 45, with 14 foot eaves. Most likely the building will have steel siding (taupe color) and asphalt roofing. R. Beukema noted that there were several pole barns in the heavily wooded area. The pole building would be constructed on the other side for the road from the lake. Approximately 15 pole buildings are in the area of proposed construction. Fiala mentioned that typically, when there is a building without a primary residence, the pole building is pushed to the back of the lot. It was noted that it is at the back of the lot when facing Woodland. It was also commented that with no drawing, it is hard to have a good idea of what the PC is approving. Fiala commented that elevations are requested because of concern with compatibility of the neighborhood. Fiala requested a sketch of what the building would look like, size, dimension, setbacks, architectural view, (maybe of side and front) and also identifying pole barn materials. It was requested that the sketch would be ready for the next meeting on August 15, 2013. Purcell mentioned that a few months ago the maximum size was 1280 sq. feet and the new maximum size is 1600 sq. feet. Larry Knowles mentioned that there were approximately six letters of support for the proposed building of Jack Grashuis.

PUBLIC COMMENT: Opened at 7:25 p.m.

Jan Duggan of 3763 England Drive & Lot 21 is from Augusta, Michigan. J. Duggan doesn't support the proposed building project. She commented that people are misusing the property by setting fires on it, and dumping trash, docks, and etc. on it. J. Duggan commented that she wrote a complaint to YS Township in 2007, but received no response. Duggan mentioned that they were low lying lots and would need a lot of fill to build on. She questioned how many trees were going to be cut down. Duggan also noted that her deceased husband and brother-in-law bought the land to keep the beauty of the area intact. She added that her lot was equipped with a sewer hook-up.

PUBLIC COMMENT: Closed at 7:35 p.m.

NEW BUSINESS

SEU 13-06-06 -- Public Hearing for Jack Grashuis

PUBLIC COMMENT: Opened at 7:25 p.m.

PUBLIC COMMENT: Closed at 7:35 p.m.

NEW BUSINESS: continued:

Motion by Purcell with support from Strickland to table the matter (SEU -13-06-06 – Jack Grashuis) until August 15, 2013 to allow PC to visit the proposed building site and have information to the Zoning Administrator. All ayes. MOTION CARRIED.

Whispering Pines Discussion:

Bob Bartman, of Whispering Pines and Robert Byington of Depot Law Office, was present to represent Whispering Pines. Bob Bartman, reviewed what was supplied to YS Township PC as requested by the PC. The site plan was too large to have smaller copies made locally. MISS DIG showed up at 4 p.m. today at Whispering Pines. The site plan was reviewed. L. Knowles, ZA commented that the Site plan that the PC was waiting for has a lot of information as to utilities. Nederveld Engineering will most likely have professional documentation/drawing to Whispering Pines on August 7th.

Bob Bartman met with Dave Middleton, Fire Chief. Middleton recommended having two trees taken out and some large landscaping rocks removed. Bartman requested this in writing but hasn't received it yet. Discussion occurred regarding the Drain Commission and Sheriff not being contacted.

Discussion also took place regarding overhead lines needing a variance. Sewer lines were also discussed. It was noted that docks were approved because of compliance. The PC workshop session will be August 1, and the professional/engineering documentation will not be done until August 7. It was mentioned that a PUD requires a professional drawing.

Discussion occurred regarding the 4 plex and year around residents. It was noted that "year around" is not an approved use.

A four-page document dated 7/13/13 written by Larry Knowles, ZA and addressed to Whispering Pines, was reviewed. The letter highlighted items still missing (as of 7/13/13) in purple, items still needed in the site plan in yellow, and items to go in front of the ZBA in gray.

After this document was reviewed the items to be on the amended variance request were summarized:

1. Road – (all roads to be paved)
2. Docks
3. Year Around Residency
4. Acreage (3.87 acres) Rec./Resort
5. Utilities (overhead)

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Motion to table the matter (SEU -13-06-06 – J. Grashuis) until 8-15-13 to allow PC to visit the proposed building site and have information to the Zoning Administrator. MOTION CARRIED.

Whispering Pines Discussion cont'd:

Other comments: The PC would like the Site Plan to be more clear and accurate (in process). Bob Bartman asked what Whispering Pines will achieve if they supply everything the PC required. Fiala replied that three items Whispering Pines will obtain if requirements are met are:

- 1> Resort & Recreational property – zoning
- 2> PUD – Planned Unit Development
- 3> Condominium classification

Questions were raised regarding adding a deck to one of the buildings at Whispering Pines. Bartman commented that if someone has a plan it has to be approved by the Architectural Control Board of Whispering Pines. It was noted that there were only four buildings that didn't have decks.

In summary, the following items were still needed:

- 1. Final Engineer Drawing
- 2. Final site plan – 15 smaller copies
- 3. Amended ZBA variance request
- 4. Statement from Fire Chief

(and sewer testing of #1 & #2 units)

It was noted that Zoning Administrator L. Knowles would like items submitted all at once by August 9, 2013.

The timing and process of paperwork and was reviewed. It was noted that Whispering Pines did not have to come to the August 1st PC Work Session/Spec. Meeting.

- Conditional approval to be given on August 15 if the ZBA approves the variance request.
- The ZBA will meet September 10th.
- The Public Hearing will occur on September 19th.
- Then this will go before the township board in October 10/10/13 for approval.

Bill Gately of Whispering Pines will contact Larry Knowles, ZA, about sewer testing. Discussion occurred regarding the sewer. L. Knowles is concerned about units #1 & #2 (a duplex). The “dye testing” procedure was discussed. L. Knowles commented that it was Whispering Pines responsibility but YS Township can do it. Fiala asked L. Knowles to talk to the Board for approval and then talk to the sewer authority. Bob Bartman will inform tenants that L. Knowles will be contacting them for a dye test. It was noted that cleanouts are right outside of the building(s).

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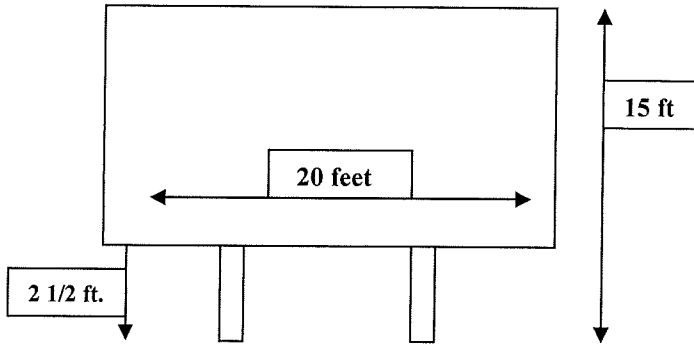
NEW

**BUSINESS/WHISPERING
PINES cont'd**

NEW BUSINESS: continued:

Discussion of Sign Ordinance for Gateway Mixed Use on M-179 & Patterson Rd.

Cathy Strickland drew sign dimensions on the whiteboard:



Brief discussion took place regarding the sign ordinance size requirements due to the time.

McKenna Billing:

Discussion took place regarding June billing from McKenna Associates. Fiala commented that he was happy with Sarah Traxler's documentation.

Motion by C. Strickland with support from Cunningham to recommend payment to the township board of McKenna June billing. All ayes. MOTION CARRIED.

Electronic Message Centers (EMC's) - Signage

M. Cunningham reviewed his findings regarding EMC's and zoning districts and ordinance(s). Off premise signage was discussed briefly in relation to EMC's.

G. Purcell, commented that he had met with Paul Heystek (of ZBA), Rich Beukema (PC & ZBA) and Mark _____ of the Allegan County Conservation District and Linda Davis from the Payne Lake Association. In the meeting it came up that the Gun River Watershed is supposed to have a steering Committee. It was noted that this hasn't happened on a regular basis to keep everyone all together and up to speed. All agreed they should get a steering committee going again and they can work on some of these things. G. Purcell will be emailing _____ to get things started.

Fiala noted that the next big project was for the PC to tackle the sign ordinance (get copy to Sandy for next meeting) and waterfront setbacks. Fiala also noted that the PC has concurrence to have two monthly meetings August 1st and August 15th being next on the agenda. Motion by Fiala to adjourn meeting at 9:45 p.m. Approved by all.

Approved

by: _____
Cathy Strickland, Secretary

_____ Date

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As presented

Motion to recommend payment to the township board of McKenna June billing. All ayes. MOTION CARRIED.

ADJOURNMENT

Deb Mousseau

Substitute PC Recording Secretary

7/22/13