

**YANKEE SPRINGS TOWNSHIP  
PLANNING COMMISSION  
Regular Meeting  
Thursday, March 15, 2012  
Yankee Springs Township Hall  
284 North Briggs Road, Middleville, Michigan 49333**

**FINAL MINUTES**

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APPROVED: 

*4-19-2012*

**MINUTES**

Meeting called to order at 7:00 PM by Chairman Frank Fiala.  
Present: Wells, Cunningham, Purcells, Beukema, Schwennesen, Fiala and Strickland. Constable Orr, Bob Lippert, Zoning Administrator and Greg Milliken, McKenna & Associates and 12 visitors.

**CALL TO ORDER, PLEDGE & ROLL CALL**

**ADDITIONS OR CORRECTIONS TO AGENDA: .**

**ADDITIONS TO AGENDA**

**MEETING REPORTS:**

**ZBA REPORT:** No meeting in February.  
**BOARD OF TRUSTEES REPORT:** Al Schwennesen  
**ZONING ADMINISTRATOR'S REPORT:** Robert Lippert

**MEETING REPORTS**

**ZBA Report- G. Wells  
Board of Trustees Report- Al Schwennesen  
ZA Report: R. Lippert**

**PUBLIC COMMENT:** None.

**PUBLIC COMMENT: NONE**

**APPROVAL OF MINUTES:** Schwennesen advised that he would like to have the minutes of February 16, 2012, amended to delete the discussion under Page 3 or if the discussion were to remain have the individuals names listed of those who commented and what was said.

**Motion to approve PC meeting minutes of Jan. 19, 2012.  
Motion Carried.**

Motion by Schwennesen to table the minutes until the next meeting. Second by Wells. Approved by all. Motion carried.

**CONFIRMATION OF MCKENNA BILLING:** Motion by Schwennesen to approve the February 2012 billing from McKenna & Associates. Second by Wells. Approved by all. Motion carried.

**Motion to recommend payment of February billing of McKenna Assoc.**

**NEW BUSINESS:**

Public hearing:

**NEW BUSINESS**

Public Hearing – SEU 12-03-01 Harold Brewer


A request by Harold Brewer for a Special Exception Use Permit 12-03-01; to relocate a garage to his property.

Mr. Brewer advised that he would like to move an outbuilding to his property.

Discussion regarding updated ordinance language.

Public hearing was opened at 7:09 pm.

Jared Nichols, 11630 Barlow Lake Road advised that he is concerned with the garage affecting his property values, concerned whether there would be a wood

  
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stove or electric service to the garage and concerned with structural integrity of the proposed garage.

Richard Neeson, 11864 Friendship Court advised that he has a problem with placing a garage on a parcel without a residence. Concerned with the effect on his property values. Feels the Brewers should have to follow the same rules as others and should not be allowed the SEU.

Mike Hoekstra, 11604 Barlow Lake Road advised that he agrees to Mr. Neeson. Concerned with Mr. Brewer holding others to high standards but then wants to have special treatment. Could lower property values. Location in a residential area.  
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Shane VandenBerg, 1025 Payne Lake Road questioned where the new garage is being relocated to and is concerned with the flavor of the neighborhood. Residential neighborhood should remain residential.

Roger Offringa, 11592 Barlow Lake Road concerned with existing water run-off issues in his neighborhood and feels placement of this outbuilding could make it even worse.

Cunningham questioned whether the garage will be to ordinance specifications.

Purcells questioned whether there have been complaints from Mr. Brewer in the past.

Bonnie Hoekstra, 11604 Barlow Lake Road discussed ongoing problems in the neighborhood involving The Brewers.

Public hearing was closed at 7:20 pm.

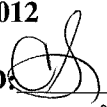
Strickland questioned the intended use of the garage. It was advised it would be for storage.

Greg Milliken overviewed the ordinance language.

Purcells questioned the location of the proposed garage and is concerned with this being a residentially zoned lot.

Existing lot 26 is 50 x 94 - proposed completed garage would be 30 x 40.

Minimum setback from the rear property line is 10 feet and the road is 25 feet.

  
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Ordinance requires that the building cannot be larger than 1280 square feet and cannot exceed maximum 30% lot coverage.

Discussion regarding discrepancies over the lot numbers?

Purcells concerned with not having the amendments to the ordinance, would like to have a copy in front of him to review. Also would like to have a detailed drawing before he is comfortable in voting on the request.

Cunningham advised that it is difficult to determine if this fits with the compatibility of the neighborhood without drawings, elevations, etc.

It was noted that it would be difficult to later put a house on this property along with the outbuilding based on the small lot size and still meet the requirements.

Shane Vandenberg discussed the merging of parcels to allow an individual to place an outbuilding on a separate parcel and the effect this could have in the future.

It was advised that strictly from an ordinance standpoint what the Brewer's are requesting is acceptable.

MOTION by Purcells to table SEU 12-03-01 until the next meeting to allow the petitioner to provide more detailed information. Second by Beukema. Approved by: Cunningham, Schwennesen, Strickland, Fiala, Beukema and Purcells. Rejected by Wells. Motion carried. (Detailed site plan, architectural drawings, view and materials, pictures of existing garage and home).

MOTION to table issue

Strickland read the conditions of the Special Exception Use for clarification.

Commercial Site Plan Review – Miniature Golf Course request for a 16 x 16 addition to the office space. Lippert advised that the applicant is in the process of complying with the Township requests. Purcells advised that he would like to see the approval be contingent that the addition will not be used in any manor for residential purposes as the property is zoned commercial.

Commercial Site Plan Review  
Mountain Falls Putt-putt Mini  
Golf

Motion by Purcells to approve the commercial site plat for the miniature golf course located on M-179 near Archwood contingent upon the applicant signing documentation that the addition will not be utilized for any residential purposes. Second by Cunningham. Approved by all. Motion carried.

**OLD BUSINESS**

Review of 2012 Priorities - Fiala recommended each PC member to rank by importance.

Ranking High to Low:

- Update Article XII
- Update Sign Ordinance
- Accessory Building Size
- Semi truck parking in residential neighborhood
- Update master plan
- Medical marijuana
- Fireworks
- Update Zoning map
- Create Wind power
- Goats, pigs, horses
- M-179 Overlay – Residential Use of Commercial

Discussion –

- A. Fireworks – McKenna to put into ordinance form.
- B. Sign Ordinance – break into 2 phases.
- C. Accessory Building Size – recommendation to possibly tie the size of the building to the square footage of the property with a sliding scale minimum and maximum. Recommendation to get a map of these parcels from Barry Co.
- D. M-179 Overlay – Residential Use of Commercial
- E. 4.10.G.1 – Goats, pigs, horses on 2 acres – discussion.
- F. Parking of semis in residential neighborhood – information was distributed.

OTHER:

MTA workshop scheduled for April 20, 2012 in Battle Creek, MI.

**PUBLIC COMMENT** : None.

**ADJOURNMENT**

Motion by Strickland with second to adjourn at 9:07 p.m. Approved by all.

Submitted by:

Cathy Strickland, Secretary

Date

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APPROVED

*[Signature]*  
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**OLD BUSINESS**

Review of 2012 Priorities

Discussion of 2012 Priorities

OTHER – MTA Wkshp

**PUBLIC COMMENT**

**ADJOURNMENT**

Katie Hayward  
Recording Secretary

(3-16-2012)