




<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p style="text-align: center;">Thursday, 17 November 2011 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p style="text-align: right;">FINAL</p> <p style="text-align: center;">MINUTES Page 1 of 3 APPROVED: </p> <p>Transmitted 11-22-11 via drop-off @ hall & email</p>
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson. Roll Call: Cunningham, Fiala, Wells, Strickland, Schwennesen and Purcell. Jansens absent with notice. Bob Lippert, Zoning Administrator, Jim Orr, Constable and 3 visitors.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>Additions or Corrections to Agenda: Fiala added "Discussion of Minutes" to the agenda and welcomed Chief Dave Middleton. Approved with addition.</p>	<p>APPROVAL OF AGENDA</p>
<p>Public Comment: Paul Heystek discussed the residency height limitations within the ordinance and whether if changing the roof line would require a need for a variance.</p>	<p>PUBLIC COMMENT</p>
<p>Discussion of Minutes Format: Discussion regarding confusion with the correct version of the recent PC meeting minutes, draft version and polished final version. Too many different copies in circulation.</p> <p>General consensus was made that important information (motions, votes, etc.) be included but not every word spoken. Strickland explained the legal deadlines which are required and her process for ensuring that the draft and final edition of the minutes meet those deadlines.</p> <p>Strickland to contact Clerk Lippert to request that the Planning Commission's initial draft (as taken down by the Recording Secretary) not be distributed or copied prior to the 8 day deadline, unless the PC Secretary's version is not received prior to that date.</p>	<p>DISCUSSION OF MINUTES FORMAT</p>
<p>Meeting Reports:</p> <ul style="list-style-type: none"> • ZBA – Gordon Wells. – no meeting held. • Township Board – Al Schwennesen advised the bid was approved to complete the fence around the sports courts at the park; Patterson & Bowens Mill Road dangerous intersection is having new signage installed by Barry & Allegan Counties; at Robbins Cemetery there is a large oak tree that needs to be taken down by the Township; and recent groundbreaking for the Pennock Med Center on M-179 at Water Lily Lane. • Zoning Administrator – Bob Lippert 2 site plan approvals; Motorcycle Club on Yankee Springs Road had a fundraising event; 3 complaints received, 2 resolved and one still open. FEMA – 54% have been granted and exception. 	<p>MEETING REPORTS</p>
<p>Public Comment: None.</p>	<p>PUBLIC COMMENT</p>
<p>Approval of October Minutes: MOTION by Wells to approve the October 20, 2011, meeting minutes as presented. Second by Cunningham. Approved by all. Motion carried.</p>	<p>APPROVAL OF MINUTES</p>

	<p>MINUTES 17 November 2011 Page 2 of 3 Approved: </p>
<p>Confirmation of October McKenna Billing: MOTION by Schwennesen to confirm October billing from McKenna Associates for the amount of \$607.50. Second by Wells. Approved by all. Motion carried.</p>	<p>MC KENNA BILLING - OCTOBER 2011</p>
<p>Old Business: Fiala stated that he had a statement from absentee member Pat Jansens in which Jansens stated that the review of the residential height ordinance was not an issue worthy of the Planning Commission's time because the Planning Commission had already dealt with this issue for 14 months two years ago and because the only two Commissioners that thought the review would be a good idea were the two who were not on the Commission at the time of the last review..</p> <p><u>Discussion of Article XII, Standards</u></p> <ul style="list-style-type: none"> • <u>35 feet height maximum</u> is a safety issue. Dave Middleton discussed the danger of allowing any inhabitable area above 35 feet in a residence because the Fire Department does not have equipment to deal with fires above that level. Strickland shared information that steeper (and therefore higher) rooflines are desirable for installation of solar photovalic cells. Chief Middleton said higher rooflines are acceptable to him, provided there is no living space higher than 35 feet. Purcell recommended that any request for a variance to the height limitation be required to have prior input from the Fire Chief. MOTION by Purcell to leave the 35 feet with the exceptions unchanged. Second by Schwennesen. Approved by all. MOTION carried. • Schwennesen questioned the <u>minimum lot size and road frontage numbers</u> for industrial and light industrial. Recommendation to check the numbers for accuracy. • <u>Outbuildings</u> - question as to whether or not the number and size that are permitted on a parcel should be limited. General consensus is to leave the ordinance unchanged at this time. MOTION by Strickland to leave it unchanged. Second by Purcell. Supported and carried. • <u>Decks</u> - anything over 18" is considered part of the structure and not calculated. Leave ordinance as is. • <u>Fences, Walls and Protective Barriers</u> - leave ordinance unchanged. Discussion regarding living fences. 	<p>OLD BUSINESS Jansen Statement</p> <p>Article XII Maximum Residence Height</p> <p>Minimum Lot Size Road Frontage</p> <p>Outbuildings</p> <p>Decks</p> <p>Fences, Walls, Barriers</p> <p>Sign Ordinance</p>

FINAL

-MINUTES

17 November 2011
Page 3 of 3
Approved: 

- Sign Ordinance, Article XVII – proposed ordinance ready to go to public hearing.

- Recommendation to send a couple of Planning Commissioners to attend an upcoming signage seminar. Lippert to request permission from the Board at the December meeting.

Signs Seminar

- Planning Commission Priorities - to be discussed at the January 2012 meeting.

PC Priorities

New Business:

Recommendation to schedule a joint meeting for February 2012.

NEW BUSINESS
Joint Meeting 2012

Discussion regarding annual report compilation of facts. Commissioners are urged to supply Bob Lippert with a list of seminars attended on 2011.

Annual Report

MOTION by Purcell to cancel the December Planning Commission meeting. Second by Strickland. Approved by all. Motion carried.

December 2011
Meeting

Public Comment:

John Jerkatis commented on the work of the Planning Commission.

Shane Vandenberg discussed why he feels that it is important to provide detailed information to the public via the PC Minutes so that they can be aware of the proceedings and the direction of the Township.

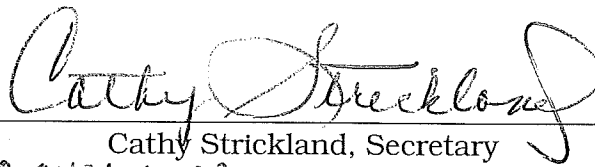
PUBLIC COMMENT

ADJOURNMENT

MOTION by Strickland with support from Fiala to adjourn at 9:15 p.m. Approved by all.

ADJOURNMENT

Approved
by: _____


Cathy Strickland, Secretary

Date: January 20, 2012.

Katie Hayward
Recording Secretary
11-17-11