

<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP</b>  <b>Special JOINT Meeting</b>  <b>With the Planning Commission and Board of Trustees</b></p> <p style="text-align: center;"><b>Thursday, December 20, 2012</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p><b>Circulated</b>  <b>FINAL MINUTES</b>  <b>Approved Jan,10, 2013</b>  <b>As presented</b></p>
<p>Meeting called to order at 7:00 PM by Supervisor Mark Englerth.</p> <p><b>Roll Call: Board of Trustees:</b> Jerkatis, J. Lippert, Englerth, M. Cook.  (Campbell will arrive later. Notice given.)</p> <p>Campbell entered the meeting at 7:40 p.m.</p> <p><b>Planning Commission:</b> Purcell, Strickland, Beukema, Fiala, Cunningham, Wells. All present.</p> <p><b>PLEDGE OF ALLEGIANCE</b></p> <p><b>Staff Present:</b> S. Marcukaitis, F. Fiala, R. Lippert- Zoning Administrator, J. Orr – Constable, Alice Jansma.</p> <p><b>Visitors:</b> (7) (Not including staff present).</p>	<p><b>CALL TO ORDER</b></p> <p><b>ROLL CALL</b></p> <p><b>PLEDGE</b></p>
<p><b>APPROVAL OF AGENDA: No changes.</b></p>	<p><b>APPROVAL OF AGENDA: No changes.</b></p>
<p><b>PUBLIC COMMENT:</b></p> <p><b>Jan Lippert, Clerk</b> commented that she and Mark Englerth attended the Distribution of Casino Funds meeting today. The township received a distribution of \$13,616.00. With previous distribution money, YS Township has:</p> <ul style="list-style-type: none"> <li>• Installed a street light at the corner of Bowens Mill Rd. and Patterson.</li> <li>• Provided additional ambulance coverage during the summer months.</li> <li>• Acquired buoys for Gun Lake and Cobb Lakes.</li> <li>• There will be more projects to come.</li> </ul>	<p><b>PUBLIC COMMENT</b></p> <p>Page 1 of 9  YST Spec. Mtg.  12-20-12</p>

**PUBLIC COMMENT continued**

**Mark Englerth, Supervisor** commented that a letter was received from the DNR regarding the testing being done on the sewer system at Yankee Springs Recreation Area. This letter is also available to the public.

**NEW BUSINESS: Board and Planning Commission Objectives – 2013**

**Comments from Board of Trustee and Planning Commission members:**

**Mike Cunningham, Planning Commission (PC)** commented that he mentioned the use of **PowerPoint** at a prior time and thought it would be \$1,000 or less to buy the equipment for it. It would be helpful during meetings to display items using PowerPoint. Cunningham also likes the goals of more **pathways and trails** for the township. Cunningham also suggested putting **fracking** under the category of “Environmental”. Cunningham commented that he is not “anti-fracking”, he just thinks that people should be intelligently informed.

**Rich Beukema, PC**, commented that he is pleased with the way things are going. One of his main concerns is making the **community more walkable and healthy**. For example, Beukema doesn’t like to see young moms and children walking near a busy road with cars going by at fast speeds. Beukema would also like to see the **encouragement of businesses and jobs** within the township.

**John J. Jerkatis, Treasurer**, commented that he views the parking lot many evenings, Saturdays, and Sunday afternoons. He noted that there is a constant flow of traffic to the recycling bin. One of his concerns is definitely **recycling**. Another concern is the simplification of the zoning ordinance. Jerkatis commented that he feels the Zoning Ordinance book has gotten thicker. He asked, “Does it really have to be that involved or complicated.” Not only would he like it simplified, he wishes for it to be working for/and serving the people as well. Jerkatis read the following statement: “In my capacity as a member of this township board of trustees, when called upon to consider and vote on an issue, proposed ordinance, or matter which will have impact on the Liberty, Rights, and Privileges of the general public, I, as I believe all elected officials of government should, ask myself several questions. Prominent among those questions are:

- Is there any higher governmental unit or regulatory agency that already addresses the issue at hand? If so, how is that being represented by the proposal at hand as inadequate?
- What was the impetus or justification for the township delving into this matter? Why us, now?
- What actually is the magnitude of this matter in question, what portion of our citizens are having this problem requiring formal action by Township Government?

**PUBLIC COMMENT cont’d**

**NEW BUSINESS**

**Board and Planning Commission Objectives – 2013**

**Mike Cunningham, Planning Commission**

**Rich Beukema, PC**

**John J. Jerkatis, Treasurer**

**Comments from Board of Trustee and Planning Commission members:**  
cont'd

**John Jerkatis, Treasurer, continued:**

- Will the passage of the proposal help more citizens than that which it restricts the rights of?
- Does, or should, or can, the township possess or acquire the resources, manpower, facilities, equipment, and expertise to continually, unilaterally, fairly, equally, and consistently evaluate, monitor, enforce a proposed ordinance if enacted?
- Are there any other alternative actions, (less restrictive, permanent, far reaching, and less intrusive on people's rights), which could resolve the issue the proposal is addressing?

To act otherwise, I believe, would betray of the trust placed on us.

**Jan Lippert, Clerk**, agrees with Jerkatis on **recycling**. J. Lippert commented that she is a proponent of **curbside recycling**. M. Englerth added that the county has been working in collaboration on this. In a few months, a recommendation from the county should be made. J. Lippert mentioned that a lot of money is spent on recycling. J. Lippert also added that a template is available from MTA for a **Policies and Procedures manual** that Alice Jansma had acquired from MTA. Other items that J. Lippert would like to direct attention to are: **Having an agenda seven days before a meeting, a suggestion box, formation of a buoy committee, and a new project for the township park** (adding that a baby swing needs to be put in the Spring).

**Greg Purcell, PC**, commented that he'd like to see progress in **economic development** in the township as well as **pathways and trails**.

**Cathy Strickland, PC**, distributed a six page document entitled, "**TASK LIST from Land Use Plan**" dated **November 2005**.

The following items were highlighted by C. Strickland:

Under **Commercial Development**:

- Provide incentives to attract small businesses with a mix of uses rather than 'big box' stores.

Under **Non-Motorized Transportation**:

- Encourage installation of sidewalks, bike paths, pathways and crosswalks.
- Provide pedestrian and non-motorized pathways around lakes.
- Provide pedestrian and non-motorized pathways between residential areas and major activity centers.

**Comments from Board of Trustee and Planning Commission members:**  
cont'd

**John Jerkatis, Treasurer, continued**

**Jan Lippert, Clerk**

**Greg Purcell, PC**

**Comments from Board of Trustee and Planning Commission members:**  
cont'd

Cathy Strickland, PC, distributed a six page document entitled, "TASK LIST from Land Use Plan" dated November 2005. (Continued)

Under **Non-Motorized Transportation (continued):**

- New development of any kind should be required to provide accommodations for non-motorized traffic along internal and external roadways or other pedestrian amenities.

Under **Ordinances and Enforcement / Site Plan Reviews:**

- Review tools for land division- subdivision ordinance, PUD ordinance, condo regulations, open space regs, land division ordinance – to be sure they are up-to-date and do accomplish the goals in the LAND USE PLAN.
- Review zoning ordinance to strengthen enforcement language.
- Coordinate with adjacent jurisdictions which border YST and Gun Lake.
- Monitor, maintain and update Land Use Plan.
- Educate and inform residents about the planning processes, zoning regulations, visions for the future and recent successes- work with the public for common understanding of township's position and perspective.
- Add to commercial site plan review checklist: Parking, driveway spacing, design, potential for shared access, number of drives per site, sight lines, acceleration and deceleration lanes.

Under **Brownfield—Contaminated Sites:**

- Infill and reuse previously developed sites.
- Work with Barry County to develop Brownfield Redevelopment plan to encourage redevelopment of contaminated sites.
- Provide incentives through the Brownfield Plan for the clean-up of contaminated sites.

Under **General Development Toolbox:**

- Limit expansion of public sewer and water: Urban services boundary, establish guidelines for wastewater treatment systems for large developments outside urban services area.

Under **Services:**

- Track the populations of young families and retired seniors to assess whether or not their needs are being met.

**Comments from Board of Trustee and Planning Commission members:**  
cont'd

**Comments from Board of Trustee and Planning Commission members:  
cont'd**

Under **Services: (continued)**

- Encourage housing for all age and socioeconomic groups.
- Learn to celebrate: festival, concerts, parades, events, etc. in collaboration with local businesses to promote sense of community.

Note: At this time, 7:40 p.m., Bruce Campbell, Trustee, joined the meeting.

**7:40 p.m. Bruce Campbell joins meeting.**

**Mary Cook, Board Trustee**, agrees with J. Lippert and Jerkatis in regards to **recycling**. M. Cook commented that she is aware that things are going on at the county level. **A Policies and Procedures handbook** has been in process for a while and needs to be handy. M. Cook cited a meeting and there was a tornado warning issued just prior to the meeting. She felt if there would have been a policy in place, it would have been a wise thing. In regards to **economic development**, M. Cook doesn't see Yankee Springs Township developing like the City of Hastings. She feels that smaller, "Ma & Pa" type businesses fit our community. **Golf carts** are not something M. Cook likes to see on Chief Noonday, but fostering a **sense of "community"** is something she'd like to see. For example, Yankee Springs Township's involvement in a parade.

**Mary Cook, Board Trustee**

**Frank Fiala, PC Chairman**, would like to have a **Community Survey**. Fiala would like to have open dialog with people from the casino, **collaborating efforts with the casino's efforts**.

**Frank Fiala, PC Chairman**

**Bruce Campbell, Board Trustee**, spoke of **emailing or mailing a survey**. Campbell also mentioned having a recent visitor (of Barry County Planning Commission) at his business that was **working on a path** around Gun Lake. Discussion occurred regarding previous attempts to do this. M. Cook cited "right of ways" as an issue with this in the past.

**Bruce Campbell, Board Trustee**

**BREAK: 8:03 P.M.**

**RESUME: 8:23 P.M.**

**BREAK**

**PUBLIC COMMENT:**

**PUBLIC COMMENT**

**Al Schwennesen, Former Bd. Trustee and PC member**, in regards to **zoning ordinances**, asked the same question as John Jerkatis. Schwennesen commented that he wants to make sure the right thing is done.

**Al Schwennesen, Former Bd. Trustee and PC member**

**Paul Heystek, ZBA**, commented that it looked like the Board and PC were heading toward a **mission statement**. Heystek feels that it would be helpful for the ZBA and PC to have this statement in order to be more focused. Heystek also mentioned the importance of starting a committee on establishing the **Heritage Trail Route** on M-179. He feels that our township should be taking the lead on this.

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**PUBLIC COMMENT continued**

**Scott Havens, ZBA**, requested that tomorrow, (12/21/12), at 9:30 a.m., a moment of silence be observed for those affected by the recent school tragedy in Connecticut. Havens also mentioned that he feels the use of casino funds towards **PowerPoint equipment** would be helpful. Havens mentioned that the Board has papers that they refer to (in the meetings), but the audience has nothing to refer to; basically having no clue as to what the Board is talking about. Havens commented that he feels a **survey** would be an excellent idea.

**Scott Haven, ZBA**

**Pat Jansens, ZBA**, regarding **zoning ordinances**, commented that the requests that come before the ZBA should be reoccurring circumstances.

**Pat Jansens, ZBA**

**Alice Jansm** mentioned the need for **Broadband** for some residents within the area. A. Jansma mentioned that when a survey takes place, mortgage companies, instead of residents, are usually contacted.

**Alice Jansma, Township Personnel**

**J. Lippert, Clerk**, added that an email survey wouldn't be as effective because some residents do not have internet access. The last newsletters that went out were direct mail to all **land owners** in the township and this expenditure is budgeted every year. By having the newsletter mailed (1<sup>st</sup> class) the "snow birds" are guaranteed forward delivery of the newsletter. Regarding the "mission statement" comment, the Townships' Master Plan is it.

**J. Lippert, Clerk**

**Paul Heystek, ZBA**, suggested mentioning these items in a **newsletter**.

**Paul Heystek, ZBA**

**M. Englerth, Supervisor**, noted that this (newsletter) will go on the agenda of the next meeting and that possibly businesses could be contacted to support the newsletter.

**M. Englerth, Supervisor**

**J. Jerkatis, Treasurer**, commented that communication enhancement is fabulous.

**J. Jerkatis, Treasurer**

**R. Lippert, ZA**, commented that from the perspective of **Zoning and Ordinances**, he thinks **the PC has done a good job on clarifying**. The PC is currently aware of sign ordinance issues and definitions. R. Lippert mentioned with this clarification that the PC is acting on, things are getting more voluminous, but more clear.

**R. Lippert, ZA**

**Shane VandenBerg, YS Resident**, commented regarding **ordinances**. VandenBerg would like to have the Township "try" to put a two year moratorium on ordinances. He commented that YS Township would be the first community in the nation to put a **moratorium** on ordinances. He also mentioned that new ordinances makes government bigger and provides job security for some people. VandenBerg commented on **husbands and wives both working in the township**. He added that this scenario has to be stopped.

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**PUBLIC COMMENT continued**

In regards to **recycling**, VandenBerg feels YS Twp. does not have to be paying for other people's garbage.

VandenBerg commented that the township should move forward, do a survey, count, be accurate, and then address the issue. He feels the **survey could be positive** as long as the person who asks (the questions) doesn't dictate the answers. As for **walkable areas**, VandenBerg feels that this would be a positive, bringing the community together. When asked by Jerkatis, VandenBerg commented that he had no problem with sidewalks through a development. He added that he thinks sidewalks should be paid for by the community.

**Mike Cunningham, PC**, mentioned that he has heard a lot of comments during the meeting on the zoning ordinance book getting thicker. M. Cunningham added that he doesn't think any new ordinances have been added in the last two years. The PC is moving the path towards clarifying.

**Mark Englerth, Supervisor**, commented that the meeting tonight was held to try to get thoughts on the table, not debating whether something is right or wrong. Englerth directed attention to the whiteboard with strategy points detailed on it. He commented that half of the items could not be accomplished with about a half hour at 12 meetings per year. He added, "We have to reach out to the community." Englerth remarked that his biggest goal was to bring the community together. Englerth would like to set a time and get back to this because there is a lot to do. "It's up to each and every one of you, not just me," added Englerth. The supervisor asked, "Are we committed to moving forward?" With a show of hands, everyone indicated that they were in agreement. Discussion took place regarding meeting times, having sign up sheets at the next meeting for committees, and contacting snowbirds who are dedicating township workers. **Bruce Campbell, Trustee**, asked if there was any way to stay in touch with snowbirds, possibly through absentee ballots. He suggested having people check in and drop off their addresses. Englerth asked B. Campbell to give some thought towards this item. The next meeting is tentatively planned for Wednesday, Jan. 30<sup>th</sup>.

Brief discussion also occurred regarding the authority of the PC Chair to call for additional meetings. M. Cook commented that there are times when it is necessary for the PC to have more than one planning meeting a month. Fiala, PC Chair, also mentioned an item regarding Whispering Pines. Englerth confirmed that a letter from legal counsel has not been received yet.

**John Jerkatis, Treasurer**, commented that he enjoyed hearing participation of individuals. Jerkatis remarked that he thinks the planner stifles input from those who wouldn't say something if the planner was present.

**Greg Purcell, PC**, commented that there is a need to prioritize the issues that the township plans on addressing.

**PUBLIC COMMENT continued**

**Shane VandenBerg, YS Resident**

**Mike Cunningham, PC**

**Mark Englerth, Supervisor**

**Other Discussion**

**PUBLIC COMMENT continued**

Purcell added, regarding the Heritage Trail project, "Time is of essence here."

**Mark Englerth, Supervisor,** commented that he believed transparency is the most important thing in government. He further commented that he (M. Englerth) was approached and told that he may possibly be in violation of the Open Meetings Act. Englerth added that every time John Jerkatis, Jan Lippert and Englerth are in a building together, a quorum is present. Englerth told the Sheriff that he'd take responsibility for anything that he had done. Englerth commented that he really didn't know what the official was talking about or where it was coming from. Englerth shared this because he wanted all board members to be aware of this. Englerth remarked that this had been weighing heavy on his heart. "We've got good things going (on in the township)," added Englerth.

**ADJOURNMENT:**

Motion by Jerkatis with support from M. Cook to adjourn meeting at 9:20 p.m. Approved by all. MOTION CARRIED.

In summary of tonight's strategic joint meeting, the following points were added to the focus items on the whiteboard:

**A Mission Statement**

Under Commitment:

**Support Group – PowerPoint**

Under Collaboration:

**Other Jurisdictions/ Casino**

Review Buoys:

**Cobb Lake/Gun Lake**

**Library Services Support  
Broadband**

Under Economic Development:

**Zoning Ordinance – Simplify/Clarify  
Small Business Support**

**PUBLIC COMMENT continued**

**ADJOURNMENT**