


<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, April 16, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p>FINAL MINUTES Page 1 of 2</p> <p>APPROVED:  5/21/15</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, Purcell, Heystek and Fiala.</p> <p><u>Absent</u>: Larry Knowles, Zoning Administrator (with notice)</p> <p><u>Also Present</u>: Rebecca Harvey, Professional Planner</p> <p><u>Staff Present</u>: Sandy Marcukaitis, Alice Jansma</p> <p><u>Visitors</u>: 0</p>	<p><b>PLEDGE CALL TO ORDER ROLL CALL</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA: None</b></p>	<p><b>ADDITIONS/CHANGES TO AGENDA: None</b></p>
<p><b>PUBLIC COMMENT: None</b></p>	<p><b>PUBLIC COMMENT: None</b></p>
<p><b>ZBA REPORT:</b></p> <p><b>R. Beukema, ZBA:</b> Gave report of ZBA Meeting of April 14, 2015.</p>	<p><b>ZBA REPORT</b> By R. Beukema</p>
<p><b>APPROVAL OF MEETING MINUTES:</b></p> <p>Motion by Cunningham with support from Campbell to approve <u>Planning Commission Meeting minutes of March 19, 2015</u> meeting as presented. All ayes. MOTION CARRIED.</p> <p>Motion by Cunningham with support from Campbell to approve <u>Joint Meeting Minutes of February 26, 2015</u> as presented. All ayes. MOTION CARRIED.</p> <p><b>NEW BUSINESS:</b></p> <p>Fiala briefly previewed upcoming discussion of the <u>funneling ordinance</u> and discussion of the <u>Master Plan Update</u>. Cathy Strickland, Alice Jansma and Frank Fiala have been working on the CIP update. A. Jansma commented on the budget and mentioned Special Assessment Districts in regards to the Capital Improvement Plan (CIP).</p> <p><b>OLD BUSINESS:</b></p> <p><b>Article XII/Guest Quarters discussion:</b> The PC reviewed previous board changes to Article XII – and then went to <b>Section 7: Outbuilding /Guest Quarters</b>. This work began on pg. 16 of 27 pages provided by Mike Cunningham who has made the discussed proposed changes as the PC has worked with the Article (XII). Most recent changes/suggestions have been made in <u>green</u>. Discussion occurred regarding items such as parking spaces, kitchens, maximum sq. footage, and rentals.</p>	<p><b>APPROVAL OF MEETING MINUTES:</b></p> <p>Minutes of March 19, 2015 approved.</p> <p>Minutes of JOINT Meeting of February 26, 2015 approved.</p> <p><b>NEW BUSINESS</b></p> <p><b>OLD BUSINESS:</b></p> <p><b>Article XII/Guest Quarters discussion</b></p>

Sec. 12.8 - Decks were also discussed.

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At this point, F. Fiala asked that discussion go in the direction of the CIP as A. Jansma was present tonight to go over the plan that has been worked on.

**The April 2015 printed version of the 2014-2019 Capital Improvement Plan was reviewed.**

Motion by Campbell with support from Beukema to authorize the CIP Committee to present the 2014-2019 Capital Improvement Plan (dated April 2015) with changes identified at tonight's meeting to the township board. All ayes. MOTION CARRIED.

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**Discussion now resumed regarding Art.XII, Section 12.9 Fencing:**

Views, and lake aesthetics were some items mentioned, as well as protection from neighborhood pets and pool safety.

R. Harvey commented on treating common assets similarly- in connection with other local communities. She sees value in "commonality" in this area (re: fencing ordinances). Harvey strongly suggests the PC thinking about this.

Mike Cunningham, in regards to setbacks, asked if there was anyone interested in simplifying setbacks. M. Cunningham cited a recent variance request and how the ordinance is complicated for residents to work with in many cases. Discussion occurred on previous efforts towards simplification of setbacks.

Work continued on Article XII-reviewing the rest of the Article.

Discussion occurred regarding deed documentation/deed restrictions.

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**Other Items under NEW BUSINESS:**


Brief information was given regarding the funneling ordinance.

M-37 Corridor Alliance (area from (approximately) 108<sup>th</sup> St. to near the Fairgrounds): Fiala requested permission for the group to come in and make a presentation.

Also mentioned: Car Lot at Intersection of M-37 & 43 possibility.

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 9:40 p.m.

Approved by:  5/21/2015  
Cathy Strickland, Planning Commission Secretary Date

**FINAL MINUTES**

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APPROVED:  5/21/15

**NEW BUSINESS:**

Motion to authorize/approve 2014-2019 Capital Improvement Plan (dated April 2015) with changes made at tonight's meeting. All ayes. MOTION CARRIED.

**Article XII Discussion RESUMES**

**Other Items under NEW BUSINESS:**

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
April 16, 2015