


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, April 17, 2014 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 2 As presented May 1, 2014 APPROVED: </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, Beukema, Campbell, Purcell, Strickland and Fiala.</p> <p><u>Staff Present</u>: Zoning Administrator Larry Knowles, Mark Englerth, Sandy Marcukaitis.</p> <p><u>Guest</u>: Rebecca Harvey, Planner</p> <p><u>Visitors</u>: 2 (K. Brush, local business owner, was present briefly and R. Rottschafer was present for a portion of the meeting introducing himself at approx. 7:50 p.m.).</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA:</p> <ul style="list-style-type: none"> • None. 	<p>ADDITIONS TO AGENDA</p>
<p>PUBLIC COMMENT: None.</p>	<p>PUBLIC COMMENT: None.</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Beukema with support from Campbell to approve the April 3, 2014 PC meeting minutes as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MTG. MINUTES Motion to approve the April 3, 2014. MOTION CARRIED.</p>
<p><u>NEW BUSINESS:</u></p> <p>Planner, Rebecca Harvey, AICP, PCP, was present at tonight's meeting. She has over 30 years of experience providing planning and zoning consultation to rural and suburban townships, villages and cities throughout Southwest Michigan.</p> <p>Currently, Ms. Harvey is a Community Planning Consultant (since 1998) and a part-time instructor at Western Michigan University. Ms. Harvey was also the Planning Director of the Charter Township of Oshtemo for over 14 years.</p> <p>Frank Fiala summarized the uniqueness of Yankee Springs and gave Ms. Harvey a synopsis of what has been happening with zoning within the township to date.</p> <p>The Planning Commission Members and Zoning Administrator, as well as, M. Englerth, Supervisor, Sandy Marcukaitis, Zoning Assistant and Deb Mousseau, Recording Secretary introduced themselves and gave Ms. Harvey a brief background of their YS residence, experience, education, and involvement in the community.</p> <p>At this point in the meeting a question and answer period developed. Ms. Harvey commented that Yankee Springs Township seemed very similar to Ross Township which is one the four townships around Gull Lake.</p>	<p><u>NEW BUSINESS</u></p> <p>Discussion with: <u>Planner, Rebecca Harvey, AICP, PCP</u></p>

Discussion with Rebecca Harvey, Planner, continued:

Other items/topics discussed were:

- Commercial communities needing adjacent communities for recreation
- Conventional zoning
- Form-based approach to zoning advocates mixed use.
- Walkability- trying to get people off the state highway. Also grant availability was discussed regarding walkable communities.
- Recreation Plan- funding is available for township recreation plans.
- Charrette Systems – possibly organizing instruction for those involved in YS planning and zoning, as well as, interested businesses and residents. Greg Purcell mentioned the overlay district/corridor in connection with this instruction.
- Date of Master Plan was discussed as well as the inclusion of the Chief Noonday Corridor in the plan.
- YS population is approx. 75% of the City of Hasting's population. YS is providing rural service to a community that is urban per Supervisor Englerth. YS does not have the infra-structure to deliver service to meet growing needs.
- The PC currently meets twice a month, and would like to get back to monthly meetings (once a month).
- ZBA meetings could benefit from professional help.
- Public Safety needs to be addressed.
- Previous use of professional planner services and board sanction for future use
- PC keeping the board informed and having a business plan in place.
- Major PC tasks identified- Sign Ordinance and Article XII.
- Gateway Signage
- Casino Impact
- Level of Community Involvement

Discussion regarding the future services provided by Ms. Harvey occurred. An hourly rate of \$50 per hour was noted and R. Harvey will forward a contract to Frank Fiala to bring before the Board. Fiala mentioned that he would like the PC to make final touches on the Sign Ordinance and Article XII and have R. Harvey check it out in preparation for public hearing.

The remainder of the meeting, approximately 90 minutes, was spent on reviewing and working on the Sign Ordinance. It was noted that a chart for this ordinance would be a good tool for reference. At the close of the meeting, Fiala commented that there are two or three areas of the sign ordinance that needed some cleaning up. At the next meeting, Fiala hopes to finalize the sign ordinance and send it off to Rebecca Harvey for her thoughts. Fiala would like to have R. Harvey on site for work on Article XII. Harvey commented that she has a commitment on the first Thursday of the month, but will be present at the May 15th meeting at 7:00 p.m.

ADJOURNMENT: Fiala brought the meeting to a close at 10:10 p.m.

Approved by: _____

Cathy Strickland, Secretary

_____ Date

FINAL MINUTES

April 17, 2014

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APPROVED: 

ADJOURNMENT

Deb Mousseau
Recording Secretary
April 17, 2014