


**YANKEE SPRINGS TOWNSHIP**  
**PLANNING COMMISSION**  
**Special Business Work Session**  
**Thursday, April 3, 2014**  
**Yankee Springs Township Hall**  
**284 North Briggs Road, Middleville, Michigan 49333**

**FINAL MINUTES**  
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**APPROVED:**   
 April 17, 2014 as presented

**MINUTES**

**PLEDGE OF ALLEGIANCE**

Meeting called to order at 7:00 PM by Chairman Frank Fiala.

Roll Call: Present: Cunningham, Strickland, Beukema, Campbell, Purcell and Fiala.

Staff Present: Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth, Paul Heystek

Visitors: 3 Visitors present

**PLEDGE**  
**CALL TO ORDER**  
**ROLL CALL**

**ADDITIONS OR CORRECTIONS TO AGENDA:**

None

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None

**PUBLIC COMMENT:** None.

**PUBLIC COMMENT:** None.

**APPROVAL OF MEETING MINUTES:**

Motion by G. Purcell with support from R. Beukema to accept minutes of March 20, 2014 meeting as presented. All ayes. **MOTION CARRIED.**

**APPROVAL OF MEETING MINUTES**

Motion to accept March 20, 2014 PC minutes as presented. **MOTION CARRIED**

**NEW BUSINESS:**

Mr. Fiala began the discussion of Middleville Tool and Die stating that they came before the ZBA on March 25<sup>th</sup>, 2014. He then referred the subject to Mr. Beukema, PC representative for an update on the meeting. Rich stated that they came before the ZBA with 3 Variances but it was determined that 2 variances were not necessary. They were granted a variance with the stipulation that the Landscaping Bern must be 10ft. from Bass road and 60% variance to be light friendly.

Mr. Fiala stated that all Commercial Site Plan Reviews must come before the Planning Commission. He then asked Engineering Representative from Middleville Tool and Die to present an explanation of the new design for the C SPR. This plan showed current building and future growth. Discussion ensued on various options and issues.

Approval by the Planning Commission is contingent on ownership of additional property or viable lease of property.

Motion to approve was made by Beukema and seconded by Purcell. Roll call done with all voting yes.

The blue print was signed by F. Fiala and C. Strickland is to be kept on file with the records of Middleville and Die for future reference.

**NEW BUSINESS**

**Motion to approve C SPR contingent on ownership or viable lease of additional property.**

**Frank Fiala, PC Chair**, introduced Tom Thompson from PCI and then gave background information on the Planning Commission. He explained the commissions' activities and goals leading up to tonight's meeting. Mr. Fiala explained the majority of high density in the township is RLF (Residential Lake Front).

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APPROVED: 

Mr. Fiala stated that he was pleased to have the guest speaker Tom Thompson from Professional Coding (PCI) attend the meeting. He also stated that Thompson has a strong background and valuable experience in dealing with the problems unique to the Yankee Springs area.

Fiala asked that each Commission member introduce themselves and give a synopsis of their experience/background they have brought to the PC as well as their area of residence with the township, i.e. residential lakefront or rural.

Tom Thompson stated that he has been in Barry County since 1991 and became part owner in PCI in 1993. They have offices in Hastings, Dorr and Jenison. He as a PCI issues permits in Building, Mechanical, Plumbing and Electrical. They follow the Construction Codes issued by the State of Michigan. PCI contracts with jurisdictions' in the area and continues to be involved in zoning.

Fiala stated that most of the problems the PC deals with are in the High Density areas and with approximately 85% of residency being in the categories' of RLF and SFR around the lakes.

Dialogue among PC Members regarding the future growth of YST and the best interests of the current residents ensued.

Fiala also stated that he would like the input of Mr. Thompson on any of the stated issues. It was stated that in Zoning and Planning there are more restrictions than requirements of building codes. He also explained the roles and thoughts of Ken Kornheiser from Prairieville Township and Jim McManus of Barry County last month's guest speakers at the PC meeting.

Discussion began on a majority of the Article XLL item listed on the township hall whiteboard which are:

- Lot Coverage-RLF (Residential Lakefront) and RSF (Residential Single Family)
- Lot Size
- Non-conforming-(>50%)
- Residential Structure-Height maximum allowed and number of stories)
- Granny flats-(720 sq. feet – first floor
- Outbuildings-(Maximum sq. foot size & height
- Fences & Decks -(Less than 18 inches)
- Sideline setbacks-(10%)
- Lots, Parcels, Plat books vs. Warranty deeds
- Lakefront setbacks
- Outdoor wood burners
- Sheds & Boat houses-(in front yards)
- Signs-(setbacks, height, electronic, LED, non-conforming, gateway)

**Lot Coverage:** Fiala summarized YST ordinance in regards to lot coverage and impervious surface asking Mr. Thompson to state his role in this area. Mr. Thompson stated you can build lot line to lot line, reintegrating that lot coverage is Township preference and nothing to do with lot size/s.

**Non-conforming:** Fiala explained our current ordinance and its intent. Discussion regarding current non confirming buildings. If an addition to a current non confirming building is done Thompson stated the older section of the building is not mandated to be brought up to code.

**NEW BUSINESS: cont'd**

Mr. Fiala addressed that some of the items in Article XII as “sticky” areas which will require a more in depth study using guest speakers, an AICP planner and possibly an attorney.

**Residential Structure** Discussion regarding detached garages/accessory buildings being used as a dwelling ensued. Mr. Thompson stated there must be an outside exit for the upper level and meet fire wall requirements (5” dry wall). No occupancy permit can be issued for any building if it does not meet requirements. Most permits are issued as an R4--35 ft, 2 stories (basement not counted). R3- 40 ft, 3 stories and U (un-occupied). The pros and cons of various height restrictions were discussed. He recommends that a 35ft maximum height be maintained, so that the building code can support the township ordinance.

Discussion over the terminology stipulated by the State of MI on maximum heights and how it is defined resulted in Mr. Thompson stating he will forward that information to Mr. Knowles.

**Fences/Decks** Fiala explained the YST ordinance regarding placement of fences and height restrictions. Discussion ensued. Thompson stated PCI usually does not issue fence permits and have no concern regarding lot lines again this is Township driven. No permits are needed for decks/patios 18 inches or lower.

**Outdoor wood burners** Are not desired in lakefront or high density areas. Discussion followed with Thompson stating that they do require a permit (mechanical), located at least 10ft from the home or what the manufacturer dictates, they should not be placed in an enclosed area, with the chimney height 2 feet above the roof of the furnace/shed.

**Sheds** PCI is not involved in permits if they are less that 200 square ft (12 x 9) Sheds can be on pavement or have a ground floor. Placement on the individual’s property is township driven.

**Boathouses** Fiala explained our Ordinance. Thompson stated that the DEQ does not allow boathouses; docks are also the concern of the DEQ. Lot coverage and metrics of measurement in YST was discussed. PCI has written a “few” permits for boathouses located on Gull Lake.

**Signs** Fiala explained our Ordinance regarding signage. Thompson stated that PCI does write permits for signage under electrical. Ie Pennock, Insurance building

**Zoning Enforcement** Discussion regarding Zoning Enforcement took place if the there is a written filed complaint.

Mr. Fiala and the commissioners thanked Mr. Thompson for coming to the meeting and sharing information.

**OLD BUSINESS:**

**Sign Ordinance:** Mr. Fiala discussed “Off Premise” signage and stated our standards to signage. (Page 10 Section 17.8). It was suggested that if placement of all off premise signs in all categories Standard-SEU and Permitted by granted by permission of Special Exception Use. (Page 4). Possibly model after the SEU as in Outbuildings permits. It was brought to the attention of the commissioners that signage becomes offensive it they are not cared for. Tracking of permits would bring attention to the upkeep and appearance of signage. During discussion the general consensus is that this is an area where outside help would help guide the commissioners. It was agreed that the height of 15 ft is too high. It is the goal of the PC to



**Mr. Thompson to provide the Codes set forth by the State of Michigan**

have a user friendly document/ordinance regardless of the length of the document or number of pages.

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Mr. Fiala in summary stated that he would like Rebecca Harvey, a certified planner for two other townships, to attend the next planning commission meeting and give the PC direction in the difficult subcategories' of Article XII. The members agreed. Mr. Fiala will make contact with Ms. Harvey.

Mr. Fiala will contact Ms. Harvey to attend the next PC meeting.

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 9:52 p.m.

**ADJOURNMENT**

Approved by:  \_\_\_\_\_

Sandy Marcukaitis  
Recording Secretary  
April 3, 2014

Cathy Strickland, Secretary

Date