

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p style="text-align: center;">Thursday, 19 April 2012 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>FINAL MINUTES Page 1 of 4 APPROVED: _____</p> <p>Transmitted via drop-off @ hall & email</p>
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson. Present: Mike Cunningham, Gordon Wells, Richard Beukema, Frank Fiala, Cathy Strickland, Greg Purcell and Al Schwennesen. Constable Orr, Greg Milliken and Sarah Traxler, Twp. Planners, Bob Lippert, Zoning Adm. and 15 visitors, including Supervisor McCrumb, Treasurer Jerkaitis, Deputy Supervisor Alice Jansma, and Fran Faverman from the <i>Middleville Sun & News</i>.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>Greg Milliken announced that he is leaving McKenna Associates to take a position with Oshtemo Township as their Planning Director. He introduced Sarah Traxler, Director of Community Development as his highly-capable replacement at McKenna Associates.</p>	<p>McKenna: Change in Personnel</p>
<p>Additions or Corrections to Agenda: Added announcement from McKenna Associates to agenda.</p>	<p>APPROVAL OF AGENDA</p>
<p>Meeting Reports:</p> <ul style="list-style-type: none"> • ZBA – Gordon Wells no recent meetings. • Board – Al Schwennesen updated on approval of a street light at Patterson and Bowens Mill. Meetings scheduled with residential plats for roads. Discussion regarding enlarging the Twp. Hall, an 1,120 square feet addition has been recommended in addition to the already-approved addition of a handicap restroom. Ambulance coverage on weekends to begin. Update on project with Allegan and Barry Co. Drain Commissions for the Cuddy Drain. • Zoning Adm. – Bob Lippert reviewed complaints, applications, FEMA report, escrow refund for AT & T, board approved funding for letter of map revision. 	<p>MEETING REPORTS</p>
<p>Public Comment: None</p>	<p>PUBLIC COMMENT</p>
<p>Approval of Minutes: Discussion regarding guidelines for minutes from the MTA. Schwennesen discussed the February 16, 2012, minutes. Beukema suggested that names be added of the person making the comment. Strickland advised that her name should be added to the first half of paragraph one. No other PC member stepped forward to identify his contribution to the discussion. MOTION by Purcell to table the February minutes in order to correct them with the names of speakers listed. Second by Wells. Approved by all. Motion carried. MOTION by Purcell to approve the March 15, 2012, meeting minutes. Second by Cunningham. Approved by all. Motion carried.</p>	<p>APPROVAL OF MINUTES</p>

	<p>Draft MINUTES 19 April 2012 Page 2 of 4 Approved: _____</p>
<p>Confirmation of March McKenna Billing: MOTION to confirm March 2012 billing from McKenna Associates. Approved by all. Motion carried.</p>	<p>MC KENNA BILLING – March 2012</p>
<p>Old Business: Ordinance codification update – Fiala reviewed the updated information in regard to accessory buildings. Architectural character, compatibility with principal residence, building should not have a negative impact on neighborhood.</p> <p>Public Hearing SEU 12-03-01 (tabled from March 15, 2012 meeting). Review of proposed drawings. Discussion regarding required setback measurements and placement on the lot for the accessory building if there is a potential to place a residence. Clarification regarding the accessory building meeting the character of the neighborhood. Discussion regarding the containment of drainage. Cunningham distributed photographs that he had taken of other existing outbuildings throughout the Township and in that particular neighborhood. It was noted that based on the ordinance language it is acceptable to put an outbuilding on the proposed lot. Public Comment:</p> <ul style="list-style-type: none"> • Ron Coon, an adjacent neighbor, advised that he would be looking at this building directly to the east at the proposed outbuilding which is going to block his view of Payne Lake. Doesn't feel it blends with the area. • Jared Nichols questioned whether a home would be able to built on this lot along with the accessory building – it is not acceptable as there would not be enough room. • Shane VandenBerg concerned with the ordinance language if in the future if this (or any) lot is sold without a primary residence on it. • Bill Baughman concerned with absentee ownership. • Bonnie Hoekstra concerned with someone who is not local being able to buy this lot in the future and have access to the lake. Strickland advised that this was not a residential lakefront lot. • Richard Neeson wanted clarification whether a house could be build on this property and would like to see the two parcels tied together. • Roger Offringa inquired as to the height limitation is for accessory buildings. Does language apply to new 	<p>OLD BUSINESS</p> <p>SEU 12-03-01 (Brewer)</p>

<p>construction or existing? Has the applicant provided the requested information?</p> <p>PC members agree that this lot is an acceptable lot for the location of an outbuilding per the SEU Ordinance.</p> <p>Discussion:</p> <ul style="list-style-type: none"> • Purcell concerned about the size of the outbuilding • Schwennesen feels the building to too large, also concerned with water run off • Strickland feels the specs are acceptable • Beukema feels the Brewers have complied but concerned that a home cannot be built there, would like to see the two lots (RLF & RSF) combined. • Wells agrees with Beukema • Cunningham concerned that a home cannot be built there would like dimensions added in writing and would like to see appearance enhanced. <p>Greg Milliken suggested that assurances need to be made regarding the architectural dimensions and Sarah Traxler recommended requesting a list of the proposed building materials.</p> <p>Purcell questioned whether they have considered combining two of the lots to make it conforming. Applicant has not considered as he is worried that property tax could be higher on one larger lot rather than two smaller ones.</p> <p>MOTION by Cunningham to table SEU 12-03-01 to request an elevation drawing of all four sides with dimensions and building materials. Drawing to be accurate with architectural detail. Second by Purcell. Approved by all. Motion carried.</p>	<p>Draft MINUTES 19 April 2012 Page 3 of 4 Approved: _____ Brewer SEU, cont.</p>
<p>New Business: Land Split Amendment – Lippert advised the Barry County is requesting a driveway permit be obtained before land could be split. Recommendation to request McKenna & Associates to prepare the language.</p>	<p>NEW BUSINESS Land Split Amendment</p>
<p>West Michigan Regional Planning Board – discussion. Looking for input from Yankee Springs Township for future infrastructure suggestions. The addition of emergency sirens for weather alerts was suggested by Beukema.</p>	<p>West Mich Reg Planning Board</p>
<p>Fiala requested permission and funding from the Board for PC members to attend the upcoming Citizen Planner update session in East Lansing on 7 & 8 June 2012. B. Lippert to request and submit registrations.</p>	<p>Attendance at Citizen Planner Update at MSU</p>

