


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Thursday, December 4, 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 3 APPROVED:  Jan. 15, 2015 as presented</p>
<p>Meeting called to order at 7:01 PM by Chairman Frank Fiala.</p> <p>PLEDGE OF ALLEGIANCE</p> <p><u>Roll Call:</u> Present: Purcell, Heystek, Beukema, Cunningham, Strickland, Campbell and Fiala. <u>All Present.</u></p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth.</p> <p><u>Visitors:</u> 0 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: Add to <u>New Business:</u></p> <ul style="list-style-type: none"> • Subdivision/Parcel/Griffith Drive • Expiration of terms • Goals to Annual report for Township Board 	<p>ADDITIONS/CHANGES TO AGENDA</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT: None</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Cunningham with support from Purcell to accept Planning Commission minutes of November 20, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES Motion to accept Nov. 20, 2014 PC minutes as presented.</p>
<p>BOARD REPORTS FROM REPRESENTATIVES</p> <p>ZBA: No report from R. Beukema. No recent ZBA meeting.</p> <p>Bd. of Trustees: No report from B. Campbell.</p>	<p>BOARD REPORTS FROM REPRESENTATIVES</p>
<p><u>NEW BUSINESS:</u></p> <p>Discussion occurred regarding Parcel Subdivision – 3 acre parcel at the NE Corner – Griffith Subdivision. It is zoned AG. There would be no change in zoning.</p> <p>Motion by Beukema with support from Campbell to recommend approval of parcel subdivision to the Board of Trustees. The PC finds this meets the standards of the Zoning Ordinance (at 675 N. Norris Rd., Middleville, MI Parcel # 08-16-009-003-00). All ayes. Motion Carried.</p>	<p><u>NEW BUSINESS</u></p> <p>Motion to recommend approval of parcel subdivision.</p>

Terms to Expire:

It was noted that Richard Beukema's and Cathy Strickland's terms will be expiring.

Goals for the Annual Report for the Township Board/Joint Meeting should include:

- Article XII - to complete the update.
- Accessory Dwellings – in RSF
- Funneling Ordinance clarification for private access.
- Training & Education for Planning Commissioners.

Election of Officers:

Chairman:

Motion by G. Purcell with support from M. Cunningham to nominate Frank Fiala to the position of Planning Commission Chairman with unanimous consent. All ayes. MOTION CARRIED.

Secretary:

Motion by Purcell with support from Campbell to nominate Cathy Strickland to the position of Planning Commission Secretary with unanimous consent. All ayes. MOTION CARRIED.

Duties of the Secretary position were discussed. It was agreed that Mike Cunningham will do the work on Article XII (with corrections and re-drafting) similar to what Cathy Strickland did with the Sign Ordinance.

Vice-Chairman:

Motion by Purcell with support from Beukema to nominate Mike Cunningham to the position of Planning Commission Vice-Chairman with unanimous consent. All ayes. MOTION CARRIED.

ZBA Representative to the PC:

Motion by Purcell with support from Cunningham to nominate Richard Beukema to the position of ZBA Rep (interface) to the PC with unanimous consent. All ayes. MOTION CARRIED.

It was noted Richard Beukema and Cathy Strickland will be reappointed at the next township board meeting and possibly be sworn in at the Joint Meeting.

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APPROVED: 

Goals for the Annual Report for the Township Board/Joint Meeting

Election of Officers

Funneling Concept Discussion took place

OLD BUSINESS: Article XII:

Section 12.6 (Maximum Lot Coverage): The Planning Commission approved work done on this section by M. Cunningham.

12.7 Outbuildings:

Discussion took place regarding items such as accessory dwellings, definition of dwellings, increased density, rentals.

Motion by Cunningham with support from Heystek to approve changes made to all of Section 12.7. All ayes. MOTION CARRIED.

12.8 Decks-

Motion by Fiala with support from Beukema to eliminate "3" of B. of Section 12.8. All ayes. MOTION CARRIED.

Other items:


Copy of Accessory Dwelling ordinance of Cascade Township (courtesy of G. Purcell) to be distributed to PC members.

Next meeting: Third Thursday of January 2015 – January 15th.

Reappointments of C. Strickland and R. Beukema to be brought to Township Board at meeting of 12/11/14. Also, ending of terms at end of calendar year to be discussed.

ADJOURNMENT:

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

Approved by: 

Cathy Strickland, Planning Commission Secretary Date

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APPROVED: 

OLD BUSINESS

Article XII

Motion to approve changes made to Section 12.7 - Outbuildings. MOTION CARRIED.

Motion to eliminate "3" of B. of Section 12.8. MOTION CARRIED

ADJOURNMENT

Deb Mousseau
Recording Secretary
December 4, 2014