


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Special Business Work Session Thursday, February 6, 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 APPROVED:  As presented March 20, 2014 </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, Strickland, Beukema, and Fiala. Absent: Purcell, Campbell (both with notice).</p> <p><u>Staff Present</u>: Zoning Administrator Larry Knowles, Sandy Marcukaitis</p> <p><u>Visitors</u>: 2</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA:</p> <p>No changes- Agenda stands approved with no objections.</p>	<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 Cunningham to accept minutes of January 16, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p> <p>Motion to accept Jan. 16, 2014 PC minutes as presented.</p>
<p><u>NEW BUSINESS:</u></p> <p>Camp Manitou-Lin signage - Discussion occurred regarding the Camp's request for signage. The sign on the access would be on the right-of-way or state land (by the farm).</p> <p>Motion by R. Beukema with support from M. Cunningham to approve site plan for signage as presented subject to YMCA working with DNR placement on DNR property. All ayes. MOTION CARRIED.</p> <p>Bay Meadows Condominiums - Discussion took place regarding a new owner of Bay Meadow Condos wanting to sell off a portion of it. It was noted that the minutes will be reviewed for the Planning Commission meeting that took place in February, 1999.</p> <p>Middleville Tool & Die - is in the planning stage of its 2nd phase of expansion. L. Knowlton inquired on proper procedure. Is a notice of public hearing needed? It was determined that it was not needed for a commercial site plan with no zoning changes required. It would be good to have a few days notice in order to put it on the agenda of the Planning Commission.</p>	<p><u>NEW BUSINESS</u></p> <p>Motion to approve site plan for signage as presented subject to YMCA working with DNR placement on DNR property. MOTION CARRIED.</p>

OLD BUSINESS:

Gateway Signage/Sign Ordinance:

Fiala would like to get the sign ordinance narrowed down and ready for public hearing at the next meeting which is Feb. 20, 2014. Fiala asked that PC members would bring their ordinance books to this meeting.

Article XII: Fiala would like to discuss the items of Article XII, (written on the white board), with a panel. He would like to plan for this panel discussion to take place during the regular PC meeting of March 20, 2014. Panel members would receive the list on the white board (included below) and each topic item would have notes as to what the township currently "does" with the particular item.

Panel: Topic Items:

- **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, and quantity of bldgs.)
- **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)

Other Discussion:

Mike Cunningham inquired about the possibility of Dan Scheurman, Assessor, attending a PC meeting sometime in the near future.

Brief discussion occurred regarding the Municipal Code reference - "Municode" which is an online access to codes of governmental entities in the U.S.

Frank Fiala summarized the MTA Conference (held last week). Fiala felt the conference was very good and attended several beneficial seminars. F. Fiala commented that approximately two-thirds of Michigan townships were represented at the conference.

Fiala commented that after the panel session, tentatively scheduled for March 20, 2014, he'd like the PC to get working on Article XII to get it ready for public hearing.

Granny Flats, dwellings, and rentals were discussed as well as third stories, outbuilding height, overhead door height and parking space requirements.

Next Meeting: February 20, 2014 - Sign ordinance will be worked on. C. Strickland, L. Knowles, and Fiala will work on inviting panel speakers for the Article XII discussion in March.

ADJOURNMENT:

Motion by Strickland with support from Beukema to adjourn meeting at 8:35 p.m. Approved by all. MOTION CARRIED.

Approved by: Cathy Strickland
Cathy Strickland, Secretary Date

FINAL MINUTES

February 6, 2014

Page 2 of 2

APPROVED: 

OLD BUSINESS

ADJOURNMENT

Deb Mousseau
Recording Secretary
February 6, 2014