



<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Thursday, February 20, 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:  March 20, 2014 as presented</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 and Fiala. Absent: Purcell, Strickland (both with notice). It was noted that Gordon Wells has retired.</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Mark Englerth</p> <p><u>Visitors:</u> 1</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA:</p> <ul style="list-style-type: none"> Ross Martin of Middleville Tool & Die present 	<p>ADDITIONS TO AGENDA</p>
<p>PUBLIC COMMENT: None.</p>	<p>PUBLIC COMMENT: None.</p>
<p>APPROVAL OF MEETING MINUTES: Approval to take place at next PC meeting.</p>	<p>APPROVAL OF MTG. MINUTES</p>
<p>NEW BUSINESS:</p> <p>Ross Martin, of Middleville Tool & Die was present to discuss an expansion to its growing business. It was noted that the company currently employs 155. Future plans could increase employment to 200 in the next few years. Last fall, Middleville T & D built a 10,500 sq. foot storage building for tooling. Now it is proposing an expansion that could be done in two phases. They are proposing an expansion to the north that will double there manufacturing space. The big change with this would be relocating the truck docks to the north side of the building, and running a road along the north (parallel to Bass Rd.). The Road Commission was consulted and they approved what Middleville T & D has proposed. A requirement for green space around the property and also setback requirements (on the north) are two main areas that Middleville T & D would seek variances for. Another item that may have to be considered in the future is parking space size and additional parking.</p> <p>Discussion occurred regarding screening, lighting, procedure with the ZBA, and construction completion deadline “before next winter”. ZBA meeting dates were reviewed as well as publication deadlines for the newspaper. March 18th was mentioned as a potential ZBA date. The Planning Commission has a meeting on March 19th and could possibly give its formal approval. Site plans are scheduled to be completed on March 4th. L. Knowles requested an email from R. Martin with the information on what Middleville T & D wants to request variances for. L. Knowles will publish requests for the future meeting.</p>	<p>NEW BUSINESS</p> <p>Ross Martin of Middleville Tool & Die</p>

Bay Meadows Condominiums - Discussion took place on potential rezoning request. Items to be reviewed: Minutes of approval of PUD, tax i.d.'s, former zoning administrator K. Worsham's notes, zoning map, and phases of PUD. It was noted that county zoning is RLF.

FINAL MINUTES
February 20, 2014

Page 2 of 2
APPROVED: 

OLD BUSINESS:

Gateway Signage/Sign Ordinance:

Discussion took place regarding getting the sign ordinance ready for public hearing. Fiala hopes to work on this when C. Strickland is back. Discussion also took place about returning to a one meeting per month schedule. Fiala commented that he hopes to get back to one meeting per month. Cunningham commented that he preferred working through items of an ordinance individually rather than as a package.

The following motion was made on the Gateway Signage portion only:

Motion by Cunningham with support from Beukema to approve the Gateway Mixed-Used Zone – (Sec. 17.5) and take to public hearing. All ayes. MOTION CARRIED.

Gateway Signage

Motion by Cunningham with support from Beukema to approve the Gateway Mixed-Used Zone – (Sec. 17.5) and take to public hearing. MOTION CARRIED.

Article XVII Discussion/Sign Ordinance

The PC members present worked through a portion of the Sign Ordinance. Fiala commented that he plans to use a current ordinance and go through it with C. Strickland.

Article XVII Discussion/Sign Ordinance

Other Discussion:

A panel discussion is tentatively planned for March 20, 2014 (a scheduled PC meeting). The plan is to informally go through the list noted on whiteboard (Article XII items). Panelists will be dismissed after the discussion. It was also noted that Middleville Tool & Die may be present for formal approval at the meeting as well.

Discussion occurred regarding the PC's role or responsibility in deciding the volume/amount of manufacturing taking place in the township. Cunningham mentioned a comment from a resident feeling of vibrations from stamping machinery. Further discussion went into large vehicles on roads and jake breaking.

Frank Fiala will be contacting G. Purcell regarding his date of return. Amount of ZBA members was discussed. Mary Cook will be leaving her township duties after the last Board meeting in February. Alternates were mentioned. M. Englerth will be contacted regarding applicants.

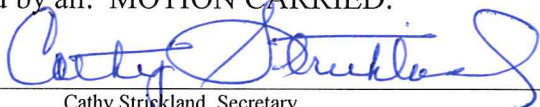
Other Discussion

ADJOURNMENT:

Motion by Fiala with support from Campbell to adjourn meeting at 9:41 p.m. Approved by all. MOTION CARRIED.

ADJOURNMENT

Deb Mousseau
Recording Secretary
February 23, 2014

Approved by:  _____
Cathy Strickland, Secretary Date