


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p style="text-align: center;">Thursday, 17 February 2011 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>FINAL MINUTES Page 1 of 4 APPROVED:  Approved 3-17-11 with addition on page 3. Transmitted 3-2-11 via drop-off @ hall & email</p>
MINUTES	
<p>Meeting called to order at 7:05 pm by Frank Fiala, Chairperson. Present: Patrick Jansens, Cathy Strickland, Frank Fiala, Al Schwennesen, Gordon Wells. Greg Purcell, and Mike Cunningham. Bob Lippert, Zoning Adm., Greg Milliken, Twp. Planner, Chuck Misak, Constable and 4 visitors.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>APPROVAL OF AGENDA Approval of the Agenda with the following additions; discussion regarding decision criteria and ranking of Planning Commission goals for 2011.</p>	<p>APPROVAL OF AGENDA</p>
<p>MEETING REPORTS: ZBA – Gordon Wells advised that the annual report was approved tonight and meeting scheduled for March. BOARD – Al Schwennesen updated on discussions regarding county zoning, fire contract negotiations, park grant received in the amount of \$50,000.00, complaint regarding a pontoon boat located on an easement, Twp. residents not being able to use the Henika District Library in Wayland (Yankee Springs’ residents living in the Wayland Union School District) are in a “under- funded contract area”. ZONING ADMINISTRATION: Bob Lippert advised on site plan reviews (2 homes & 1 garage), PC activities, portable business, living fences, gravel mining ordinance language, boat houses, FEMA update, Twp. has been contacted by AT & T to co-locate antenna on the township water tower. Bob is working with Sherriff’s department in mater of illegally parked pontoon boat.</p>	<p>MEETING REPORTS</p>
<p>PUBLIC COMMENT: Len Eister discussed living fences and advised that he would like the PC to review and possibly amend the Fence ordinance language as he feels the way it currently reads is not acceptable. Eister believes that the ordinance should either be eliminated or given some “teeth” for enforcement purposes.</p> <p>Richard Beukema discussed the need for very clear definitions especially in regard to living fences and presented the PC with a drawing indicating “vision zones”. Beukema also offered photos of waterfront landscaping from other communities.</p>	<p>PUBLIC COMMENT</p>
<p>APPROVAL of MINUTES: Motion by Cunningham to approve the January 20, 2011 meeting minutes. Second by Wells. Approved by all. Motion carried.</p>	<p>APPROVAL of MINUTES</p>
<p>McKENNA BILLING: Motion by Wells to confirm the January 2011 billing from McKenna Associates in the amount of \$1,147.50. Second by Schwennesen. Approved by all. Motion carried.</p>	<p>McKENNA BILLING</p>
<p>NEW BUSINESS: GRAVEL MINING STANDARDS AND DEFINITIONS – Discussion and Public Hearing.</p> <p>Greg Milliken outlined the alterations to the most recent draft and specifically addressed the following issues:</p> <ol style="list-style-type: none"> 1. Treating like a PUD vs. SEU – not recommended as gravel mining does not have much room for give and take. An SEU provides protection for 	<p>NEW BUSINESS Gravel Mining Standards – Publ Hearing</p>

- both sides.
2. Setbacks are they too large? Will there be legal challenges? 500 foot is only when the gravel mine is adjacent to a residential district.
 3. Discussion regarding the water table and leaving a 4 foot buffer above the water table. Original studies show that it is acceptable to dig within 4 feet, but if deeper digs (below the water table) are needed, then more detailed studies are required by the ordinance.

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APPROVED: 

Public hearing was opened at 7:45 pm. A page-by-page review was undertaken.

PUBLIC HEARING

- Shane Vandenberg questioned how it would work if an individual wanted to dig a pond, is the DEQ involved? No answer provided.
- Bill Baughman discussed adding the term wetland or DEQ approved pond.
- Schwennesen discussed the start-up process and is concerned with reserving the setbacks and original greenbelt.
- Review of priorities regarding dust, noise and visual impact in matter of importance.
- Schwennesen advised that he feels crushing and processing are one in the same so why is the setback different – discussion.
- Jansens advised he would like to see prohibited operation on Saturdays and Sundays due to the recreational nature of YST. Recommendation to leave the language as is to include Sundays and Holidays.
- Page 6, Paragraph 4 – G – discussion regarding back-up alarm volume suppressor– strike this wording from Ordinance.
- Stock pile slope of 45 degrees – strike wording.
- Access routes should be bonded. Should be handled by the road commission.
- Add language regarding the water table description.
- Tipping Fees need to be updated to today’s standards. Milliken suggested that Zoning Administrator or his staff survey other gravel operations in our region to get updated fee amounts. Township Board will need to make resolution to include new tipping fees.
- Discussion regarding liability insurance.

Public hearing was closed at 8:40 pm.

Motion by Purcell to table until the March 17 meeting to allow Greg Milliken to complete the changes for PC review. Second by Schwennesen. Approved by all. Motion carried.

OLD BUSINESS:

OLD BUSINESS

ACCESSORY BUILDINGS ORDINANCE – scheduled for Public Hearing at the March 17, 2011 meeting along with Portable Business

Accessory Buildings

Ordinance alterations.

PORTABLE BUSINESSES

Portable Businesses are currently allowed in C2 & C3 zones. Strickland recommended adding to C1 as well to provide consistency in Chief Noonday Corridor.

Administrative procedure for charitable exceptions – discussion of alterations made to Permit Request form.

Review of a memo regarding suggestions made by Greg Milliken.

Motion by Purcell to take the alterations to the Portable Business and Accessory Building Ordinances to Public Hearing at the March 17, 2011 meeting. Second by Schwennesen. Approved by all. Motion carried.

FARMER’S MARKET:

Feasibility of consolidated location, farmers market – discussion regarding holding this at the Twp. Hall to get things started. Paperwork to be required but no fees charged. To be discussed further at the next meeting.

CAPTIAL IMPROVEMENT PLAN for 2011:

Motion by Fiala to put together a committee to review the Capital Improvement Plan – Alice Jansma, Cathy Strickland, Frank Fiala and Greg Purcell. Second by Schwennesen. Approved by all. Motion carried.

PRIORITIZATION OF PLANNING COMMISSION GOALS FOR 2011:

Each goal was given a weight by the PC Members to determine the urgency of our attention; the following is the final list from most urgent (1) to least (6):

1. Wind Turbines (26)
2. Review of Sign Ordinance (25)
3. Farmer’s Market Feasibility Study (23)
4. Living Fences (15)
5. Boat Houses (13)
6. Medical Marijuana (7)

Planning Commission Objectives #1 through #5 for 2011

- 1. To strongly encourage all members to attend at least one MSU extension class.**
- 2. To complete Gravel Mining Ordinance.**
- 3. To complete Outbuilding Ordinance.**
- 4. To create a procedure for easy permits for charitable business organizations.**
- 5. To update the C.I.P. (Capital Improvement Plan).**

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APPROVED:



Portable Businesses

Farmer’s Market

Capital Improvement Plan

Prioritization of Goals 2011

PC Objective for 2011

PUBLIC COMMENT:

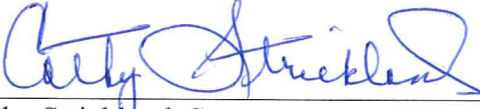
Bill Baughman advised that he feels the requirements are not strong enough in regard to enforcement of access roads in the gravel mining ordinance.

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ADJOURNMENT:

There being no further business the meeting was adjourned at 9:40 pm.

Respectfully submitted,



Cathy Strickland, Secretary

Date

ADJOURNMENT

Katie Hayward, Recording
Secretary 02-18-2011