



**YANKEE SPRINGS TOWNSHIP  
 PLANNING COMMISSION  
 Regular Meeting  
 Thursday, 21 February 2013  
 Yankee Springs Township Hall  
 284 North Briggs Road,  
 Middleville, Michigan 49333**

FINAL MINUTES  
 Page 1 of 3  
 Feb. 21, 2013  
 As Corrected:  
 March 21, 2013

<b>MINUTES</b>	
Meeting called to order at 7:00 pm by Frank Fiala. Present: Cunningham, Wells, Beukema, Strickland, Fiala, Campbell, and Purcell, Bob Lippert, Zoning Administrator, Constable Orr. Visitors: 5 including applicant Shashin Kothawala.	<b>CALL TO ORDER            PLEDGE            ROLL CALL</b>
<b>ADDITIONS OR CORRECTIONS TO AGENDA:</b> Approved.	AGENDA
<b>MEETING REPORTS:</b> <ul style="list-style-type: none"> <li>• ZBA – no recent meetings.</li> <li>• Twp. Board – Campbell reported.</li> <li>• Zoning Administrator – B. Lippert reported.</li> </ul>	MEETING REPORT
<b>PUBLIC COMMENT:</b> none	PUBLIC COMMENT
<b>ANNOUNCEMENTS:</b> Transportation Bonanza Seminar – March 21 in Kalamazoo. Those wishing to attend should advise Zoning Admin. Annual Citizen Planner Seminar– June 13 in E. Lansing.	
<b>APPROVAL OF MINUTES:</b> Motion to approve the January 17, 2013 meeting minutes. Seconded. Motion carried.	APPROVAL OF MINUTES of 20 January 2013
<b>McKenna Billing:</b> Confirm January 2013 billing from McKenna Associates in the amount of \$450.00. Motion to accept. Seconded. Approved by all. Motion carried.	MCKENNA BILLING January 2013
<b>NEW BUSINESS:</b> <b>Public Hearing: SEU 13-01-01 Parcel ID 065-021-00 – A request from Shashin and Ann Kothawala to build an accessory building on Lot 26 of Shady Lane in the RSF zoning district.</b> Outbuildings are not permitted by right in the RSF district without a primary residence also being located on the lot. Kothawalas are asking for a special exception use permit so that they might be granted permission to erect a storage building without a residence. Kothawalas live on England Point which is a short distance away from the lot in question. Public Hearing opened at 7:15 p.m.	

- Mary Joyce Towne concerned that applicant might believe that this lot will give him lake access, which in her opinion it does not.
  - Kothawala responded that the present owner has assured him that there is a 5' wide easement between lots 14 and 15 to give lake access.
  - M. Cunningham reports that the ratio of accessory buildings to homes in that area is 2:1. Therefore, he believes that an accessory building would not affect the character of the neighborhood.
  - Discussion of building size: originally planned for 34x46' which (with overhangs) would exceed the new 1600 square feet maximum. Applicant very willing to reduce size to comply with ordinance. Also willing to move building to back of lot.
  - Reviewed letter of concern from Joe and Margaret Cross who own adjoining parcels 10909, 10895 and Lakeside 10910. Crosses are concerned that the proposed building will be set closer to the street than their home and will block their view. Cross also states that Kothawala will not have lake access.
  - Further concern from visitors that building will be rented for occupancy. Kothawala responds that it will not and in fact he has signed a statement provided by the Zoning Administrator. There will be toilet and sink facilities for Kothawala's personal use.
  - SEU Standards reviewed:
    - is proposed building is compatible with other uses in RSF district? Yes.
    - is building detrimental or injurious to use or development of adjacent properties? To the occupants of adjacent properties, to the general neighborhood? No.
    - would proposed building encourage the use of the land in accordance with their character and adaptability? Yes.
    - will the conditions imposed by the PC be met at all times by the applicant in the best judgment of the PC? Yes, the PC has no reason to believe otherwise.
- Public Hearing closed at 7:40 p.m.
- Discussion of conditions to be imposed upon SEU authorization.

<p><b>MOTION</b> to approve SEU request 13-01-01 for Parcel ID 065-021-00 –from Shashin and Ann Kothawala to build an accessory building on Lot 26 of Shady Lane in the RSF zoning district, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. total square footage of the building footprint – including roof overhangs – is not to exceed 1600 square feet; and</li> <li>2. the front (street side) of the building will not be located closer to the road than the front of the Cross home at 10,909 Shadyside.</li> </ol> <p>Further discussion of the motion – seconded. Roll call vote taken – approved unanimously. <b>Motion carried.</b></p>	<p><b>February 21,2012</b> <b>Page 3 of 3</b> <b>APPROVED:</b> _____ SEU 131-01-01, cont.</p>
<p><b>OLD BUSINESS</b></p> <ul style="list-style-type: none"> <li>• <b>Sign Ordinance</b> – discussion regarding existing signs located within the Township.</li> <li>• <b>Possible Collaboration with Barry County Planning &amp; Zoning Department:</b> discussion regarding planned meeting with Barry County representatives on Friday, February 22<sup>nd</sup>.</li> </ul>	<p><b>OLD BUSINESS</b></p> <p>Signs</p> <p>Barry County P &amp; Z Collaboration</p>
<p><b>PUBLIC COMMENT:</b> none.</p>	<p><b>PUBLIC COMMENT</b></p>
<p><b>ADJOURNMENT</b> Motion to adjourn at 9:45 p.m. Approved by all. <b>MOTION CARRIED.</b></p>	<p><b>ADJOURNMENT</b></p>
<p>Respectfully submitted</p> <p>by: _____ Cathy Strickland, Secretary</p> <p style="text-align: right;">Date _____</p>	