


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Thursday, January 15, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p style="text-align: center;">FINAL MINUTES Page 1 of 2 As presented Feb. 19, 2015 APPROVED: </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: Beukema, Cunningham, Strickland, Campbell and Fiala.</p> <p><u>Absent:</u> Purcell, Heystek with notice - (see following information)</p> <p>**** Both Purcell and Heystek participated in tonight's meeting via remote access at approx. 7:35 p.m.****</p> <p><u>Also Present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis</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:</p> <ul style="list-style-type: none"> • Stands as presented 	<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 Campbell to accept Planning Commission minutes of December 4, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES Motion to accept Dec. 4, 2014 PC minutes as presented.</p>
<p>BOARD REPORTS FROM REPRESENTATIVES</p> <p>ZBA: A request by April Hodnicak for a variance of minimum side yard setbacks at 3179 Sandy Beach was considered at the ZBA meeting of December 9, 2014. The ZBA made a motion to allow the original deck to remain, but ordered all changes made in the remodeling process be removed. Motion was passed.</p> <p>Bd. of Trustees: Bruce Campbell reported that the Board of Trustees is working with Thornapple Township regarding the use of the YS Fire Station. Quotes have been received back from Thornapple Township.</p> <p>Frank Fiala commented on an effort by Rutland Township, Thornapple Township and the Village of Middleville to form a Joint Planning Alliance completely separating the M-37 Corridor from the Planning Commission (of Yankee Springs) and having a different Planning Commission work with the corridor.</p>	<p>REPORTS FROM ZBA and BOARD REPRESENTATIVES:</p>

NEW BUSINESS

Planning Commission Annual Report 2014: This report will be presented at the Joint Meeting of the Board of Trustees, Planning Commission and ZBA to take place on February 26, 2015. PC members were provided copies for review.

Motion by Beukema with support from Campbell to authorize the Planning Commission Chairman and Secretary to sign and present the PC Annual Report at the Joint Meeting on 2/26/15. All ayes. MOTION CARRIED.

Rebecca Harvey, Professional Planner inquired as to the status of the Sign Ordinance. Discussion occurred. R. Harvey reviewed the process for ordinance adoption. R. Harvey will forward a checklist for the adoption of an ordinance (by position) to Sandy Marcukaitis and Cathy Strickland. Draft text and ordinance format was discussed. R. Harvey will take Sign ordinance and put in ordinance form and send it to the attorney. R. Harvey and S. Marcukaitis will review the status of other ordinances in the adoption/publication process. It was noted that the Sign Ordinance was approved by the Township Board in the November 13, 2014 Board of Trustees meeting (Reference: page 6 of 11/13/14 minutes).

*** Paul Heystek and Greg Purcell joined the meeting via remote phone access at this time. (7:35 p.m.).***

Frank Fiala commented on recent discussions of meeting minutes (Bd. Of Trustees) and asked for R. Harvey's thoughts regarding the information that should or should not be included in minutes. Discussion occurred.

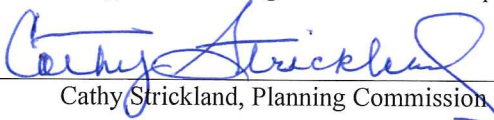
OLD BUSINESS:

Article XII/Accessory Dwellings F. Fiala asked for the PC members' thoughts on Accessory Dwellings. Discussion occurred regarding such items as Cannon Township's Accessory Dwelling ordinance, rentals, riparian rights, size and kitchen limitations, lofts, detached or attached units, guest quarters for family and friends, etc. Fiala referred to a diagram of a common scenario of lakefront residences and accessory/outbuildings. Discussion took place regarding the diagram. Discussion also occurred regarding the terms "accessory" and "accessory dwelling". Ross Township's (Gull Lake) Guest House ordinance was mentioned as well. R. Harvey will send Ross Township's ordinance to S. Marcukaitis.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:00 p.m.

Approved by:



Cathy Strickland, Planning Commission Secretary Date

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APPROVED: 

NEW BUSINESS

Motion to authorize the Planning Commission Chairman and Secretary to sign and present the PC Annual Report at the Joint Meeting on 2/26/15. MOTION CARRIED.

OLD BUSINESS

ADJOURNMENT

Deb Mousseau
Recording Secretary
January 15, 2015