


<p align="center">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p align="center">Thursday, 15 July 2010 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>FINAL MINUTES Page 1 of 4 APPROVED:  8/19/10</p> <p>Transmitted 8-26-10 Via email & drop-off</p>
MINUTES	
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson.</p> <p>Present: Wells, Cook, Strickland, Fiala, Schwennesen and TenCate. Bob Lippert, Zoning Adm., Constable Misak, Greg Milliken, Twp. Planner and 7 visitors.</p> <p>Fiala advised that Schwennesen will be formally sworn in as the Trustee Representative from the Township Board to serve on the Planning Commission at the Board's next meeting.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>Approval of Agenda – moved the Warsen SEU to follow the first Public Comment section and approved.</p>	<p>APPROVAL OF AGENDA</p>
<p>PUBLIC COMMENT: Sandra Marcukaitis updated on the status of the website for the Township which is currently housed at https://yankeespringstwp.org Marcukaitis advised she is looking for input from the PC members on what information should go on the website. Commissioners agreed that Master Plan and forms would be good. Suggested that individual's email addresses and pictures should be included.</p>	<p>PUBLIC COMMENT</p>
<p>NEW BUSINESS: SEU 10-06-03, Parcel ID 008-200-00; A request by Doug Warsen to build an accessory building on a lot without a primary residence on Bluff Drive. Doug Warsen distributed copies of a topography survey as well as photos of existing accessory buildings currently located in the neighborhood. Mr. Warsen advised he currently owns a cottage on Palmer Drive with only a shed. Steep bank prohibits building a garage so they purchased a lot. The public hearing was opened at 7:20 pm.</p> <ul style="list-style-type: none"> Shane VandenBerg questioned whether both pieces of property would be sold together in the future as they are in fact separate parcels. 	<p>OLD BUSINESS Warsen SEU Request</p>

FINAL MINUTES

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APPROVED:

[Signature] 8/19/10

Public hearing was closed at 7:25 pm.

Fiala discussed accessory buildings on a lot without a primary residence.

TenCate questioned the clearing of the lot. Warsen advised that they had the opportunity to have someone clear the property in trade for the white pine.

Schwennesen questioned whether this property could be split.

TenCate advised that she feels this property should be joined together as one parcel.

Schwennesen agrees with TenCate.

Cook feels the request is acceptable because the ordinance allows for it.

Wells advised that he feels two wrongs don't make it right in regard to accessory buildings on a lot without a primary residence.

Review of ordinance language.

Strickland advised that she feels this is a lovely residential neighborhood and an accessory building would not be in keeping with the character of the area.


Fiala advised that the information presented sufficiently meets the criteria for an SEU.

MOTION by Strickland to deny SEU 10-06-03, Parcel ID 008-200-00; A request by Doug Warsen to build an accessory building on a lot without a primary residence on Bluff Drive. No support, MOTION FAILED..

MOTION by TenCate to table SEU 10-06-03, Parcel ID 008-200-00; A request by Doug Warsen to build an accessory building on a lot without a primary residence on Bluff Drive. No support, MOTION FAILED..

MOTION by Cook to approve SEU 10-06-03, Parcel ID 008-200-00; A request by Doug Warsen to build an accessory building on a lot without a primary residence on Bluff Drive. Second by Wells. Discussion regarding placing the accessory building in such a way to accommodate a house in the future. Approved by: Wells, Cook, Schwennesen and Fiala. Rejected by: Strickland and

Warsen SEU, cont.

<p>TenCate. MOTION CARRIED. Strickland advised that she could not in good conscience support this as it has significant similarities to the Hopkins request which was denied last month. TenCate advised that she could not support because granting does not meet the character of the neighborhood.</p>	<p>FINAL MINUTES 15 July 2010 Page 3 of 4 APPROVED:  8-19-10 Warsen SEU, cont.</p>
<p>MEETING REPORTS: ZBA – Gordon Wells – no meeting in June or July. Township Board– Al Schwennesen advised that M179 corridor public hearing before the Twp Board will be scheduled, budget information. Zoning Adm. – Bob Lippert discussed short-term charitable events that that are in conflict with ordinance for portable businesses and possibility that exceptions could be made for bona fide charities holding short-duration events such as car washes, fruit and veggie sales, etc. Discussion regarding possible locations for a future permanent type farmer’s market on township-owned properties. RECOMMENDATION: Add “Portable Businesses – discussion” and “Farmers Markets-Discussion” to August 19 PC Agenda.</p>	<p>REPORTS</p>
<p>APPROVAL OF MINUTES: MOTION by TenCate to approve the June 17, 2010, minutes as corrected (Hopkins SEU – “Cook opposed as this property can be legally built on in his opinion as the site plan included w/SEU application <i>complies with the Ordinance.</i>”). Second by Cook. Approved by all. Motion carried.</p>	<p>APPROVAL OF MINUTES 17 June 2010</p>
<p>MCKENNA BILLING: MOTION by Strickland to confirm the June 2010 billing from McKenna Associates. Second by TenCate. Approved by all. Motion carried.</p>	<p>MCKENNA BILLING June 2010</p>
<p>OLD BUSINESS: GRAVEL MINING STANDARDS – to be discussed at the August meeting, Bob Lippert distributed copies of McKenna’s 9 July 2010 memo.</p>	<p>OLD BUSINESS Gravel Mining Standards</p>

