

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p style="text-align: center;">Thursday, 21 July 2011 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>FINAL MINUTES Page 1 of 4 APPROVED: <u>S/13/11</u></p> <p>Transmitted 7-27-11 via drop-off @ hall & email</p>
MINUTES	
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson. Present: Patrick Jansen, Cathy Strickland, Frank Fiala, Al Schwennesen, Gordon Wells. Greg Purcell, and Mike Cunningham. , Greg Milliken, Twp. Planner, Chuck Misak, Constable, Al McCrumb, Supervisor, John Jerkaitis, Treasurer and 6 visitors. Bob Lippert, Zoning Adm. absent with notice.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>APPROVAL OF AGENDA Agenda approved as presented.</p>	<p>APPROVAL OF AGENDA</p>
<p>MEETING REPORTS: ZBA – Gordon Wells reported that no meeting was held in July. BOARD – Al Schwennesen updated on discussions regarding the approval of new fire equipment, \$3,552 in Casino revenue sharing received, the opinion from the State Attorney General that no medical marijuana co-ops can be permitted, that the Governor’s office advised that if more FEMA funding was approved, more lake flood maps would be reviewed, and that becoming a Charter Township was now an option for Yankee Springs ZONING ADMINISTRATION: In Bob Lippert’s absence, Al McCrumb had no report.</p>	<p>MEETING REPORTS</p>
<p>PUBLIC COMMENT: Carol Kramer of 12622 Park Drive reiterated her request from the June PC Meeting for enforcement of the zoning at 12610 Park Drive, hoping for some kind of action. She suggested that the home be either retained as a Single Family Residence or re-zoned as a Hotel. Kramer said that the only call she has received since the June PC meeting was one from the Barry Co. Animal Control Department. Cramer reported that she called her State Representative who suggested that Barry County should take over the Zoning of Yankee Springs Twp because the County would enforce the rules more quickly. Greg Milliken suggested that the real problem is short-term rentals and the Zoning Ordinances currently do not specify how short a rental period can be. The problem, he said, is that the rental is being abused by the behavior of the renters. Nuisance laws cover Kramer’s complaints and she should call the BC Sheriff’s office which would be much quicker than our zoning enforcement.</p>	<p>PUBLIC COMMENT</p>

<p>Milliken further advised the Planning Commission that Yankee Springs could have a rental ordinance which would restrict number of occupants, length of rental period, pets, parking, behavior etc. <u>Al McCrumb promised that he and Bob Lippert would be calling on Mrs. Kramer to see how the Township could assist her.</u></p>	<p>FINAL Minutes 21 July 2011 Page 2 of 4 APPROVED: 8/18/2011</p>
<p>APPROVAL of MINUTES: Al Schwenessen distributed a document outlining how he believed minutes should be written. In general, he objected to the reporting of any employee-bashing, name-calling and other personnel issues. Strickland suggested that the confusion arises from the multiple drafts of minutes that are distributed prior to the meeting. Strickland will contact the township office and request that NO drafts of minutes are passed out until the final draft is available. MOTION to approve minutes of June 2011 meeting as presented by G. Wells, seconded by Pat Jansen- motion carried.</p>	<p>APPROVAL of MINUTES</p>
<p>McKENNA BILLING: Motion by Wells to confirm the June 2011 billing from McKenna Associates. Second by Schwenessen. Approved by all. Motion carried.</p>	<p>McKENNA BILLING</p>
<p>NEW BUSINESS: Public Hearing – Boathouse Definition The proposed definition of a boathouse was read aloud. PUBLIC HEARING opened at 8:02 p.m.</p> <ul style="list-style-type: none"> • Bill Baughman requested that a distinction be made between the words portable and temporary. • John Jerkaitis pointed out that some people leave temporary/portable units in the water all year long. • Shane Vandenberg reports that the DEQ prohibits the building of new boathouses, so why is the township beefing up the Ordinance? • Frank Fiala explained that proposed is only a definition of what is considered a boathouse and is meant to exclude commercially built shore stations. • Al McCrumb agrees with Vandenberg, that the shoreline is the responsibility of the DEQ. • Milliken stated that the DEQ is more concerned with the impact on the shoreline, navigability, and the length and locations of docks. A community can have higher or additional standards than the DEQ has, but that the DEQ is 	<p>NEW BUSINESS Boathouse Definition – Public Hearing</p>

<p>the “first line of defense”.</p> <ul style="list-style-type: none"> • MOTION to approve the definition of Boathouses, moved by Mike Cunningham, second by Wells – Motion carried. <hr/> <p>Possible Ordinance Revisions: At the June 2011 meeting, Fiala asked that each of the PC members to take a look at the zoning ordinance and come up with 3 or 4 cumbersome things to consider deleting or altering.</p> <p>However, the PC members preferred to list items that they believe need attention to provide a welcoming district for Economic Development in Yankee Springs. The issues were divided into two categories: Business (A) and Lake (B) as below:</p> <p>BUSINESS LIST (A):</p> <ul style="list-style-type: none"> • Review of Sign Ordinance • Lighting regulations (dark skies, M-179 corridor stand.) • Private Road Standards • Re-allocation of uses in C-1, -2 and -3 on M-179. • Becoming more “business friendly” • Reaching out to business owners – current and prospective • Develop handbook of simple version of Zoning Ordinances • Reaching out to residents who need to rebuild after physical loss of home from fire, wind, etc.(e.g. Ada Twp pro-active procedure) <p>LAKE LIST (B):</p> <ul style="list-style-type: none"> • 30% Lot Coverage – possible increase of percentage • Outbuildings – absentee owners / no residence • Outbuildings on lakeside in RLF (est. 30% in violation) • Moveable sheds of 200 sq ft in RLF zone <p>McCrumb and Jerkaitis reminded that Township Board must approve any new projects for the Planning Commission prior to any time spent on them by the Planning Commission..</p> <p>ASSIGNMENT: PC members to develop proposal to Township Board with 1-2 sentences for each item indicating that it should be more/less restrictive and reason why.</p>	<p>FINAL Minutes 21 July 2011 Page 3 of 4 APPROVED: 8/18/2011</p> <hr/> <p>Possible Revision of Ordinances</p>
<p>OLD BUSINESS: Capital Improvement Plan for 2011-2016: MOTION by Purcell to present to Township Board at their August 11 meeting, second by Jansen – motion carried.</p>	<p>OLD BUSINESS CIP 2011-16</p>

