


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, June 19, 2014 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> FINAL MINUTES Page 1 of 6 As presented July 17, 2014 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: Cunningham, Strickland, Campbell and Fiala.</p> <p><u>Absent:</u> <u>Beukema and Purcell both with notice.</u></p> <p><u>Noted:</u> <u>One vacancy</u></p> <p><u>Also Present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis, Alice Jansma, Mark Englerth</p> <p><u>Visitors:</u> 5 (not including staff present).</p>	<p> PLEDGE CALL TO ORDER ROLL CALL </p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: None</p>	<p>ADDITIONS/CHANGES TO AGENDA: None</p>
<p>PUBLIC COMMENT:</p> <p>Pat Jansens, of Yankee Springs, inquired as to why Jim Panyrek did not get a letter regarding the public hearing. Frank Fiala commented that he contacted J. Panyrek and apologized.</p>	<p>PUBLIC COMMENT:</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Campbell with support from Cunningham to accept Planning Commission minutes of June 5, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p> <p>Motion to accept June 5, 2014 PC minutes as presented.</p>
<p><u>NEW BUSINESS:</u></p> <p><u>Public Hearing Opened for the Sign Ordinance at 7:10 p.m.</u></p> <p>The Ordinance was reviewed, section by section.</p> <p><u>Section 17.1 Purposes:</u> Fiala mentioned having a sign theme citing the Yankee Springs State Park.</p> <p>P. Jansens asked about the third bullet point of purposes (Sec. 17.1) – “unsightly”. Harvey commented that these were purposes not standards to judge by.</p>	<p><u>NEW BUSINESS</u></p> <p><u>Public Hearing Opened for the Sign Ordinance at 7:10 p.m.</u></p>

NEW BUSINESS: cont'd

Sec. 17.2 Exempt Signs –C. Strickland commented on R. Harvey’s comments, “Review Comments (by R. Harvey) for Proposed Revisions to Sign Ordinance (Draft #5)” and how they fit in with the work the PC has been doing. Cunningham commented that he supports all of the suggestions of Harvey.

Discussion occurred on “SALE” signs and temporary signs. **Herb Welz, new bakery owner on M-179**, asked about a chalkboard sign that goes in and out daily. H. Welz also mentioned plans of driving a foreign vehicle for delivery which will be wrapped in advertisement. Herb asked if he were allowed to do this. Discussion followed.

Section 17.3 Required Setbacks- R. Harvey’s comments reviewed.

Section 17.4 Sign Height- R. Harvey’s comments reviewed.

Section 17.5 Sign Illumination- no additional comments by Harvey on Section 17.5.

Sec. 17.6 Size Regulations by Sign type and Zoning District- Fifteen (15) different divisions for On-premise signs. Off-Premise signs – Approved by Special Exception Use only.

Fiala mentioned having this information in chart form – that it was being discussed at this point.

Gateway Mixed-Use Zone – Special (Section 17.6.15) discussed.

Section 17.7 Changeable copy- R. Harvey’s comments reviewed.

Section 17.8 Special Exception Off-Premise Signs- R. Harvey’s comments reviewed.

Sec. 17.9 Nonconforming Signs

Steve VanderKam, of Gun Lake Miniature Golf, commented that possibly his sign may fall under 17.9. He was at the meeting to make sure there weren’t any changes for C-3 that he wasn’t aware of. He commented that he had been grandfathered in. VanderKam mentioned a six month ruling with temporary signs. Fiala directed the discussion to p. 3 of “Suggested Revisions to Sign Ordinance” #10. It was commented that as long as you do not discontinue the grandfathered use for more than a year, then it can be continued.

C.Strickland commented that 17.9 is addressed in **16.3**. Reference can possibly be made to 16.3 Nonconforming structures. R. Harvey commented that a sign is a structure.

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APPROVED: 

PUBLIC HEARING –continued

Fiala explained that the Planning Commission does the staff work for the the Board of Trustees that makes the final decisions. Referring to previous inquiries this evening, Fiala also commented that he doesn't see, with everything the PC has done so far, anything that wouldn't continue the grandfathering of doing the things that the business owners in attendance would want to do. Fiala added that the PC will be working with seasonal signage in the ordinance.

Sec. 17.10 Prohibited Signs No proposed revisions from R. Harvey.

Section 17.11 Permit Fees No proposed revisions from R. Harvey.

Section 17.12 Site Plan Review No proposed revisions from R. Harvey.

Section 17.13 Definitions- Fiala commented that this section will be fine tuned. It was noted that some of the definitions are not used in the ordinance. These will probably be removed in order to simply the ordinance.

Section 17.14 Severability Clause

A twelve page document titled "Suggested Revisions o Sign Ordinance" prepared by C. Strickland was distributed and reviewed by those in attendance. Fiala commented that this is the summary of all the work the PC has done.

Steve VanderKam – voiced appreciation to Planning Commission for their work and opening up this meeting to the business people of the township. He would like to see more restriction on political signs. The phrase "Graffiti of the Land" was mentioned. Legal restrictions on political sign enforcement was mentioned.

Herb Welz– commented that he stayed away from large signs deliberately. Welz wanted to know what he should do for future sign work. Welz mentioned that it was a tough winter, and plans that next winter will be better. Welz is happy with what the PC has done for him so far.

Cunningham thinks the intent is to establish a common look for signs. He commented on the YS Park sign emulating the State park sign. It was noted that this sign would be a good example of what the PC would like to see.

Pat Jansens felt that things looked good and it was a good effort on the ordinance.

Public Hearing Closed by Fiala at 8:20 p.m.

At the closing of the public hearing, Mr. Welz and Mr. VanderKam left the meeting.

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APPROVED: 

Public Hearing Closed by Fiala at 8:20 p.m.

At 8:27 p.m., Jim Panyrek and a guest entered the meeting.

WORKSHOP SESSION:

Fiala personally explained to Mr. Panyrek what was just covered in the hearing and that the public hearing had just closed and the work session has just started.

Sign Ordinance: (General Notes of Work session)

Section 17.7 –

Discussion took place regarding EMC and Changeable Copy. Discussion also took place regarding “automatic” vs. “EMC” terminology. The definitions were commented on as well. Revision of Definition #16 “EMC” was suggested and 17.7 can stay and then 17.6 will have to be revisited and every time it says changeable copy sign, “EMC” will need to be included as well.

17.1 Purpose - Using “encourage” regarding signage suggested by YST. (Signage similar to the signage used by the State of Michigan).

17.2 Exempt signs

Delete 7, 9, 10, 11, 12

17.3 Required Setbacks Section – delete “required setbacks as that will be covered in a different area.”

17.3 In this section, C. Strickland commented there will be something put in about temporary commercial signs talking about size, height, and they are exempt from the appeal process, and also including number of signs.

It was noted that road grade consideration should be made.

17.4 Sign Height-

Take 15 feet out and use “abutting street”

17.5 – Sign Illumination – no discussion/no changes

17.6 – Size Regulations by Sign Type and Zoning District

C. Strickland will add maximum sign number allowed per parcel.

Suburban residential was noted as lacking and “M-179 Overlay”/Gateway Mixed classification terms were discussed.

17.6 (2) – Residential – Name and/or Address Signs - **Remove**

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APPROVED: 

WORKSHOP SESSION

Begins

WORKSHOP SESSION –continued:

17.6 From #9 on- change Commercial to Commercial/Industrial

Simplify setback language.

Gateway Mixed Use Zone terminology discussed/forming of a C-4 was discussed.

M. Englerth brought up that this section is part of the Heritage Trail. MDOT could overrule whatever the PC does today. Possibly find a way to allow, and accomplish by “permit” – mentioned M. Englerth as an optional approach to take.

Looking ahead to future PC work, Fiala commented that after the sign ordinance is finished, he is looking at Article XII to be gone through at the next meeting that R. Harvey attends (July 17). Attention will then go to the Master Plan.

Motion by Cunningham and support by Campbell to delete from Article XVII, the Gateway Mixed Use zone (Section 17.6.15) from proposal of sign ordinance that the PC is taking to the township board. All ayes.
MOTION CARRIED.

Work Session continued:

Section 17.7 Changeable copy – discussed earlier in workshop portion of meeting.

Section 17.8 Special Exception Off-Premise Signs

Regarding a certain section of the ordinance, R. Harvey questioned the reasoning for fashioning the ordinance in a way that probably won't come into fruition. “The real question is what do we want to do to accommodate way finding/directional signs?” commented Fiala.

R. Harvey felt the way to go is with the governmental way finding signs so the regulation from the township would not be needed. The signs would be generic unless paid for specific business names to the state/county. The township could facilitate it only, and recommend this type of signage in the ordinance. This could take away a great amount of ordinance language. With this assumption, YST would not be authorizing these off-premise signs.

Due to the lateness of the hour, Fiala commented regarding getting a clean copy of the work that has been done so far on the ordinance. R. Harvey mentioned working on the definitions yet and the color coding (of definition work) was noted for R. Harvey by M. Cunningham.

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APPROVED: 

Motion by to delete from Article XVII, the Gateway Mixed Use zone (Section 17.6.15) from proposal of sign ordinance that the PC is taking to the township board.
MOTION CARRIED.

Fiala hopes to finalize the sign ordinance on July 17th. There will be no meeting on July 3rd due to the holiday. The Board of Trustees would have to approve it at their first meeting in August which is the second Thursday of the month, since their second meeting in July is a work session only.

The following sections will be worked on at the next PC meeting:

Sec. 17.9 Nonconforming Signs-

Sec. 17.10 Prohibited Signs

Section 17.11 Permit Fees

Section 17.12 Site Plan Review

Section 17.13 Definitions

Section 17.14 Severability Clause

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 10:27 p.m.

Approved by: 
Cathy Strickland, Planning Commission Secretary Date

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APPROVED: 

ADJOURNMENT

Deb Mousseau
Recording Secretary
June 25, 2014