

Pledge of Allegiance.

Meeting called to order at 7:00 pm by Frank Fiala, Chairperson with all members present.

Approval of Agenda – recommendation to begin with the Whispering Pines Public Hearing first on this evening's agenda.

New Business:

Public introduction of Planning Commission members. Frank Fiala, Cathy Strickland, Richard Beukema, Gordon Wells, Mike Cunningham, Greg Purcell and Bruce Campbell. John Lohrstorfer, Twp. Attorney and Larry Knowles, Zoning Adm.

Bill & Eric Pierce – owners of the property due to the default on the loan, Bill Gately, Bob Hines, Legal Counsel, Bob Bartman, Dave Mills, Mark Shook, Jan Bartman, Chuck Biggs, YST ZBA, Jerry Arts, Deb Maesellink, Gun Lake Protective Assoc., Mary Cook, ZBA, Mark Englerth, Twp. Supv., Mary Ann & Tim Gehrke.

Frank Fiala discussed the roles of Yankee Springs Township Planning Commission.

Public Hearing was opened at 7:15 pm – Whispering Pines.

John Lohrstorfer discussed the first step is the informal preliminary conference which has been completed, 2nd step is this evening's planning commission conference to go over the requirements.

Review of Property Survey – discussion.

Property is zoned resort/recreation.

One dock for each boat slip.

Discussion regarding parking.

Review of water/electricity/sewer.

Need identification of the sewer lines and certification of the water – documentation is necessary.

Recreational areas include several swing sets, volleyball court, etc.

Discussion regarding street standards.

Kevin Kavanaugh owner discussed the road and the process. Discussion regarding contract and requirements of Founder's Bank.

Discussion regarding the next steps to move forward.

John Lohrstorfer discussed the docks – it was advised the DEQ has granted approved for 21 docks.

Condo/PUD Ordinance – specific punch list of items that need to be completed to go forward for Whispering Pines.

Question whether the Twp. has a Master Deed/Amendments and By-Laws for Whispering Pines – recommendation to obtain one copy and then the Twp. will distribute to all PC members.

Condominium type is the way the units are owned and resort/recreation is the way the property is zoned.

PUD may require an impact statement for the property.

Recommendation to possibly hire a professional engineer to obtain documentation for water/sewer, etc.

Owners of the 4-plex questioned when they can obtain occupancy permit – it was advised that this will not be granted until things are wrapped up with the PUD.

Application needs to be submitted with 15 sets of the plan to be followed by a Public Hearing.

Campbell questioned where there is access for emergency vehicles. Recommendation to have fire chief review the site plan.

Docks/streets would have to go before the ZBA.

Ordinance clearly states what is needed for PUD approval.

Lohrstorfer advised that it would be the PC's decision to grant the continuance of the docks.

Plan would be to review documentation at the July 18 meeting followed by a public hearing at the August 15 PC meeting.

Bill & Eric Pierce requested a temporary occupancy permit for the 4-plex. Discussion regarding request for a bond.

Recommendation by Strickland to request Whispering Pines to provide documentation by July 18, 2013, with the balance of information to be considered at the Aug. 1, 2013 workshop session. Public hearing to be held on August 15, 2013.

Motion by Purcells to grant a resolution for the Planning Commission to immediately approve the 9 Docks as shown on the plan conditioned upon Whispering Pines development plans to be received at YST by July 13, 2013, subsequent plans received at YST by July 26, 2013 for a PC workshop meeting on Aug. 1, 2013, and all remaining documentation received at YST Twp. by August 10, 2013 for the August 15, 2013 public hearing. It was noted that the PC will rescind resolution for the use 9 docks if the above timeline is not met. Second by Beukema. Approved by: Purcells, Fiala, Campbell, Beukema, Strickland, Wells, and Cunningham. Motion carried.

The meeting was adjourned for a short recess at 9:28 pm and reconvened at 9:32 pm.

Due to the lateness - recommendation to skip the rest of the agenda except the public hearing on the sign ordinance.

Public hearing was opened at 9:32 pm regarding the proposed amendments to the sign ordinance.

Review of memo submitted by Sarah Traxler from McKenna Associates.

Public hearing was opened at 9:40 pm.

Review & discussion of proposed language.

Discussion regarding Fireworks SEU – local fireworks use would be an exemption.

Public hearing was closed at 9:45 pm.

Recommendation to table sign ordinance changes.

Lohrstorfer to come up with a couple bullet points for further review at the workshop session.

There being no further business the meeting was adjourned at 9:55 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(6-21-2013)