

**YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION MEETING**

FINAL MINUTES
Page 1 of 3
June 27, 2013
As Presented Aug. 1, 2013
APPROVAL _____

Thursday, JUNE 27, 2013

Meeting was called to order at 7:00 PM by Frank Fiala

Pledge of Allegiance

Members Present, Richard Beukema, Mike Cunningham, Bruce Campbell, Greg Purcell, Frank Fiala, Cathy Strickland, Larry Knowles, ZA

Absent: Constable Jim Orr

Agenda change?

June 6, 2013 Minutes approved as presented

General Public comments: None

Mr. Fiala presented the first Special Exception Use by Jack McCloskey regarding the building of a pole barn on his vacant lot.

Questions directed to Mr. McCloskey were regarding the use of an "old" survey and placement of the structure.

Public Hearing opened at 7:05 with questions from the audience? None taken...Public Hearing closed at 7:08

Action: Discussion amongst Board Members with approval to grant the SEU. Motion to approve by Greg Purcell and seconded by Mike Cunningham. Roll call done and all members approved.

Mr. Fiala presented the second Special Exception Use submitted by Perrin Excavating. He explained that the reason for this SEU is due to the fact that in C-3 any construction needs SEU. Complaint was filed with Township regarding the actions of Perrin excavating and use of the said property to "run the business". This property is apparently Phase II of the Boardwalk Condo development and owned by Mr. Bill Boyle. Discussion between the Board and Mr. Perrin resulted.

Public Hearing opened at 7:30:

Mr. Robert Lippert, resident of 1234 Park Drive addressed the room stating that: He opposes this excavating business in a residential area for many reasons. He also stated that certain members of the board should remember an agreement that Mr. Boyle had with the township and residents of the Boardwalk home owners regarding his promise not to allow funneling of boats, no commercial use of the property-with the only exception “allow boat repair”. He stated that the intent of this property is Phase II of the Boardwalk and NO SEU should be allowed as that would be “spot” zoning which would allow trucks to park overnight and construction of any sort. He also stated that Mr. Boyle was not responsible to commitments he made in past proceedings, IE drain fields, retention ponds which ultimately resulted in a stop work order on a condo.

Corey White of Marsh Road, Tim Gehrke & Mary Ann Gehrke of 12780 Park Drive, Herbert Wells of 12891 Park Drive, Marie Anders of 2181 Boardwalk, Adriana Lanning addressed the Board with concerns of this issue. Concerns regarding Mr. Perrin actions during this process, noise pollution, and hours of operation, time of the year, DEQ and DNR issues, moving his business to the State Park or Allegan Park were discussed.

Jerry Artz from the GLPA address the board and read a resolution being filed with....(see attached)

Mr. Perrin answered many of the concerns expressed; discussion between attendees and him ensued.

Board Members questioned Mr. Perrin regarding all issues that surfaced during the discussions.

Action: After discussion among the Board Members it was motioned that: This SEU application would be tabled until further notice. The board members would continue to research and provide specific guidelines and regulations if this project is allowed. The Township would publish the next meeting in the paper and notify residents of the next scheduled meeting by mail. Until that time Mr. Perrin is to cease all operations at the Boardwalk site. The Township will attempt to find the agreement between Mr. Boyle and the township/association.

Old Business:

Ms. Strickland led the discussion regarding the Firework Ordinance, State regulations, fees for temporary permits, etc.

Action:

Ms. Strickland also distributed a draft copy of the proposed Sec. 17.6 Size Regulations' "Permitted Sign". (See attached)

Action: Wait for Planner Sara Traxler to submit her changes and continue forward.

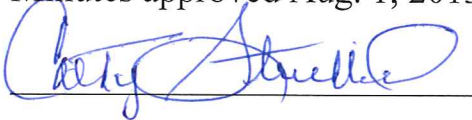
Mr. Knowles presented an issue to the Board regarding the building of a fence with known contradictions to the current ordinance by a ZBA member. Discussion ensued.

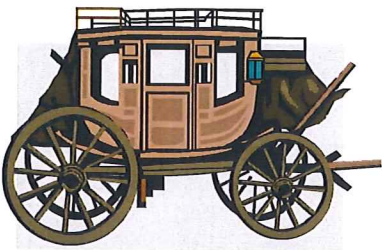
Action: The ZA and supervisor will handle the infraction.

Meeting adjourned at 9:45 pm
Next Meeting on July 18, 2013

Sandra Marcukaitis

Minutes approved Aug. 1, 2013

A handwritten signature in blue ink, appearing to read "Cheryl Strickland", is written over a horizontal line.

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|  | <p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Work Session Thursday, 27 June 2013 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> | <p style="text-align: right;">MINUTES Page 1 of 4 Approved: <u>8-1-13</u> <i>as presented</i></p> |
| MINUTES | | |
| <p>Meeting called to order at 7:00 pm by Frank Fiala. Present: Cunningham, Wells, Beukema, Strickland, Fiala, and Campbell. Purcell absent with notice. Larry Knowles, Interim Zoning Administrator, Mary Cook, Sandra Marcukaitis and Supervisor Englerth also present.</p> | CALL TO ORDER PLEDGE | |
| <p>Members Present, Richard Beukema, Mike Cunningham, Bruce Campbell, Greg Purcell, Frank Fiala, Cathy Strickland, Larry Knowles, ZA Absent: Constable Jim Orr</p> | | |
| <p>Agenda approved as written. Reports postponed to July meeting. June 6, 2013 Minutes approved as presented</p> | Approval of Agenda | |
| <p>General Public comments: None</p> | Public Comment | |
| <p>SEU 13-06-04 -- Mr. Fiala presented the first Special Exception Use by Jack McCloskey regarding the building of a pole barn on his vacant lot. SEU required because Beatrice Avenue dissects his parcel. Questions directed to Mr. McCloskey were regarding the use of an "old" survey and placement of the structure. <i>Public Hearing opened at 7:05 for questions from the audience. None taken...Public Hearing closed at 7:08</i> Action: Discussion amongst Board Members. Motion by Greg Purcell to approve SEU 13-06-04 and seconded by Mike Cunningham. Motion carried 7-0.</p> | SEU 13-06-04 F. McCloskey | |
| <p>SEU 13-06-05 --Mr. Fiala presented the second Special Exception Use submitted by Perrin Excavating. A complaint was filed with Township regarding the activities of Perrin Excavating near the Boardwalk Condominiums and use of the said property to "run the business". This property is apparently Phase II of the Boardwalk Condo development and owned by Mr. Bill Boyle. Discussion between the Board and Mr. Perrin resulted. <i>Public Hearing opened at 7:30:</i></p> <ul style="list-style-type: none"> • Mr. Robert Lippert, resident of 1234 Park Drive addressed the | SEU 13-06-05 Perrin Excavating | |

room stating that: He opposes this excavating business in a residential area for many reasons. He also stated that certain members of the Board should remember an agreement that Mr. Boyle had with the township and residents of the Boardwalk home owners regarding Boyle's promise not to allow funneling of boats, no commercial use of the property-with the only exception being to "allow boat repair". He stated that the intent of this property is Phase II of the Boardwalk and NO SEU should be allowed as that would be "spot" zoning which would allow trucks to park overnight and construction of any sort. He also stated that Mr. Boyle has a history of not being responsible to commitments he made in past proceedings, i.e., drain fields and retention ponds which ultimately resulted in a stop work order on a condo.

- Corey White of Marsh Road, Tim Gehrke & Mary Ann Gehrke of 12780 Park Drive, Herbert Welz of 12891 Park Drive, Marie Anders of 2181 Boardwalk, Adriana Lanning addressed the Board with concerns of this issue. Concerns regarding Mr. Perrin actions during this process, noise pollution, and hours of operation, time of the year, DEQ and DNR issues, moving his business to the State Park or Allegan Park were discussed.
- Jerry Artz from the GLPA address the board and read a resolution directed to the Township, (see attached)
- Mr. Perrin answered many of the concerns expressed; discussion between attendees and him ensued. He said that he has verbal permission from Boyle to use the ramps on Park Drive, but if so many people are upset because of it, he will keep his equipment in the south end of Gun Lake unless Cuddy Drain needs dredging, too.

Board Members questioned Mr. Perrin regarding all issues that surfaced during the discussions. Regarding the DEQ Permit to dredge, Perrin stated that he received incorrect information from the DEQ, but has acted in good faith.

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| <p>Planning Commission discussion:</p> <ul style="list-style-type: none"> • R. Beukema does not believe using the south end of the lake would be advisable for both environmental and economic reasons when the Cuddy Drain is done. Such a big project would require many trips and a spill could endanger the lake's health. The homeowners on Cuddy Drain should not have to pay for longer trips across the lake either. • Greg Purcell noted that the Gun Lake Improvement Board uses the same launch site on Park Drive for weed control and agrees that it may be needed for Cuddy Drain. • M. Cunningham noted that no money is changing hands between Boyle and Perrin so it's difficult to classify this as commercial activity. Dredging is out of character for the area, but dredging is a needed service. • Fiala believes that a compromise can be found, with guidelines for specified months and hours of operation and he recommends tabling the issue until a later meeting. • Zoning Administrator to find out if the Drain Commissioner is permitted to initiate dredging ops without a DEQ permit? <p>Action: After discussion among the Board Members it was determined that this SEU application 13-06-05 would be tabled until further notice. The Township will publish the next meeting in the paper and notify affected residents by mail of the next scheduled meeting. Until that time Mr. Perrin is to cease all operations at the Boardwalk site.</p> | <p>Minutes Page 3 of 4 6-27-2013 Approved: _____</p> |
| <p>Old Business: Fireworks Ordinance Ms. Strickland led the discussion regarding the Firework Ordinance, State regulations, fees for temporary permits, etc. Action: Ordinance changes to be recommended for adoption at the 11 July 2013 Township Board meeting.</p> <p>Ms. Strickland also distributed a draft copy of the proposed Sec. 17.6 "Permitted Signs" specifically for the Mixed Use Zoning at the corner of M-179 and Patterson Avenue. (See attached)</p> <ul style="list-style-type: none"> • Noted that a maintenance requirement is needed • Possibility of a bonus of square footage for adopting a theme similar to the theme of the Township's proposed welcome and | <p>OLD Business Fireworks Ordinar</p> <p>Signs in Mixed Use Zone at Patterson M-179</p> |

