


**YANKEE SPRINGS TOWNSHIP**  
**PLANNING COMMISSION**  
**Special Business Work Session**  
**Thursday, June 5, 2014**  
**Yankee Springs Township Hall**  
**284 North Briggs Road, Middleville, Michigan 49333**

**MINUTES**

**FINAL MINUTES**  
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 As presented June 19, 2014  
 APPROVED: 

PLEDGE OF ALLEGIANCE

Meeting called to order at 7:01 PM by Chairman Frank Fiala.

Roll Call: Present: Cunningham, Beukema, Campbell, and Fiala.

Absent: Cathy Strickland and Greg Purcell (with notice). Noted: One vacancy

Staff Present: Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth

Visitors: 6 (not including staff present).

**PLEDGE**  
**CALL TO ORDER**  
**ROLL CALL**

**ADDITIONS OR CORRECTIONS TO AGENDA:**

- Change: Switch Public Hearing to the beginning of the meeting.

**ADDITIONS/CHANGES TO**  
**AGENDA**

**PUBLIC COMMENT: None.**

**PUBLIC COMMENT: None.**

**APPROVAL OF MEETING MINUTES:**

Motion by Beukema with support from Campbell to accept minutes of May 15, 2014 meeting as presented. All ayes. MOTION CARRIED.

**APPROVAL OF MEETING**  
**MINUTES**

Motion to accept May 15, 2014 PC minutes as presented.

**NEW BUSINESS:**

**NEW BUSINESS**

ZOC 14-05-03 Parcel ID 004-011-80 A request by Mr. & Mrs. Schilthroat to rezone the property know as 1606 N. Norris Road from the current zone of RA to the proposed RR Zoning District per Article XIX of the YS Ordinance.

SEU 14-05-02 Parcel ID Parcel ID 08-16-008-200-30 A request by Dean Kuipers for a Special Use Exception Permit regarding Sec.12.7 Outbuildings – to construct an outbuilding located on a lot without a principal structure that is less than two (2) acres in size located at 697 Bluff Dr. Middleville, MI.

Since there was a four member board only this evening, Chairman Fiala offered the residents present for a public hearing a choice to postpone to another meeting date when a full board is present. Beukema explained that a decision tonight would have to be unanimous in order to pass.

As for a June meeting, the best case would be having five people present. One PC member will be gone for the month of June. There is also one vacancy on the PC board. Sandy Marcukaitis commented that the cost has been occurred with publishing of the hearing and mailing.

**NEW BUSINESS: continued**

At this point in the meeting, it was noted that the Schilthroat request will probably go to the ZBA- most likely on July 8<sup>th</sup>.

Dean Kuiper, SEU 14-05-02 decided to go forward at tonight's meeting with his request.

**Open Public Hearing at 7:25 p.m. on Parcel ID 08-16-008-200-30:**

Doug Wedge of 697 Bluff Dr. commented that the precedence has been already set with other pole buildings in the neighborhood.

Dean Kuipers commented that his intent would be to build toward the back of the lot. Kuipers also commented that he could move the building a little more to the front, if needed.

Kevin Scholten asked if the lot would be clear cut. Dean Kuipers hopes to leave some trees up. Kuipers doesn't want it to stand out. Scholten was ok with the project if some trees were left up.

Beukema asked for a clarification on the lot.

Art Orszula, of 411 Bluff Dr., was originally concerned with the possibility of junk around it. After hearing the plans of Kuiper, Orszula felt that there would not be a problem (with junk) so he felt that D. Kuipers' plans would be fine.

Kuiper commented that everything will be within all of the setback requirements.

**Close public hearing at 7:35 p.m.**

Board discussed the request and any questions were answered. It was noted that the exterior of the building would be metal siding and metal roof. The building would be for residential storage and lake "toys". The building would not be for rental purposes.

Motion by Cunningham with support of Beukema to approve SEU 14-05-02 Parcel ID 08-16-008-200-30 request by Dean Kuipers with the condition that building be no closer than 200 ft. of Bluff Drive, not to exceed SPR with elevations as noted in plans. ROLL CALL: Cunningham: yes, Fiala: yes, Beukema: yes, Campbell: yes. YES: 4, NO: 0. Absent: 2. MOTION CARRIED.

Kuiper mentioned a possible request in the future for 16' side walls to accommodate a travel trailer.

**OLD BUSINESS:**

Discussion of sign ordinance public hearing occurred. Letters have gone out to local businesses. The public hearing has been published. It was noted that the final format

**NEW BUSINESS: continued**

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APPROVED: 

**Open Public Hearing at 7:25 p.m.**

**Close public hearing at 7:35 p.m.**

Motion to approve SEU 14-05-02 Parcel ID 08-16-008-200-30 request by Dean Kuipers with the condition that building be no closer than 200 ft. of Bluff Drive, not to exceed SPR with elevations as noted in plans. MOTION CARRIED.

**OLD BUSINESS**

**SIGN ORDINANCE**

of the ordinance has to be available for the public hearing. The presentation was discussed. At the public hearing, Fiala didn't plan approving the ordinance at that time. Fiala felt that the approval would occur at a meeting after the public hearing. Fiala will contact Cathy Strickland and Rebecca Harvey in getting any further information ready for the public hearing of the sign ordinance.

Discussion also occurred regarding the approach of voting on approval of the sign ordinance. Cunningham commented that his thoughts were on voting on sections of the ordinance rather than the whole ordinance as a package. Fiala commented on a majority vote being taken. Further discussion occurred on the editing/approval process that should be taken as work on Article XII approaches.

Fiala reviewed pg. 103 of the current MTA Publication regarding Zoning ordinance procedures. A highlighted portion reads: "The procedures for adopting a zoning ordinance vary slightly between general law townships and charter townships. Zoning ordinance adoption, amendment or rezoning may be initiated by the township board, planning commission, or applicants, but the process must start with the planning commission, which will submit its recommendation to the township board for final adoption."

Discussion took place regarding the procedure to take place from the point of the ordinance recommendation of the PC to the final step – codification. Updating maps was discussed. Any zoning changes after March 2008 will be obtained by Sandy M. and given to Larry Knowles to update the map in the township hall. Campbell asked for a binder to be available, near the map, to document all changes. It was mentioned that once there were too many changes, a revised copy of the map would be obtained.

Motion by Fiala with support from Beukema to recommend the following corrections to the zoning map by changing I-2 to I-1 and I-1 to LI-1 and to have Clerk authorize the Zoning Administrator to be able to make any changes to the map independently without Clerk & Supervisor's initials as well and for ZA to work with Rose (County Mapping) directly. All ayes. MOTION CARRIED.

Discussion occurred on form for P & Z Public Hearing.

L. Knowles commented that David Neeson will be requesting to change zoning on property where he previously had a taxidermy. This location is at Norris Rd. and Chief Nooday. This would most likely fall under Home Occupation.

Fence permit fee was discussed. Sandy M. commented that currently a \$35.00 fee is charged.

Brief discussion of complaints occurred.

Fiala commented that he'd like to see a small committee on enforcement to lay out a type of procedure and also keep in mind when writing ordinances and go through Article XII that someone has to go out and enforce it. Mark Englerth mentioned that he simply did not have the time to do enforcement, mentioning the current complaint that

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APPROVED:



Motion to recommend the following corrections to the zoning map by changing I-2 to I-1 and I-1 to LI-1 and to have Clerk authorize the Zoning Administrator to be able to make any changes to the map independently without Clerk & Supervisor's initials as well and for ZA to work with Rose (County Mapping) directly. MOTION CARRIED.

he is working on will probably take 20 hours to completion. Englerth is looking for a certain process or procedure as well. Englerth commented that a part-time person could be utilized for enforcement for two to four hours a week, or maybe two to four hours a month. Englerth also commented on not wanting to push current part-time help to the point where they want to quit. The zoning office is now operating at 43 cents on the dollar implying there's room in the budget for some part-time assistance with enforcement. Englerth noted that the behavior of this (code enforcement) will be under the direct control of Larry Knowles. As for his previous recommendation of a small committee to work on an enforcement procedure, Fiala didn't know that the items that Englerth mentioned were already in the works. Englerth commented on the priority that customer service has taken for the last year and a half. He feels that the township will always have to rely on the help of part-time workers. Englerth pointed out the talent on the Planning Commission, as well as the professional help from having the Zoning Administrator, Larry Knowles, on a part-time basis.

Fiala mentioned that bills haven't been received from Rebecca Harvey. It was noted that Clerk, Jan Lippert would like to meet Rebecca Harvey (Professional Planner). It was also mentioned that board members are welcomed to come to a PC meeting to meet R. Harvey. Other options of Board members meeting R. Harvey were discussed.

The MSU's Citizen's Planner meeting of June 12 was mentioned as well to see if anyone planned on attending.

**ADJOURNMENT:**

Motion by Chairman Fiala with support from Beukema to adjourn meeting at 9:40 p.m. All ayes. MOTION CARRIED.

Approved  
by:



Cathy Strickland, Secretary

Date

**OLD BUSINESS continued**

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APPROVED: 

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
June 5, 2014