


YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
Special Business Work Session
Thursday, March 6, 2014
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333

FINAL MINUTES
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 As presented March 20, 2014
 APPROVED: 

MINUTES

PLEDGE OF ALLEGIANCE

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

Roll Call: Present: Cunningham, Strickland, Beukema, Campbell and Fiala.
 Absent: Purcell, (with notice).

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

Visitors: 0

PLEDGE
CALL TO ORDER
ROLL CALL

ADDITIONS OR CORRECTIONS TO AGENDA:

Add: Land splits, Sam's Gourmet, Boat Enclosures, Sign request

ADDITIONS TO AGENDA

PUBLIC COMMENT: None.

PUBLIC COMMENT: None.

APPROVAL OF MEETING MINUTES:

Motion by Cunningham with support from Campbell to accept minutes of February 20, 2014 meeting as presented. All ayes. MOTION CARRIED.

Fiala has contacted G. Purcell. Purcell plans on being at the next PC meeting.

APPROVAL OF MEETING MINUTES

Motion to accept Feb. 20, 2014 PC minutes as presented.

NEW BUSINESS:

Landsplit: Discussion took place regarding land splits in ordinance, and amount of dwellings allowed in Agricultural zoning. Re-zoning request procedure reviewed.

Sam's Gourmet: The possibility of replacement of a single-wide unit with a modular home was mentioned. Residences, in connection with owner-operated businesses (within commercial zoning), was discussed.

Boat Enclosures: Discussion occurred regarding ordinance on boat enclosures/structures/boat lifts.

Sign Request: Curley Cone has relocated and requested signage approval for more than one sign. The consensus of the PC was that only one application fee would be sufficient for the signage request (along with normally required documentation).

NEW BUSINESS

NEW BUSINESS: cont'd

Fiala would like to have Tom Thompson (PCI) and Jim McManus (Barry County) present at the next PC meeting scheduled for March 20, 2014 to discuss the following items of Article XII:

- Lot Coverage - RLF (Residential Lakefront) and RSF (Residential Single Family).
- Lot Size -
- Non-conforming - (> 50%)
- Residential Structure - (Height maximum allowed and number of stories).
- Granny Flats - (720 sq. feet - first floor)
- Outbuildings - (Maximum sq. foot size & height)
- Fences & Decks - (Less than 18 inches)
- Sideline setbacks - (10%)
- Lots, Parcels, Plat books vs. Warranty deeds -
- Lakefront setbacks -
- Outdoor wood burners
- Sheds & Boat houses - (in front yards)
- Signs - (setbacks, height, electronic, LED, non-conforming, gateway)

OLD BUSINESS:

Discussion took place on the Gateway Signage portion of the Sign Ordinance. It has been slated for public hearing. Discussion took place regarding keyboarding and getting a clean copy prior to public hearing.

Englerth inquired as to whether or not the PC has jurisdiction over a governmental sign. Section 17.4 (Exempt Signs) #5 was referenced- exempting governmental signage. Discussion occurred including historical signs, such as "Welcome to Gun Lake" put up by the Chamber of Commerce vs. signs for "for profit" entities. Discussion also took place regarding gateway signage in relationship to governmental cooperation.

Sign Ordinance Discussion/Work Session: (Entire Sign ordinance) The rest of the meeting was dedicated to reviewing the Sign ordinance. Discussed changes were recorded by Cathy Strickland, PC Secretary.

At the end of the meeting discussion took place on Section 17.7 Special Use Signs. Beukema commented that "necessary" needed to replace "designed" in the beginning sentences of Section 17.7.

Motion by Beukema with support of Campbell to approve the Special Use Signs ordinance as discussed. ROLL CALL: Fiala: yes, Strickland: yes, Campbell: yes, Beukema: yes, Cunningham: No. Yes: 4, No: 1. It was commented that an official reason needs to be given for a "no" vote. Cunningham commented that he felt voting yes would be just arbitrary and would give the PC the right to just ignore any of the rules. Cunningham added, "It is almost like the Federal government saying, "We don't need to have the laws and the Constitution rule is you have to trust us." " Cunningham wasn't in favor of that.

Fiala felt that a great deal of progress had been made on the Sign Ordinance at this work session.

Middleville Tool & Die has had a delay. The **ZBA Meeting** is now scheduled for **March 25th** and it will come before the PC in April.

ADJOURNMENT:

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

Approved by: 
Cathy Strickland, Secretary

Date

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APPROVED: 

OLD BUSINESS

Motion to approve the Special Use Signs ordinance as discussed.
MOTION CARRIED.

ADJOURNMENT

Deb Mousseau
Recording Secretary
March 6, 2014