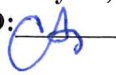


YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
Special Business Work Session
Thursday, May 1, 2014
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333

MINUTES

FINAL MINUTES
 Page 1 of 2
 As presented May 15, 2014
 APPROVED: 

PLEDGE OF ALLEGIANCE

Meeting called to order at 7:01 PM by Chairman Frank Fiala.
Roll Call: Present: Cunningham, Strickland, Beukema, Purcell and Fiala.
Absent: Campbell with notice
Noted: One vacancy
Staff Present: Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth
Visitors: 0 (not including staff present).

PLEDGE
CALL TO ORDER
ROLL CALL

ADDITIONS OR CORRECTIONS TO AGENDA: None

NO CHANGES TO AGENDA

PUBLIC COMMENT: None.

PUBLIC COMMENT: None.

APPROVAL OF MEETING MINUTES:

Motion by R. Beukema with support from M. Cunningham to accept minutes of April 17, 2014 meeting as presented. All ayes. **MOTION CARRIED.**

APPROVAL OF MEETING MINUTES

Motion to accept April 17, 2014 PC minutes as presented.

NEW BUSINESS:

Discussion regarding Rezoning: 1606 N. Norris Rd. From AG to RR (Spot zoning). New owner could request rezoning or a variance.
 Also discussed: Changeable Text Sign for Mr. Kokemeyer. The Planning Commission is currently working on an allowance for this type of sign in the ordinance and is a few months from completion. If Mr. Kokemeyer could wait a little while, it would most likely be beneficial.

NEW BUSINESS

OLD BUSINESS:

SIGN ORDINANCE: The PC worked off the newest suggested revision to the sign ordinance drawn up by C. Strickland, dated 4/30/2014.

Discussion occurred regarding an SEU concept for all off premise signs, picking a number for sign height (excluding enter/exit signs) for all on premise signs. Also discussed was permit enforcement.

It was noted that when all the information is available, Cathy Strickland will be creating a chart for quick reference regarding sign requirements.

Definitions for the sign ordinance will be worked on by Mike Cunningham.

OLD BUSINESS

SIGN ORDINANCE

SIGN ORDINANCE cont'd

Modifications were discussed regarding 17.8 (Special Exception Signs – SEUs)

Fiala asked Cathy to email the changes to the planner. M. Cunningham asked if the PC members would get the email as well.

L. Knowles, Zoning Administrator mentioned the overlay district (in Article III) should be brought into compliance with 17.8 (Sign Ordinance).

At the next meeting any definitions that are not needed will be deleted.

Gateway signage was discussed briefly.

M. Englerth recommended setting a time frame for ordinance review. He also recommended getting businesses involved and hand-deliver notices, as well as advertising in the newspaper when public hearings were to take place. In connection with this, G. Purcell inquired about the progress of the township newsletter. M. Englerth mentioned the smaller newspaper that Middleville sends out. Also publishing prices were noted as well as discussion regarding donations by businesses and local clubs along with township funding to put out inserts.

Englerth also asked how many billboards were permitted by the state in Yankee Springs. It appears that only one is allowed, that being at the intersection of Yankee Springs Road, Shaw Lake Road and M-37.

Regarding the YS Zoning Ordinance for the retail sale of fireworks, the board approved it July 11, 2013. The application fee was reduced from \$200 to \$80. Discussion did occur regarding distance away from flammable liquids but no motion was made on the issue. J. Lippert will be publishing this (Ordinance approved by the Board on 7/11/13) and it will also go to Municode this week. Further discussion occurred regarding proper channels of codification and publishing of the work of the Planning Commission.

Article XII – Fiala commented that he'd like to go through Article XII page by page and get it ready for public hearing.

L. Knowles, ZA, mentioned "I 2" Zoning. It was suggested that I2 be changed to I1. Then another change would be to change I1 to LII (on the map). The PC approved to go ahead and make the change.

Another item Knowles brought up was the rezoning at Boardwalk residential condos. This involves changing commercial to residential zoning. Fiala suggested contacting the owner of the property regarding the zoning change since there is no longer a commercial business there and the zoning should be consistent with the surrounding zoning. Discussion occurred regarding weed harvesting activity and equipment.

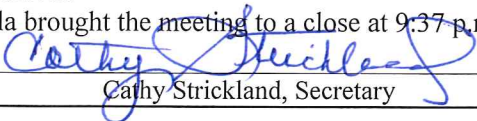
Discussion occurred regarding correspondence from Tom Thompson and how building height and building stories are determined.

It was noted that a temporary banner at the corner of Patterson and M-179 was still being displayed. The event for the banner is over with.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:37 p.m.

Approved by:



Cathy Strickland, Secretary

Date

FINAL MINUTES

May 1, 2014

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APPROVED:



ADJOURNMENT

Deb Mousseau
Recording Secretary
May 1, 2014