


<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, May 15, 2014 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p><b>FINAL MINUTES</b> Page 1 of 4 <b>APPROVED:</b>  As presented June 5, 2014</p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u> Present: Cunningham, Strickland, Beukema, Purcell, Campbell and Fiala.</p> <p><u>Noted:</u> One vacancy</p> <p><u>Also Present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth</p> <p><u>Visitors:</u> 2 (not including staff present).</p>	<p><b>PLEDGE CALL TO ORDER ROLL CALL</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA: None</b></p> <p><b>Add: 1900 Patterson Rd. Middleville Tool &amp; Die - Rezoning request</b></p> <p><b>Remove: 1650 N. Norris Rd – postponed until June meeting</b></p>	<p><b>ADDITIONS/CHANGES TO AGENDA: None</b></p>
<p><b>PUBLIC COMMENT: Mick Barney</b> was present to introduce himself as a candidate for District #6 Commissioner. He is also a member of the Barry County Planning Commission.</p>	<p><b>PUBLIC COMMENT: M. Barney, Candidate for Dist. #6 Commissioner.</b></p>
<p><b>APPROVAL OF MEETING MINUTES:</b></p> <p>Motion by Fiala with support from Campbell to accept Planning Commission minutes of May 1, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p><b>APPROVAL OF MEETING MINUTES</b></p> <p><b>Motion to accept May 1, 2014 PC minutes as presented.</b></p>
<p><b><u>NEW BUSINESS:</u></b></p> <p>Discussion regarding Rezoning – Middleville Tool &amp; Die</p> <p>Gary Middleton, owner, commented on piece of land along Bass Rd. The trade hasn't been made yet for the land involved along Bass due to a few complications. The current plan is to be swapping ten acres for ten acres.</p> <p>Middleville T &amp; D is looking to have one parcel instead of two. Middleton questioned process on zoning for this. The tax assessor is to be involved in this.</p> <p>Motion by Purcell with support from Beukema to amend the agenda to show under New Business a public hearing for Middleville Tool &amp; Die's (1900 Patterson Rd.) rezoning request for public hearing. All ayes. MOTION CARRIED.</p>	<p><b><u>NEW BUSINESS</u></b></p> <p><b>Motion to approve Middleville Tool &amp; Die's request for rezoning.</b></p>

Open for public hearing for this rezoning at 7:10 p.m.

NEW BUSINESS: cont'd

Rezoning request was made for AG and Industrial. R. Harvey commented on the plan supporting this.

Public Hearing Closed at 7:20 p.m.

Motion by Purcell with support from Campbell to rezone property of Middleville Tool & Die at intersection of Patterson & Bass Rd. to show on future rezoning description, rezoning to **I1** for the two parcels that are facing Patterson and Bass Roads, and the parcel east of this would be re-zoned as Agricultural. This recommendation to be sent to the Township Board. ROLL CALL: Purcell: yes, Fiala: yes, Strickland: yes, Beukema: yes, Cunningham: yes, Campbell: yes. Yes: 6, No: 0. MOTION CARRIED.

It was noted that the next Regular Board meeting of the Board of Trustees will be the 2<sup>nd</sup> Thursday of June, which is June 12.

Gun Lake Diner on M-179 has a handicap ramp currently coming down from the building and they would like to put an addition on each side (north & south sides).

Motion by Beukema with support from Cunningham to approve site plan of Gun Lake Diner as presented. ROLL CALL: Purcell: yes, Fiala: yes, Strickland: yes, Beukema: yes, Cunningham: yes, Campbell: yes. Yes: 6, No: 0. MOTION CARRIED.

**Complaint:** Regarding Rison Condominium Development (storage buildings). Phil Eister was present in this evening's meeting. He owns property on the road. P. Eister commented that when the development was originally put in, it was supposed to be residential storage only. Eister commented that junk is piling up such as old vehicles. Originally the SEU was for residential storage use. Property is zoned as conditional C3. Eister purchased his property planning on it being an industrial drive. The junk accumulation is getting progressively worse according to Eister. Eister obtained the Master Deed for reference for the PC. M. Englerth added that there have been homeless people living there as well as a meth lab. M. Englerth commented that L. Knowles wasn't on board when this situation came up. Englerth commented that the PC is trying to be the problem solving arm tonight in reference to R. Harvey's question regarding the actual request being made tonight.

The problem hasn't been resolved per Englerth. Most of the people have some pretty high dollar investments down there. There are no associations in relation to the condos and there isn't any dues involved according to Eister.

Mike Cunningham asked about appointing a subcommittee for investigating this situation. Purcell commented that he thought Mr. Eister was looking for proper enforcement of the condo by-laws to be made; at this point the question is if enforcement would lie within the condo development/by-laws. Purcell spoke of taking documentation of the approval of the condominium in 2005/06 and having legal counsel or L. Knowles send a letter regarding 2005/06 ruling on this to the developer, the individual owners and the realtor currently involved. Members of the association

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APPROVED: 

Motion to approve rezoning request of Middleville Tool & Die.  
MOTION CARRIED.

Motion to approve site plan of Gun Lake Diner as presented.

have the responsibilities to make sure covenants listed in the agreement are followed. Eister distributed a letter dated 11/07/06 of Rison agreeing to responsibility. Motion by Cunningham with support of Beukema to form a three person committee to assist Sandy Marcukaitis and Larry Knowles, ZA to gather and bring information to P.C. regarding this situation brought to PC by P. Eister. All ayes. MOTION CARRIED.

**OLD BUSINESS:**

Fiala summarized for R. Harvey main items that the PC has to work on: Master plan update, sign ordinance (F. Fiala asked R. Harvey to take a look at in order to go to public hearing on this), and Article XII – ready to go through page per page to get ready to go to public hearing.

Regarding the public hearing, R. Harvey would like to look through it (Sign Ordinance), but proceed with publishing the public hearing. She will forward her review within the next couple of weeks. June 19, 2014 would be a probable date for the public hearing.

Discussion about timing of publishing for public hearing(s) occurred. The actual text doesn't have to be published per R. Harvey. Only the sections that are being changed should be published. To create a purpose for this section may be phrasing that could be published. Also discussed was bringing in local businesses with a personalized letter and having refreshments. The option of cancellation of public hearing was mentioned as well.

Further discussed: Public Hearing on June 19, 2014 for Sign Ordinance. Hard copies of the ordinance will be distributed at the hearing. Also, Campbell suggested getting the hard copies to business contacts ahead of time. R. Harvey asked if this would be in table form (having all the info. in a table-like format) R. Harvey felt it would be much easier for reference. C. Strickland will have this in table form by June 5<sup>th</sup> and distributed with the letter to businesses (such as those in the Gun Lake Business Association) and a copy of what the ordinance will look like. Cunningham mentioned inclusion of residents. Fiala mentioned publishing in the paper to notify all residents.

It was noted that G. Purcell will not be present at the June meetings due to his schedule.

Fiala gave a brief summary of the gateway signage. Also bonus signage was discussed for those choosing to comply with sign design approved by the township. Beukema mentioned that the compliance would be a suggestion. Discussion occurred regarding a guideline, not a standard, recommending a certain pattern, color, etc. It was noted that this information needs to be supplied. This language "the township encourages" could be under 17.1 after the bullet points for direction. The DNR theme was referred to as a possible pattern or style that the PC is looking for. C. Strickland mentioned the wordage in the gateway signage portion of the ordinance.

**SIGN ORDINANCE-**

Copies of revised ordinance produced by C. Strickland as of 5/1/14, Draft #5, were distributed. The PC began working on finishing up items on the sign ordinance.

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APPROVED: 

Motion to form a three person committee to assist Sandy Marcukaitis and Larry Knowles to gather and bring information back to P.C. regarding this situation brought to PC by P. Eister. MOTION CARRIED.

**OLD BUSINESS**

**SIGN ORDINANCE**

**SIGN ORDINANCE cont'd**

R. Harvey asked if there were any standards set for off-premise signs. Harvey pointed out that there has to be standards to prevent from being too opened-ended. Further discussion occurred regarding listing standards, not necessarily criteria. R. Harvey recommended constructing the ordinance in such a way so that the township is not caught in being arbitrary in granting and denying. Separation standards for signs were discussed. R. Harvey commented that standards are easy to write as long as the PC knows what it wants. Additional discussion occurred regarding the sign ordinance. M. Cunningham will work on Definitions with C. Strickland's corrections included.

Next meeting: PC will identify businesses and have letter ready with ordinance information to mail out for June 19<sup>th</sup> public hearing. Review comments of R. Harvey will be sent to C. Strickland. R. Harvey has drafted changes for the public hearing notice and will give to L. Knowles.

Fiala would like to wait until R. Harvey is at the meeting to proceed with Article XII. At that time, the PC will go through Article XII page by page.

Discussion occurred on dealing with businesses, being business friendly, dealing with future SPR's, bringing SPR's before the PC (when and if necessary), and timing of notice in order to appear on the agenda. The current frequency of meetings permits time for getting SPR information to PC members for them to review before a meeting. Fiala noted that his goal was to eventually get back to one meeting a month in the near future.

It was noted that July 3<sup>rd</sup> is the date of a scheduled PC Special Work Session.

Motion by Beukema with support from Fiala to cancel meeting of July 3, 2014 due to the holiday. All ayes. MOTION CARRIED.

L. Knowles mentioned the Zoning Map. Rose of mapping mentioned there is an I2 (Industrial 2), and it will be sufficient if the Supervisor, Clerk and Zoning Administrator initial/sign the map until more changes need to be made. R. Harvey commented that legal descriptions of the zoning districts override the map if there are discrepancies. Discussion took place regarding zoning map information, and information obtainable from the assessor. L. Knowles should always be able to access a zoning map; that would be the most helpful according to R. Harvey. Harvey also commented that a map mistake is an easy fix, if it was adopted correctly.

Purcell commented that he'd like the PC to formally adopt a procedure for map amendments so there would be something definitive for L. Knowles, ZA to go by. Putting this procedure into the by-laws was suggested by Fiala. C. Strickland commented that she could assist with this.

**ADJOURNMENT:**

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


Approved by: 

Cathy Strickland, Planning Commission Secretary Date

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APPROVED: 

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
May 19, 2014