

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Thursday, May 19, 2016 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>MINUTES Page 1 of 2 APPROVED: <u>He</u></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: Heystek, Purcell, Fiala, Beukema, Strickland, Campbell, T. Knowles. Absent with notice: Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator- Larry Knowles, Sandy Marcukaitis</p> <p><u>Visitors:</u> 4 (not including staff present).</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: No changes were made to the agenda.</p> <p>REPORTS from REPRESENTATIVES:</p> <p><u>Board of Trustees-</u> Bruce Campbell, Trustee: At the May 12th meeting: Mr. Larry Hayward requested to put bluebird nest houses in the cemeteries. The Lettinga family would like to split off land of PA116 land (3 acres) to build a home. Saturday, May 21, at 8:00 AM will be a Trails Meeting. Sunday, May 29th at 4 p.m. will be a Memorial Day Ceremony to honor Veterans at the YS Fire Station. Jim Orr, the Constable and Liquor Inspector, has retired. GLASWA presentation was made.</p> <p><u>Zoning Administrator:</u> Larry Knowles, ZA: Up to approximately 38 SPR's (Site Plan Review) so far this year. The Code Enforcement Officer, Rocky Adams, has resigned due to health issues. L. Knowles mentioned trimming down on evening hours.</p> <p><u>ZBA-</u> Richard Beukema: At the ZBA meeting held May 10, 2016:</p> <ul style="list-style-type: none"> • Kelly Washburn variance request (tabled last meeting) was withdrawn. • Robert and Wanda Hunt of 991 Bluff Dr., Middleville, MI (Barlow Lake). Request for a variance to lot size requirements was denied – did not pass the “practical difficulty” test. • Whispering Pines again requested a variance to exempt them from paving their road. Variance denied therefore requiring paving to commence in one year. 	<p>CHANGES TO AGENDA: None.</p> <p>BOARD REPORTS from REPRESENTATIVES</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Beukema with support from Campbell to accept Planning Commission minutes of April 21, 2016 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p>

NEW BUSINESS:

- **Brian Pennings, request for a bonus of up to 50% increase to the maximum lot coverage at 3510 Elmwood Beach. (Tabled from previous meeting).**

Mr. Penning was present at tonight’s meeting with information on the pavers to be used for requested coverage. Also, Mr. Jason Stafford from Unilock was present to give additional information regarding the paver permeability.

Motion by Greg Purcell with support from Campbell to approve the bonus requested with the condition that the pipe be added to the new permeable paver material -not to exceed 49% coverage overall (with everything included) and not to exceed 30% with building coverage. All ayes. MOTION CARRIED.

- **Mr. Delamar’s request regarding the building of a pole barn at 491 S. Patterson.**

Mr. Delamar presented his request. Discussion occurred.

Motion by Fiala with support from Heystek to approve site plan approval in the C-3 zone for a service shop. All ayes. MOTION CARRIED.

OLD BUSINESS:

Update on Phone System

The phone committee has been working and a quote has been received since the committee was recently formed. Information will be presented at the next Board meeting. Fiala reviewed the reasoning for an improved system including a previous meeting when two commissioners were involved via phone remote and due to the poor quality of the phone connection/system, the commissioners were excused from voting and offering input in the meeting (as requested by township attorney present at the meeting).

Side yard Definition: G. Purcell worked on a definition to be reviewed by the Planning Commission. Discussion took place.

Master Plan Update- Update: R. Harvey will be emailing the Master Plan Update by next Friday, (May 27th). Most information will be included except for map. Plans are for verbiage to be worked on (in draft form) at next meeting. Also, work will occur on getting a Future Land Use map set.

PUBLIC COMMENT: None.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:07 p.m.

Approved by: Tressa Knowles Date: June 6, 2016
 Tressa Knowles, Planning Commission Secretary

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APPROVED: [Signature]

NEW BUSINESS

Motion to approve request not to exceed 49% (total coverage). MOTION CARRIED.

Motion by to approve site plan approval in the C-3 zone for a service shop. All ayes. MOTION CARRIED.

OLD BUSINESS

PUBLIC COMMENT:

None.

ADJOURNMENT

Deb Mousseau
 Recording Secretary
 May 22, 2016