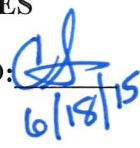



<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, May 21, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p>PC MINUTES Page 1 of 2 APPROVED:  6/18/15</p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><b>PLEDGE OF ALLEGIANCE</b></p> <p><u>Roll Call</u>: Present: Purcell, Beukema, Strickland, Heystek, Campbell and Fiala. <u>Absent</u>: Mike Cunningham</p> <p><u>Absent</u>: Rebecca Harvey, Professional Planner (with notice)</p> <p><u>Staff Present</u>: Zoning Administrator Larry Knowles, Sandy Marcukaitis</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>No changes to Agenda.</p>
<p><b>BOARD REPORTS from REPRESENTATIVES</b></p> <p><u>ZBA</u>- Rich Beukema commented on the recent ZBA meeting that took place May 12, 2015 regarding waterfront, sideyard and street side setbacks. It was a single request for variance with three parts. All three parts of the variance requests were approved.</p> <p><u>Board of Trustees</u> – Bruce Campbell reported on the Fire Committee being formed. The Board is currently working on the Budget. The Board has met today and will be meeting next week.</p> <p><u>Zoning Administrator</u>- Larry Knowles commenting on a current funneling issue. Township Attorney Lohrstorfer will be contacted. Approximately 35 permits have already been issued so far this year. L. Knowles commented on status of landsplit issue(s).</p>	<p><b>BOARD REPORTS from REPRESENTATIVES</b></p>
<p><b>PUBLIC COMMENT:</b> <b>Randy and Tressa Knowles</b> were present to observe Planning Commission proceedings.</p>	<p><b>PUBLIC COMMENT</b></p>
<p><b>APPROVAL OF MEETING MINUTES:</b></p> <p>Motion by Campbell with support from Beukema to accept Planning Commission minutes of April 16, 2015 meeting as presented. All ayes. <b>MOTION CARRIED.</b></p> <p><b>NEW BUSINESS:</b></p> <p><u>Discussion of M37 Joint Planning</u></p> <p><b><u>BARRY COUNTY NORTH QUADRANT JOINT PLANNING ALLIANCE</u></b></p>	<p><b>APPROVAL OF MEETING MINUTES</b> Motion to accept April 16, 2015 PC minutes as presented.</p> <p><b>NEW BUSINESS</b></p>

Duane Weeks- Village of Middleville-Manager, and Catherine Getty – Thornapple Township Planning and Zoning came to tonight's meeting. Presentation of M-37 Joint Planning Area was made. A Joint Future Land Use map was distributed. A question and answer time took place. Chairman Fiala commented on future land use plans of the PC.

PC MINUTES  
May 21, 2015  
Page 2 of 2  
APPROVED:  6-18-15

Motion by Purcell with support from Heystek to bring Article XII to public hearing at the June 18, 2015 Planning Commission meeting. All ayes. MOTION CARRIED.

Motion to bring Article XII to public hearing at the June 18, 2015 Planning Commission meeting. MOTION CARRIED.

**Discussion of Funneling Ordinance**

**18.4 - Use of Easements** was suggested as a title rather than Use of Public Easements, AND strike 1<sup>st</sup> sentence and change to: (per G. Purcell) **The following rules should apply to all public and private easement and road ends adjacent to any lake in Yankee Springs Township.**

Motion by G. Purcell with support from R. Beukema for 18.4 Use of Easements (new title) to be used, as well as, Greg's sentence (above). All ayes. MOTION CARRIED.

Motion for 18.4 Use of easements (new title) and 1<sup>st</sup> sentence of 18.4. MOTION CARRIED.

-----  
Fiala reviewed 3 items that would be discussed when P. Heystek contacts J. Lohrstorfer: 1) Info. relating to court cases. 2) Cathy's comment on 18.4 (c, d and e)- (private easements) 3) Rich's question regarding 18.2.2 - having a public easement off of a private road and definition of private road and word "exclusively" being removed.

**Discussion of Master Plan Update**

Fiala commented on the past history of the Master Plan including finances involved in its initial preparation. Fiala commented that he'd like to authorize Rebecca Harvey, Professional Planner, to go over what Cathy's done, welcome R. Harvey's thoughts, come up with a verbiage and then go to the map (as a PC). Discussion occurred regarding this process, how it will occur and the time frame it would occur in.

-----  
Discussion occurred regarding upcoming Citizen Planner event on June 11<sup>th</sup>. Discussion also occurred regarding communication from the PC regarding the M-37 Joint Alliance presentation this evening.

**OLD BUSINESS:**

- **Article XII/Out Buildings/Guest Quarters:** Going to public hearing. Will get public input and review Article XII before bringing to the Board.

**OLD BUSINESS**

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 9:20 p.m.

Approved by:  6-18-15  
Cathy Strickland, Planning Commission Secretary Date

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
May 25, 2015