


<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, November 20, 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 3 As presented 12-4-2014 APPROVED: </p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p>Roll Call: Present: Purcell, Heystek, Beukema, Cunningham, Strickland, Campbell and Fiala. <u>All Present</u></p> <p><u>Also Present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis</p> <p><u>Visitors:</u> 0 (not including staff present).</p>	<p><b>PLEDGE CALL TO ORDER ROLL CALL</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA: None</b> Add to <u>New Business:</u> Discuss procedure for codification and Secretarial functions for PC.</p>	<p><b>ADDITIONS/CHANGES TO AGENDA</b></p>
<p><b>PUBLIC COMMENT: None</b></p>	<p><b>PUBLIC COMMENT: None</b></p>
<p><b>APPROVAL OF MEETING MINUTES:</b></p> <p>Motion by Fiala with support from Beukema to accept Planning Commission Work Session minutes of October 16, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p><b>APPROVAL OF MEETING MINUTES</b> Motion to accept Oct. 16, 2014 PC minutes as presented.</p>
<p><b>BOARD REPORTS FROM REPRESENTATIVES</b></p> <p>Discussion occurred on funneling issue/recent letter from attorney.</p> <p><b>ZBA:</b> No report from R. Beukema. No ZBA meeting since Sept. 2.</p> <p><b>Bd. of Trustees:</b> Bruce Campbell reported that the Board of Trustees approved the Sign Ordinance.</p> <p><b>NEW BUSINESS:</b></p> <p>I. Discussion on Zoning Map Changes</p> <p>Motion by C. Strickland with support from Heystek to note concurrence with mapping update procedure as outlined by J. Lippert with L. Knowles, M. Englerth. All Ayes. MOTION CARRIED.</p> <p><b>Procedures for Ordinances and Amendments for Yankee Springs Twp. written 11/6/08 was discussed.</b></p>	<p><b>BOARD REPORTS FROM REPRESENTATIVES</b></p> <p><b>NEW BUSINESS</b></p>

C. Strickland volunteered to take this and work on it and return with changes on meeting of Dec. 4.

Motion by Cunningham with support from Heystek to recommend to Clerk that the Planning Commission will have one meeting per month, on the third Thursday of the month for the year 2015. In addition, the PC would like the option to call up to 4 (four) workshop meetings at the discretion of the PC. All ayes. MOTION CARRIED.

**OLD BUSINESS:**

**Article XII:**

Started work on **Sec. 12.4 Required Setbacks**. Regarding Sec. 12.4 - 3. a. (1) (a): Special setback requirements: Residential lake front district: Street/road side (rear yard):

Motion by Fiala with support from Campbell regarding Sec. 12.4 - 3. a. (1) (a): Special setback requirements: Residential lake front district: Street/road side (rear yard): to insert "except Patterson Road and M-179 is 35 feet" at end of sentence. All Ayes. MOTION CARRIED.

**Pertaining to Sec. 12.4 / 3. (2) Still under Residential Lake front District:**

Motion by Purcell with support from Heystek pertaining to Sec. 12.4 / 3. (2) still under Residential Lake front District to use "**dwelling**s" instead of "**structure**s" towards the end of sentence. (Leave the first "structure" in sentence as is). All ayes. MOTION CARRIED.

**Regarding Sec. 12.4 / Gun Lake Residential Lakefront 3. b. (1) (b) i:**

Motion by Purcell with support from Campbell Regarding Sec. 12.4 / Gun Lake 3. b. (1) (b) I to take "**required to be**" out and insert "**located**" and also change "**greater**" to "**less**". All ayes. MOTION CARRIED.

**Regarding 12.4 still Gun Lake Resid. Lake Front District: 3. b. (2):**

Motion by Purcell with support from Heystek regarding 12.4 still Gun Lake Resid. Lake Front District: 3 b. (2) to insert "dwelling" instead of "structures" towards the end of sentence only. (Leave the first "structure" in sentence as is). All ayes. MOTION CARRIED.

**Regarding 12.4 d. Commercial and Light Industrial District and e. Industrial District:**

Motion by Campbell with support from Beukema that "**d.**" (Commercial and Light Industrial Districts) should appear as "**e.**" appears: with the only change being "**d. (2)**" would be fifty (50) feet from any other residential district and the addition of a "**(3)**" - "In addition no commercial or industrial use shall be made of the setback area." All ayes. MOTION CARRIED.

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APPROVED: 

**OLD BUSINESS**

**Article XII**

Motions regarding Changes in Sections 12.4 (Spec. setback requirements), 12.5, and 12.6.

It was requested that R. Harvey review and advise on the terms: lot, parcels, tax i.d. and out lots.

**\*Cathy Strickland noted that a change should be made to the Chart for Minimum Road Frontage and Required Lot or Parcel Size:**

“Without Public Sewer” should be added to chart at Suburban Residential, Residential Single Family, Residential Multi-Family, Residential Lake Front, Gun Lake Residential Lake Front, (5 places).

Discussion took place on private sewers, acreage, and Health Department requirements.

R. Harvey commented on terms “building” and “structure”- and that coverage should be equal to the total of the footprint of the building - but decks have to be addressed.

**Regarding the Chart for Minimum Road Frontage/Required Lot or Parcel Size:**

Motion by Beukema with support from Campbell to change LI-1 to 250 ft. instead of 100 ft. and I-1 to 250 ft. instead of 1,000 ft. on the Chart for Minimum Road Frontage/Required Lot or Parcel Size. All ayes. MOTION CARRIED. **LI-1= Light Industrial, I-1= Industrial**

\*Suggestion was made to drop “Manufacturing” after Light Industrial on chart.

**Section 12.6 Maximum Lot Coverage:**

Motion by Cunningham with support from Purcell to replace the word “**structure**” with “**improvement**” in 12.6 – B. All ayes. MOTION CARRIED.

It was noted that both Heystek and Purcell will miss the first three meetings of 2015. Both will have computer access and will be able to receive email from the township.

Heystek mentioned the issue of fences. Discussion occurred.

It was noted that Mike Cunningham will take a pass/scribe at the covered decks section and the PC will look at it at the next meeting.

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 10:05 p.m.

Approved by:



Cathy Strickland, Planning Commission Secretary Date

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APPROVED: 

Motions regarding Changes in Sections 12.4 (Spec. setback requirements), 12.5, and 12.6.

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
November 20, 2014