


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, October 16, 2014 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>FINAL MINUTES Page 1 of 4 As presented Nov. 20, 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.</p> <p>All Present</p> <p>Also Present: Rebecca Harvey, Professional Planner</p> <p>Staff Present: Zoning Administrator Larry Knowles, Sandy Marcukaitis</p> <p>Visitors: 0 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: None</p>	<p>ADDITIONS/CHANGES TO AGENDA: None</p>
<p>PUBLIC COMMENT: None</p>	<p>PUBLIC COMMENT: None</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by G. Purcell with support from R. Beukema to accept Planning Commission Work Session minutes of October 2, 2014 meeting as presented. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES Motion to accept Oct. 2, 2014 PC minutes as presented.</p>
<p>BOARD REPORTS FROM REPRESENTATIVES</p> <p>ZBA: No report from R. Beukema as there has not been a ZBA meeting since September 2.</p> <p>ZONING ADMINISTRATOR: Larry Knowles</p> <ul style="list-style-type: none"> • Approximately 6 recent SPR's due to more new house construction. • There are new forms for zoning permits/SPR's • Getting close to presenting zoning changes on the zoning map to the board. <p>NEW BUSINESS:</p> <p>Public hearing - Regarding Ordinance Drainage:</p>	<p>BOARD REPORTS FROM REPRESENTATIVES</p>

An amendment to Article XII of the Zoning Ordinance. (Reference: Section 5.6) To consider adding—regarding Drainage: “No property shall be filled or graded so as to cause a discharge of surface water run-off onto abutting premises.”

7:05 open of Public Hearing

No one was present at the meeting.

Public Hearing Closed by Fiala at 7:06 p.m.

Motion by Beukema with support from Campbell to modify Section 5.6 Residential Site Plan Review indicating that no property shall be filled or graded so as to cause a discharge of surface water run-off onto abutting premises. **Roll Call vote:** Purcell: yes, Fiala: yes, Strickland: yes, Beukema: yes, Cunningham: no, Heystek: yes, Campbell: yes. Yes: 6, No: 1. MOTION CARRIED.

Reason for no vote: M. Cunningham feels there are building codes, etc. that cover this item already. Adding this to the ordinance is just putting another thing on the books that we can't enforce.

Discussion occurred prior to roll call vote.

OLD BUSINESS:

Article XII:

Granny Flats - G. Purcell distributed a report **Thoughts and Issues For Discussion of Granny Flats/Accessory Dwellings Units (ADU's)** based on his findings regarding Granny flats. Fiala noted that this wouldn't be addressed this evening (Granny Flats) but at a future time.

Section 12.3 – Dwelling Standards and Requirements

Discussion: on combinations of property (i.e. on one tax I.D.) and terms Lot vs. Parcel

Discussion on Court record indications.

Zoning lot- Definition #52 was referred to.

Discussed terms condominium vs. site condominium- platting involves the state and is more time consuming. (referred to definitions #19 and #20)

Three things that R. Harvey will be working on: Definitions: Lot, parcel and Tax I.D.

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APPROVED: 

NEW BUSINESS

Motion to modify Section 5.6 Residential Site Plan Review indicating that no property shall be filled or graded so as to cause a discharge of surface water run-off onto abutting premises. MOTION CARRIED.

OLD BUSINESS

ARTICLE XII: cont'd

Frank Fiala commented on the process of making changes currently to the ordinance with motions being made at meetings, M. Cunningham scribes the changes for future meetings. The question of codifying was brought up. After the public hearing, the draft that is approved needs an affidavit and goes to the township lawyer then goes to approval. After approved by the township board it pretty much is handled by the Clerk according to R. Harvey.

Discussion occurred regarding the best utilization of Rebecca Harvey. R. Harvey commented that it is better to give R. Harvey time to look into or reflect on something and then bring it back to the Planning Commission.

The PC reviewed changes with R. Harvey that were worked on at the last meeting.

Article XII Section 12.3, #4 Exterior dimensions:

Discussion occurred on eliminating all but (4) under "b" of #4.

Motion by Beukema with support from Heystek to eliminate (1), (2), (3) of #4 "b." of Section 12.3. All ayes. MOTION CARRIED.

Motion by Heystek with support from Beukema to change wording in (4) of #4 b. of Section 12.3 to: for all residential except for RA & RR which will be 40'. All Ayes. MOTION CARRIED.

Motion by Beukema with support from Heystek to change wording in (5) of #4 b. of Section 12.3 to: for all residential except for RA & RR which will be 49'. All Ayes. MOTION CARRIED.

Motion by Beukema with support from Campbell to strike the word "television" from last sentence in Sec. 12.3 #4 c. (2). All Ayes. MOTION CARRIED.

Motion by Heystek with support from Campbell to change "existing" to "finished" grade In Sec.12.3 #4 c. (2) . Ayes: 6, Nays: 1. MOTION CARRIED.

Acronym Review:

GLRLF: Gun Lake Residential Lakefront

RLF: Residential Lakefront

RSF: Residential Single Family

Re-wording of 12.4 #1 b. (1): (this will become the "new b." under #2)
In the Gun Lake Residential Lake Front (GLRLF), Residential Lakefront (RLF), and Residential Single Family (RSF) zoning districts, no dwelling or structure shall be required to be setback more than ten (10) feet from the side yard property line.

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APPROVED:



Motions affecting Section 12.3 #4 Exterior Dimensions

Motion by Purcell with support from Cunningham to combine a. and b. of Sect. 12.4 #2 (Side yard setbacks). This combination would be the new "a." and then move Sec. 12.4 #1 b. (1) to "Side yard setbacks" inserting it into #2 as the new "b." All Ayes. MOTION CARRIED.

Please note the last sentence of the new "a." of 12.4 #2 would be: No dwelling or structure shall be required to be setback more than twenty-five (25) feet from the side yard property line unless a greater or lesser distance is called for elsewhere in this ordinance.

Motion by Strickland with support from Beukema that all districts other than the GLRLF, RSF, and RLF there be no change made to the current ordinance which states a minimum of (five) 5 feet or 10% of the lot with not to exceed 25 feet. Roll Call Vote: Cunningham: yes, Fiala: no, Heystek: yes, Beukema: yes, Purcell: yes, Campbell: no, Strickland: yes. Yes: 5, No: 2. MOTION CARRIED.

For Next Meeting: (Nov. 20, 2014)

Looking ahead Fiala commented that work at the next meeting would begin with Sect. 12.4 Required setbacks under #3: Special setback requirements.

Future Meetings/Officers:

Discussion also occurred regarding Cathy Strickland not continuing as the Secretary of the Planning Commission. Cathy also commented that she would most likely not be a planning commissioner after the first of the year. Possibly C. Strickland would reconsider if the PC goes to just one meeting per month. However, being the PC Secretary would not be a possibility.

Change of December PC meeting date:

Motion by R. Beukema with support from Cunningham to cancel the PC meeting of Dec. 18th and have the December PC meeting on December 4, 2014 instead. All Ayes. MOTION CARRIED.

J. Lippert was emailed of the above PC meeting change by D. Mousseau on 10/16/14 after meeting.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 10:07 p.m.

Approved by:



Cathy Strickland, Planning Commission Secretary Date

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APPROVED: 

Motion to combine a. and b. of Sect. 12.4 #2 (Side yard setbacks). This combination would be the new "a." and then move Sec. 12.4 #1 b. (1) to "Side yard setbacks" inserting it into #2 as the new "b." MOTION CARRIED.

Motion that all districts other than the GLRLF, RSF, and RLF there be no change made to the current ordinance which states a minimum of (five) 5 feet or 10% of the lot with not to exceed 25 feet. MOTION CARRIED.

Motion to cancel the December meeting of Dec. 18th and have the meeting on December 4, 2014 instead. MOTION CARRIED.

ADJOURNMENT

Deb Mousseau
Recording Secretary
October 16, 2014