


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Public Hearing & Work Shop Session</p> <p style="text-align: center;">Thursday, October 2, 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 APPROVED:  Oct. 16, 2014 as presented</p>
<p><u>PLEDGE OF ALLEGIANCE</u></p> <p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>Roll Call:</u> Present: Cunningham, Strickland, Beukema, Purcell, Heystek, Campbell and Fiala.</p> <p><u>All Present</u></p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth.</p> <p><u>Visitors:</u> 5 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: None</p> <p>Fiala asked to hold Board and ZBA reports off to the regular meetings.</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>Regarding September 18, 2014 PC meeting minutes:</p> <p>The township office copier was down this week. The wording at the top of the Planning Commission notes "Work Session" has been changed to "Regular Meeting."</p> <p>Motion by R. Beukema with support from B. Campbell to accept minutes of Sept. 18, 2014 as modified. All ayes. MOTION CARRIED.</p>	<p>APPROVAL OF MEETING MINUTES</p> <p>Motion to accept September 18, 2014 PC minutes as modified.</p>
<p><u>NEW BUSINESS:</u></p> <p>CSPR 14-09-04 Parcel ID 08-16-005-012-00 Request for construction of a proposed building and additional parking at 1095 Briggs Road, Middleville, MI (YMCA).</p> <p>Larry Knowles has reviewed submitted information and presented a brief summary of the camp's request.</p> <p><u>Public hearing opened at 7:05 p.m.</u></p>	<p><u>NEW BUSINESS</u></p> <p>CSPR 14-09-04 Parcel ID 08-16-005-012-00 Request for construction of a proposed building and additional parking at 1095 Briggs Road, Middleville, MI (YMCA).</p>

Doug Stalsonburg, of Excel Engineering, commented that the project would be a 40 x 50 welcome center, having the same look as the lodge in terms of the front porch and façade of the building. Parking will be expanded to the east about 25 spaces. Parking will either be gravel or possibly paving depending on funds raised. There will be additional parking spaces (30) either gravel or pavement on north side.

Jeff VanderMaas, 1262 Manitou Lane– asked where the location of the building will be. It was noted that the new building will be approximately 20 feet east of the lodge. Parking will be expanded further to the east which will push it into the woods.

Site Plan was shown to those in audience.

Debbie Battjes, representing the family of 1257 Manitou Lane, asked what the proposed time line for the project would be. Doug Stalsonburg commented that work would start soon and the camp would like to have it done by Spring.

Public Hearing was closed at 7:13 p.m.

Planning commission questions were asked at this time.

G. Purcell commented that he was a member of the Grand Rapids YMCA.

Motion by Cunningham with support from Campbell to approve the site plan of Camp Manitou-Lin (CSPR 14-09-04) as presented. Roll Call: Purcell: yes, Cunningham: yes, Fiala: yes, Strickland: yes, Heystek: yes, Beukema: yes, Campbell: yes. Yes: 7, No: 0. MOTION CARRIED.

OLD BUSINESS:

Accessory Dwellings: G. Purcell commented on accessory dwellings. He took a tour of the area with Larry Knowles and Mark Englerth and was surprised at the amount of “granny flats” out there. Purcell was interested in the time frame on this issue. Discussion took place regarding views on accessory dwellings, enforcement, yearly inspections/SEUs, differences between SEUs and additional dwellings on the same lot, overnight sleeping quarters, fire code violation, safety issues, and legalities.

Article XII:

12.2 Building Permits and Zoning Permits Required. Discussion took place on the title of this section.

Article 21.1 was mentioned as reference point but consensus was not to use this.

Section 12.3 - Dwelling Standards and Requirements

Discussion on “granny flats”/accessory dwellings occurred. Square footage requirement of 720 square feet was discussed at length.

FINAL MINUTES

October 2, 2014

Page 2 of 4

APPROVED: 

Motion to approve the site plan of Camp Manitou-Lin (CSPR 14-09-04) as presented. MOTION CARRIED.

OLD BUSINESS:

Accessory Dwellings

It was decided to make and record changes through motions in the minutes:

Pertaining to Section 12.3 #3 (c) – internal wall height

Motion by Heystek was supported to strike Section 12.3 #3 **(c)** from the ordinance (re: 7 ½ feet for minimum internal wall height). All ayes. MOTION CARRIED.

Re: Section 12.3 #4 (b) 1: (residential structures changed from 2 to 3 stories).

Motion by M. Cunningham was supported to change wording from two stories to **three** stories in Section 12.3 #4 (b) (1). New wording will now be: No residential structure shall be more than three (3) stories above finished grade. Also, in paragraph #4 (b) (2) of the same section, the word “second” is to be changed to “third”. All ayes. MOTION CARRIED.

Discussion occurred regarding these terms:

- Residential Lakefront = RLF
- Residential Single Family = RSF (Back lots – behind lakefront lots)
- Rural Agricultural = RA (3 or more acres)
- Rural Residential = RR (1 or more acres)

Re: Section 12.3 #4 b (4): (Maximum height of a primary dwelling or structure)

Motion by Purcell with support from Heystek to change maximum height for a dwelling or structure to 35 feet for Residential Lake Front (RLF) and Residential Single Family (RSF) and to set 40 feet for Rural Agricultural (RA) and Rural Residential (RR). All ayes. MOTION CARRIED.

Re: Sec. 12.3 #4 b (5): (Maximum height for buildings with a walkout basement)

Motion by Beukema with support from Cunningham to change (Sec. 12.3 #4 b (5)) maximum height for buildings with a walkout basement to 44 feet for RLF and RSF and to set 49 feet as maximum height of buildings with walkout basements for RA and RR. All ayes. MOTION CARRIED.

Re: Section 12.3 #4 c (2): Height exceptions for Residential limits

Motion by Heystek with support from Campbell to add 5 feet to the height exceptions for existing grade (changing 40 to 45 feet) and to homes with walk-out basements (changing 44 to 49 feet). (Sec. 12.3. #4 c (2)). All Ayes. MOTION CARRIED.

Re: 12.4 Required Setbacks: – Industrial

Motion by Beukema with support from Campbell to change previous **industrial setback** of 100 feet from Road Right of Way to 50 feet. Roll Call vote: Purcell: yes, Cunningham: no, Fiala: yes, Strickland: no, Heystek: no, Beukema: yes, Campbell: yes Yes: 4, No: 3. MOTION CARRIED.

FINAL MINUTES

October 2, 2014

Page 3 of 4

APPROVED: 

Motion to strike (c) of Sect. 12.3 #3 (c) pertaining to 7 ½ feet min. internal wall ht.)
Motion Carried.

Motion to change wording from two stories to **three** stories in Section 12.3 #4 (b) (1). MOTION CARRIED.

Motion to change maximum height for a dwelling or structure to 35 feet for (RLF) and (RSF) and 40 feet for (RA) and (RR). MOTION CARRIED.

Motion to change max. height for buildings with a walkout basement to 44 feet for RLF and RSF and to set 49 feet as max. height of buildings with walkout basements for RA and RR. Motion Carried.

Motion to add 5 feet to the existing grade and to homes with walk-out basements (changing 44 to 49 feet). (Sec. 12.3. #4 c (2)). All Ayes. MOTION CARRIED.

Motion to change previous **industrial setback** of 100 feet from Road Right of Way to 50 feet. MOTION CARRIED.

*Discussion began on Section 12.4 #1 b (1) It was agreed that what was written as Gun Lake Residential Lake Front zoning district would be **RLF and RSF**. Discussion will start with RR and RA at the next meeting.

FINAL MINUTES

October 2, 2014

Page 4 of 4

APPROVED: 

ADJOURNMENT:

Due to the lateness of the hour, Chairman Fiala brought the meeting to a close at 10:26 p.m.

ADJOURNMENT

Deb Mousseau
Recording Secretary
October 2, 2014

Approved
by: _____


Cathy Strickland, Secretary

_____ Date