

**YANKEE SPRINGS TOWNSHIP
 PLANNING COMMISSION
 Regular Meeting
 Thursday, 20 September 2012
 Yankee Springs Township Hall
 284 North Briggs Road,
 Middleville, Michigan 49333**

FINAL MINUTES
 Page 1 of 3

Approved: _____

Transmitted electronically 10/4

MINUTES

Meeting called to order at 6:59 PM by Chairman Frank Fiala.
Roll Call: All Present: Cunningham, Wells, Beukema, Purcell, Schwennesen, Strickland, and Fiala.
Staff Present: Constable Jim Orr, Zoning Administrator Robert Lippert. Sarah Traxler, of McKenna & Assoc., was present as well.
Visitors: (5) Not including staff present.

**CALL TO ORDER
 PLEDGE
 ROLL CALL**

ADDITIONS OR CORRECTIONS TO AGENDA:
 No Changes to the agenda.

AGENDA

MEETING REPORTS:

ZBA REPORT: Gordon Wells:

- Variance request of minimum lot width of Herbert Welz at 11332 W. M-179 was approved.

BOARD OF TRUSTEES REPORT: Al Schwennesen.

- Herbert Welz' variance and rezoning requests approved.
- The Capital Improvement Plan was approved.
- Approved the amendment to Article IV Ordinance for the sale of fireworks.
- Approved the amendment to Ordinance to require that a driveway or written authorization be in place before a land split.

ZONING ADMINISTRATOR'S REPORT: Robert Lippert

- SPR's: (6) 1- New house, 2 – enclosed decks, 1 – fence, 1 – accessory building, 1- retaining wall. .
- Complaints (5)

MEETING REPORTS

PUBLIC COMMENT: None.

PUBLIC COMMENT

APPROVAL OF MINUTES

Motion by Wells with support from Cunningham to approve minutes of Planning Commission meeting of August 16, 2012 as presented. All ayes. MOTION CARRIED.

APPROVAL OF
 MINUTES of 16 August
 2012

McKenna Billing (August 2012): Motion by Wells with support from Cunningham to confirm the August 2012 billing from McKenna Associates in the amount of \$1,260.00. All ayes. MOTION CARRIED.

MCKENNA BILLING
 August 2012

	FINAL MINUTES September 20, 2012 Page 2 of 3 APPROVED: <i>[Signature]</i>
<u>NEW BUSINESS:</u> PUBLIC HEARING: SEU Wm. Postema/Operate Car Sales at Estelle Auto Repairs Sarah Traxler, of McKenna Associates reviewed the request and noted that a proposed dealer needs to attach a commercial address to get a license At 7:10 p.m., Fiala, Chairperson, opened the public hearing. <ul style="list-style-type: none"> • William Postema, requesting the SEU, commented that he didn't need a place for a lot of cars. He does more with special orders. • Karl Estelle, Owner of Estelle Auto Repair, on M-179, commented that his business has been zoned properly. His facility is allowed to have two dealer licenses. At 7:24 p.m., Fiala, Chairperson, closed the public hearing. MOTION by Beukema with support from Cunningham to approve request to grant SEU of William Postema for a used car dealership license at Estelle Body Shop to be limited to no more than five (5) vehicles at one time on the lot associated with license. ROLL CALL: Beukema: yes, Wells: yes, Fiala: yes, Schwennesen: yes, Purcell: yes, Strickland: yes. Cunningham: yes. Yes: 7, No: 0. MOTION CARRIED.	NEW BUSINESS Public Hearing SEU William Postema / Estelle's Auto Repair Shop MOTION
<u>ZBA Request to consider allowance for skewed setback averages:</u> Initial discussion occurred regarding the reasoning for coming up with a formula for skewed setback averages. R. Lippert prepared a four (4) example model using the formulas submitted. R. Lippert felt that the results came out pretty consistently. Discussion also occurred regarding changing the setback standard (from road side) to 20 feet rather than 25 feet. Fiala thanked B. Baughman for his work on this. MOTION by Wells with support from Beukema to change formula to R. Lippert's 50% Formula for skewed setback averages for residential lakefront lots, and continuing to use 25' roadside setback as maximum required distance from the road. All ayes. MOTION CARRIED.	ZBA Request to consider new formula for calculating roadside setbacks in RLF MOTION
<u>OLD BUSINESS</u>	OLD BUSINESS
<u>Accessory Buildings-</u> M. Cunningham distributed a hand-out illustrating the difference of a 1,600 sq. foot accessory building vs. a 1,280 sq. foot. His contention was to show that once a 1,600 sq. foot is built, the difference (in size) would not be noticed. Motion by Cunningham with support from Purcell to change ordinance to include maximum out building square footage to 1,600 sq. feet instead of 1,280 sq feet to include Suburban Residential Lakefront, Residential Multi-Family, Residential Single Family, Residential Lakefront and Gun Lake Residential. ROLL CALL: Schwennesen- yes, Beukema- yes, Cunningham- yes, Fiala- yes, Purcell- yes, Wells- yes, Strickland- yes. All yes. MOTION CARRIED.	Accessory Buildings

Sign Ordinance- F. Fiala began discussion by reviewing the current situation on the corner of Patterson & M-179 with signage. A letter was sent regarding the Sea Shanty sign that is still up. The Sea Shanty has been out of business for more than six months. It is Fiala's understanding that the owners of the signs would be happy to take them down when the PC has a plan for welcoming or gateway signage to the overlay district. Mark Englerth commended F. Fiala for working towards gaining a relationship in an adversarial position. Englerth commented that he had been in touch with the City of Hastings and spoke of an Economic Development grant writer for the county, Valerie Byrnes. M. Englerth things it's a great opportunity to deal with what some refer to as "blight" along the highway, mentioning the 1.5 million people plus that visit the State Park in this area. Fiala suggested that the first cut could involve a small nucleus of thought leaders and kind of conceptually see who would come to the table. The next step would be to get a little bit of a conceptual plan and idea and then have public meetings and have the business people in. Fiala mentioned M. Englerth's plan to get together about a half-dozen people in the next 30 days or so and contact someone who does all the MDOT signs. Fiala's view is to get a grant, get the sign up, and let someone on the BP or Panyrek property take it and run it and let them bring in more revenue and signs as opposed to the township doing it. Englerth also mentioned annual maintenance to keep the signage (project) up. Discussion continued involving the role of the township in this, not just being a "regulator" and the possibility of the township purchasing or leasing the property.

Sign Ordinance

PUBLIC COMMENT:

Bruce Campbell of the Sand Bar & Grill, referred to two signs of businesses that are no longer in business that are on the corner across from BP. Fiala said that it was his understanding that Mr. Panyrek was planning on going to the ZBA to ask for the ability to change the face on those signs for this period of "interim". Discussion regarding sign content and whether the township has control over this issue.

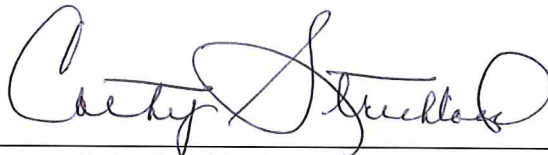
PUBLIC COMMENT

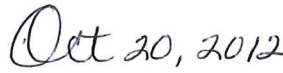
ADJOURNMENT

Motion to adjourn by F. Fiala at 8:44 p.m. Approved by all. **MOTION CARRIED.**

ADJOURNMENT

Respectfully submitted

by: 
 Cathy Strickland, Secretary


 Date

Recording Secretary
 Deb Mousseau
 09-24-2012