


<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting Thursday, September 18, 2014 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> FINAL MINUTES Page 1 of 4 APPROVED:  </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: Campbell, Cunningham, Strickland, Beukema, Purcell, Heystek and Fiala. (All Present).</p> <p><u>Staff Present:</u> Zoning Administrator Larry Knowles, Mark Englerth.</p> <p><u>Visitors:</u> 0 (not including staff present).</p>	<p> PLEDGE CALL TO ORDER ROLL CALL </p>
<p><u>ADDITIONS OR CORRECTIONS TO AGENDA:</u></p> <p>Add: Drainage/run-off to neighboring homes</p> <p>Fiala commented on going back to one meeting a month.</p> <p>Motion by Beukema with support from Campbell to approve the agenda as amended. All ayes. MOTION CARRIED.</p>	<p> ADDITIONS/CHANGES TO AGENDA: Please note additions. </p>
<p><u>BOARD REPORTS FROM REPRESENTATIVES:</u></p> <p><u>ZBA Report from Richard Beukema-</u> A land line movement was approved for the Schilthroat property on Norris Rd. This was not considered a land split.</p> <p><u>Bd. Of Trustees Report from Bruce Campbell</u> commented that currently work is going on toward having Trails (around the lake (s)) in Yankee Springs. Currently, the committee is waiting for quote for from an engineering (Prien & Newhof) company to do a planning and cost study.</p> <p><u>Zoning Administrator from Larry Knowles:</u></p> <p>Complaint Procedure – complaints first go to Larry Knowles then Larry determines the approach to take it and decides whether or not to get Rocky Adams, the Code Enforcer involved.</p>	<p> BOARD REPORTS FROM REPRESENTATIVES: </p>
<p><u>PUBLIC COMMENT:</u></p>	<p>PUBLIC COMMENT: None</p>
<p><u>APPROVAL OF MEETING MINUTES:</u> (of August 21, 2014)</p> <p>Motion by M. Cunningham with support from Beukema to approve minutes of August 21, 2014 as presented. All ayes. MOTION CARRIED.</p>	<p> APPROVAL OF MEETING MINUTES Motion to accept August 21, 2014 PC minutes as presented. MOTION CARRIED. </p>

NEW BUSINESS:

L. Knowles, ZA commented on the run-off issue that seems to be more and more prevalent primarily in lakefront areas. For example, on the lakes, residents are building larger homes on small lots and those in neighboring homes are having to deal with more run-off problems.

A meeting was held September 17th with the Zoning Administrator, PCI Inspector Building Inspector, Mark Englerth, Greg Purcell and Frank Fiala.

After much discussion, (at last night's meeting) it was determined that our ordinance is very limited in addressing drainage and does not give the ZA or PCI Building Inspector sufficient direction and review authority to ensure that drainage is adequately planned for new developments or expansions on existing properties. This information was presented at tonight's meeting by Greg Purcell.

The ZA and PCI Inspector were supportive of the following or similar wording being added to the ordinance. The plan was to have Rebecca Harvey review it.

Purcell also noted that a copy of the Hope Township ordinance covering this matter (run-off) was reviewed (at last night's meeting) and it was suggested that this be brought to the Planning Commission for review and consideration as an amendment to our ordinance.

It was proposed that the following could possibly be entered as the new "m" under Article V, Sec. 5.6 2. b. (2): (Note this is verbiage from the Hope Twp. Ordinance):

No property shall be filled or graded so as to cause a discharge of surface water run-off onto abutting premises in such a manner that will cause inconvenience or damage to adjacent properties. When property is developed, existing grades on adjacent property shall have priority.

R. Harvey commented that this should be in Article XII, possibly under 12.6, maybe 12.15. Harvey also commented that it would be good to keep this insertion as simple as possible.

Further discussion occurred. The county's role in this matter was discussed. A recent letter from J. McManus of Barry County was referenced regarding this issue. Comments were made regarding making the ordinance only applicable to residential lakefront as well.

It was determined after discussion that the following will be inserted into the ordinance as Section 12.15 under Article XII:

"No property should be filled or graded so as to cause a discharge of surface water run-off onto abutting premises."

Motion by Purcell with support from Heystek to bring proposed Article 12.15 "Drainage/Surface Water Run-off" to public hearing. 1 nay, 6 ayes, MOTION CARRIED.

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APPROVED: 

Motion to bring proposed new section Article 12.15 "Surface Water Run-off" with wording to public hearing. MOTION CARRIED.

Reason for Nay vote: Cunningham commented that he voted nay because he'd like to know what the motion actually does – "...other than make us feel good. And I'm not sure that it does anything. That is why I say (said) "no"."

Public Hearing most likely will take place on October 16th. This will be the next PC meeting. L. Knowles will have verbiage ready for office personnel to contact newspaper and request publication for the public hearing notice.

Response of the Board to the first reading of the revised sign ordinance was briefly discussed.

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APPROVED: 

NEW BUSINESS cont'd

OLD BUSINESS:

Fiala commented on getting the thoughts of the group, but not actually working on, **Accessory Dwellings ("granny flats")** this evening. Round table discussion took place.

G. Purcell has been doing some research on this subject. Purcell distributed to those in attendance **Interim Report Granny Flat/Accessory Dwelling Unit Ordinances**, a 7 page summary of his research. G. Purcell commented that the wish of the Board of Trustees was to wrap up this subject prior to Christmas Break.

Discussion regarding a current complaint regarding granny flats took place with Mark Englerth who entered the meeting at 8:45 p.m.

R. Harvey addressed the township board's authority in the matter of addressing this issue in the ordinance. She commented that the Planning Commissioners are not elected officials so it is not their responsibility.

Fiala summarized the discussion that took place so far regarding granny flat/accessory dwellings. Englerth commented that granny flat/accessory dwelling usage is happening. The initiative was questioned for the recent activity requested on this topic. Further discussion took place regarding thoughts on the subject from PC members. Purcell recapped the differing opinions that had been offered at tonight's meeting and suggested asking the public for their thoughts. Beukema mentioned taking a survey. Englerth commented on having plats amended and then the plat would restrict "granny flats" if they so voted or decided to do so- in that plat. Englerth mentioned having neighborhood surveys or an open house setting to find the pulse of the community on the issue. C. Strickland mentioned that the burden should be on the resident filing the complaint to prove a rental of an accessory dwelling is taking place.

Harvey commented that it is important to take counsel from the Board when it comes to complaints and enforcement.

Fiala commented that the PC may want to work with the 720 sq. foot requirement. Fiala commented on garnering information from the four major lake associations and advise them what the PC is looking at and get their input. Purcell commented on the survey mechanism that could go out with the tax bill. Englerth confirmed that the PC will not be doing anything most likely until Spring due to "snowbirds" heading south for the winter. Beukema would like to contact Orangeville Twp. to see how they handle this. It was noted that 11 townships in Barry County use County Zoning. Beukema mentioned Green Lake as being a potential test case.

Fiala summarized that the PC will leave this topic alone for awhile. Fiala also commented on letting M. Englerth know that the portion for the drainage issue will be put into a different section of the ordinance than recently considered at last night's meeting.

OLD BUSINESS

OLD BUSINESS cont'd

Camp Manitou-lin is to have a public hearing on October 2. The drainage/surface water run-off public hearing is too late to have published for Oct. 2.

Article XII discussion will take place just after the public hearing on Oct.2.

ADJOURNMENT:

Motion by C. Strickland with support from P. Heystek to adjourn at 10:07 p.m. All ayes.
MOTION CARRIED.

Approved by:  _____
Cathy Strickland, Secretary Date

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APPROVED: 

ADJOURNMENT

Deb Mousseau
Recording Secretary
September 18, 2014