

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Special Meeting - Work Session Thursday, August 1, 2013 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES </p>	<p> FINAL MINUTES Page 1 of 4 APPROVED: Aug. 15, 2013 As presented </p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call</u>: Present: Cunningham, Strickland, Beukema, Wells, Campbell, and Fiala.</p> <p><u>Staff Present</u>: Zoning Administrator Larry Knowles, Sandy Marcukaitis, Mark Englerth.</p> <p><u>Visitors</u>: 0</p>	<p> CALL TO ORDER PLEDGE ROLL CALL </p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA:</p> <p>Add: Items requested from J. Grashuis.</p> <p>Change: Discuss Sign Ordinance prior to Whispering Pines.</p> <p>It was noted that Cathy Strickland and Frank Fiala both have copies of the Sign Ordinance information (several pages) from Sarah Traxler of McKenna Associates. Extra copies will not be copied.</p>	<p>ADDITIONS TO AGENDA</p>
<p>PUBLIC COMMENT: None.</p>	<p>PUBLIC COMMENT: None.</p>
<p>APPROVAL OF MEETING MINUTES:</p> <p>Motion by Fiala with support from Cunningham to approve minutes of June 27, 2013 meeting as presented. All ayes. MOTION CARRIED.</p> <p>Minutes of July 18, 2013 will be approved at a later date.</p>	<p> APPROVAL OF MEETING MINUTES Minutes of June 27, 2013 PC Meeting approved. </p>
<p><u>NEW BUSINESS:</u></p> <p>C. Strickland has worked on a draft of <u>Ordinance Section 17.6 – Size Regulations by Zoning District</u>. C. Strickland has contacted Jim Panyrek and gave him this information to keep him informed as to what the PC is working on in regards to the Sign Ordinance. J. Panyrek requested that this information be forwarded to Patty Koval.</p>	<p> <u>Sign Ordinance</u> Ordinance Sect. 17.6 – Size Regulations by Zoning District </p>

NEW BUSINESS:

Discussion of Sign Ordinance for Gateway Mixed Use on M-179 & Patterson Road:

Page 2: (of Draft) Insertion of "F" regarding EMC signs. Information was taken from research of Mike Cunningham.

Page 3: Architectural Review and Possible Bonus of Increased Square Footage of Sign Face was discussed. –Bonus increases for compliance were discussed. Also Mike Cunningham will try to come up with a photo of what a 200 sq. ft. sign looks like (possibly using Photo shop). M. Cunningham will try to bring it to the next workshop session.

Discussion also occurred regarding style of signs and similarity to the State of Michigan parks/programs signs.

After a brief poll of the PC members, it was determined that a standard of 125 sq. ft and 250 sq. ft. (bonus for compliance) seemed to be the consensus.

Regarding requirements for the EMC portion of a sign, most agreed upon 40%.

Page 4: The possibility of taking out #4 and #5 on the last page was discussed (regarding permit fees, and SPR's for signs). *It was noted that this will be on the agenda for the next meeting of Aug. 15th.

Brief discussion took place on the proposed pole building on England Drive (Grashuis). This will go on the agenda for August 15. Sketches were reviewed and run-off/drainage was discussed.

Whispering Pines Discussion-

Sewer testing was reviewed, which will need to be professionally done by a third party per the Board of Trustees.

Items needed for the Aug. 15th meeting was discussed as well. The nine slips allowed on condition of items to be accomplished by the Aug. meeting was noted.

It was mentioned that the township has a responsibility to neighbors of Whispering Pines. Oakgrove was mentioned and residents to the south of Whispering Pines.

Other items mentioned: year around residency (4 plex) – use variance, recreation/resort classification and condominium classification.

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Discussion of Sign Ordinance for Gateway Mixed Use on M-179 & Patterson Road

Whispering Pines Discussion

Whispering Pines Discussion- cont'd

A procedural question was raised regarding the Board of Trustees having further say beyond the Planning Commission.

Most likely the public hearing will occur on Sept. 19th, if everything comes through as requested. It was proposed that possibly a small group from Whispering Pines and a small group from YS Township could meet to discuss items. Possibly John Lohrstorfer would be present as well.

Cancellation was discussed of PC public hearings of Aug. 15th which were published in the Hastings Banner or Reminder because of a miscommunication. It was decided to wait to publish for a hearing at a later date. Notice needs to go in the paper (that Aug. 15th date was published in). The new notice should comment that the public hearing has been delayed and a future date is forthcoming.

Items to go before the ZBA on Sept. 10th:

1. Paved roads
2. Dock slips
3. Year round permanent residency
4. Acreage requirement
5. Utilities – overhead required to be underground

Dialogue occurred regarding previous history of Whispering Pines and wanting to be fair to those who have purchased at Whispering Pines. The uniqueness of the situation was discussed. Other resorts in the vicinity were mentioned.

OLD BUSINESS:

Directional Sign Amendment-

Discussion began with whether or not government or business puts the signs up, also whether signs with arrows for “food” or “gas” were generic. Township funding and special assessment in regards to signage was mentioned. A PC member commented about the possible need for a directional sign for the Township Hall.

Off premise signs in rural residential zoning were mentioned. Smaller signs may work better for this.

Directional sign placement in relation to road right-of-way entered the conversation. Campbell commented about businesses that are off the beaten path and how directional signs may help these businesses. PC members also talked about how the City of Hastings uses directional signage.

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