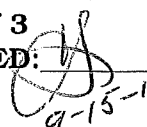

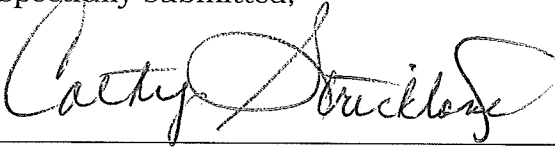


<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP</b>  <b>Planning Commission</b>  <b>Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, 18 August 2011</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b></p>	<p><b>FINAL MINUTES</b>  <b>Page 1 of 3</b>  <b>APPROVED:</b>   9-15-11</p>
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson.  Present: Patrick Jansen, Cathy Strickland, Frank Fiala, Al Schwenessen, Gordon Wells and Mike Cunningham. Greg Purcell absent with notice. Greg Milliken, Twp. Planner, James Orr, Constable, and Bob Lippert, Zoning Adm. Visitors – 2 (Baughman &amp; Biggs)</p>	<p>CALL TO ORDER  PLEDGE OF ALLEGIANCE  ROLL CALL</p>
<p><b>APPROVAL OF AGENDA</b>  Agenda approved as presented.</p>	<p>APPROVAL OF AGENDA</p>
<p><b>Introduction of New Constable:</b> James Orr was introduced as the new Township Constable, replacing Chuck Misak who has retired.</p>	<p>INTRODUCTION</p>
<p><b>MEETING REPORTS:</b>  ZBA – Gordon Wells reported that a meeting was held in August in which a request for a 3 inch variance was refused.  BOARD of TRUSTEES – Al Schwenessen reported that the Capital Improvement Plan for 2011-2016 was presented to the Township Board in August. Also, additional fencing around new ball courts is being considered in Township Park to keep snowmobiles off the surfaces. Improvements to the township hall also being seriously considered (new restrooms, heating system, etc.)  ZONING ADMIN.: Bob Lippert reported that two site plan reviews were conducted, one for a new home. The complaints of resident Carol Kramer were investigated and found not to be zoning issues.  Representative Callton's office has denied that he made any statement recommending county take-over of township zoning as a solution to Kramer's complaints. Callton's office reported that he voted against a bill which would have given the townships less control over mining operations  Number of FEMA letters stands at 253 out of 475.</p>	<p>MEETING REPORTS</p>
<p><b>PUBLIC COMMENT:</b> Chuck Biggs questioned what can be done about a plat that has never been developed. Greg Milliken advised that it is best to leave these types of issues to attorneys to resolve as they can be very complicated, involving title searches, etc.</p>	<p>PUBLIC COMMENT</p>

<p><b>APPROVAL OF MINUTES:</b> the minutes of the July 2011 Planning Commission meeting were unanimously approved with corrections to page 4:  <i>“Al Schwennesen noted that on (Cobb Lake-deleted) <u>all the lakes</u> all the good building lots are gone...” and “Schwenessen spoke with Brad Lambert of Barry County Road Commission who suggested that Yankee Springs needed an ordinance to restrict driveway slopes to 6 (degrees-deleted) <u>percent</u> or less or that the drive be paved.”</i></p>	<p><b>Final Minutes</b>  <b>18 August 2011</b>  <b>Page 2 of 3</b>  <b>APPROVED:</b>   APPROVAL OF MINUTES 9-15-11</p>
<p><b>McKenna Billing – June 2011:</b> billing in the amount of \$720.00 was unanimously confirmed for payment</p>	<p>Mc KENNA BILLING</p>
<p><b>OLD BUSINESS:</b>  <b>Possible revisions of Zoning Ordinances:</b>  <b>Sign Ordinance:</b> Cunningham suggested not requiring new owners of businesses to replace old signs with new ones if the nature of the business stayed the same unless the sign itself was non-conforming. Schwenessen recommended addressing digital signs in terms of brightness of the emitted light and frequency of changes to the message. He noted that these signs are flashing and intermittent and those qualities are currently prohibited in the Zoning Ordinance. Milliken explained that the brightness of LED signs is measured in “NITS” rather than wattage. Cunningham also noted that the section dealing with temporary signs (e.g. “Sweet Corn Ahead” or “Firewood for Sale”) needs expansion. All agreed that input from local business people would be helpful. B. Lippert pointed out that unless we have rules about special event signs, sale signs on the business premises, and portable signs with changeable letters “we could end up with a mess like we have at the Sandbar.” Milliken suggested that we need more options but clear boundaries and that we need to hear what the problems, objections and needs are. Per the township attorney, inflatables are signs even if they do not carry wording because they are intended to attract customer attention. They need to abide by setbacks. <b>ASSIGNMENT:</b> All commissioners to read sign ordinance and make notes for next meeting.  <b>Lighting Ordinance:</b> all agreed to wait to discuss at a later date.</p>	<p>OLD BUSINESS</p>

<p><b>County Specs for Private Roads:</b> brief discussion.  <b>Expanding C-1,2 and 3 in Chief Noonday Corridor:</b>  Brief discussion.  <b>Becoming More Business Friendly:</b> areas for improvement include contact and communication with the public as well as interface between staff and business people. We can design ordinances with the input and ideas of the business community to encourage development.</p>	<p><b>Final Minutes</b>  <b>18 August 2011</b>  <b>Page 3 of 3</b>  <b>APPROVED:</b>   <b>OLD BUSINESS, 9-15-11</b>  cont.</p>
<p><b>Capital Improvement Plan ("CIP"):</b> Schwenessen noted that this year's CIP was a good document. No questions or comments from the Planning Commission. Fiala noted that in coming years the CIP may be expanded to include "justification and implementation clauses".</p>	<p>CAPITAL  IMPROVEMENT  PLAN</p>
<p><b>PUBLIC COMMENT:</b> None</p>	<p>PUBLIC COMMENT</p>
<p><b>ADJOURNMENT:</b>  There being no further business the meeting was adjourned at 8:45 pm.</p> <p>Respectfully submitted,    Cathy Strickland, Secretary</p> <p style="text-align: right;">9/23/2011  Date</p>	<p>ADJOURNMENT</p>