


<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting</p> <p style="text-align: center;">Thursday, December 17, 2015 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 5 APPROVED: </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: Fiala, Beukema, Purcell, Heystek, Strickland, Campbell and T. Knowles. (All Present)</p> <p><u>Also present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator- Larry Knowles, Mark Englerth-Supervisor, Sandy Marcukaitis.</p> <p><u>Visitors:</u> 3 (not including staff present).</p>	<p>PLEDGE CALL TO ORDER ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: NONE</p> <p>Earlier in the meeting, Chairman Fiala has requested that the following items be discussed: Land split procedure, Changing the next PC meeting date, Setting of Joint meeting date, Communications with Attorney, Quorum on Fire Committee, and ORV Ordinance of Barry County.</p>	<p>No CHANGES TO AGENDA:</p>
<p>BOARD REPORTS from REPRESENTATIVES</p> <p><u>BA</u>- No meeting this month.</p> <p><u>Board of Trustees-</u> Bruce Campbell commented the Board of Trustees approved the PCI contract for another year. Gateway electronic sign message contents will be under approval/supervision of Roger Rottschafer for at least the first six months of use. Also noted at the Board meeting of December 9th, lines of communication for the Fire/Ambulance Service should be channeled through the Fire Committee instead of directly to the Chief or Deputy Fire Chief. Also, the Board rezoned Neeson parcel as recommended by the Planning Commission.</p>	<p>BOARD REPORTS from REPRESENTATIVES</p>
<p>PUBLIC COMMENT: None</p> <p>Bill Baughman, Patterson Rd., commented regarding the Zoning Enabling Act. B. Baughman would like to address the setbacks along Patterson Rd. Discussion occurred.</p> <p>Motion by G. Purcell with support from R. Beukema to request for legal counsel and planner to review the setback requirements of Gun Lake Overlay District/Patterson Road questioned by Mr. Baughman and to advise the Planning Commission in regards of consistency with Michigan Municipal code. All ayes. MOTION CARRIED.</p> <p>Bob Wolf, of Evans Lane, commented on having a 40 foot lot on Cobb Lake and having some questions regarding setback requirements involved in a proposed building project. F. Fiala explained procedures of going through the zoning process, including going to the ZBA, if necessary.</p>	<p>PUBLIC COMMENT</p> <p>Motion to request legal counsel/planner to review setback requirements discussed. Motion Carried.</p>

APPROVAL OF MEETING MINUTES:

Changes to be made on minutes of PC Meeting of November 19, 2015:

- 1) On pg. 2, 2nd to last paragraph: Strike word “pre-empted” and replace with “exempted”. Sentence should read: It was noted that government entities are exempted from going through the zoning procedure.
- 2) Strike last sentence of same paragraph. (Pg. 2 – 2nd to last paragraph)

Motion by R. Beukema with support from P. Heystek to accept Planning Commission minutes of November 19, 2015 meeting with two modifications made. All ayes. MOTION CARRIED.

Housekeeping Items:

Land Split Procedure: Motion by G. Purcell with support from P. Heystek to request R. Harvey, Professional Planner to amend Section 14.4- Standards for Approval of Land Division to authorize Zoning Administrator and Assessor to approve all land splits. All Ayes. MOTION CARRIED.

Change of Next Planning Commission Meeting Date: to be changed to the 4th week of (January 28th) instead of January 21, 2016 due to MTA Conference.

Motion by R. Beukema with support from B. Campbell to change the date of the next regular Planning Commission Meeting from January 21, 2016 to January 28, 2016. All ayes. MOTION CARRIED.

Joint Meeting Date:

Motion by Heystek with support from Beukema to request Township Board of Trustees to schedule the Joint meeting of the (3) township boards for Wednesday, February 10, 2016. All ayes. MOTION CARRIED.

ORV – Barry County Ordinance: Public Hearing to take place on Tuesday, January 26, 2016 at 7:00 p.m. in the Barry County Board of Commission Chambers. Discussion took place.

Quorum of a Meeting: Discussion occurred regarding four members of PC (a quorum) on the Fire Committee.

Communication to the Township Attorney: Memo was distributed from J. Lippert, YS Twp. Clerk

NEW BUSINESS:

PUBLIC HEARING: An amendment to Article XII of the Zoning Ordinance. To consider changing Section 12.4.3, b (1) Gun Lake Residential Lakefront Street/Road setback.

Open of Public Hearing at 8:02 pm: by Frank Fiala

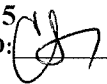
Discussion took place on the change. Striking out previous wording and replacing with the following was proposed as follows:

MINUTES

December 17, 2015

Page 2 of 5

APPROVED:



APPROVAL OF MEETING MINUTES

Motion to accept Planning Commission minutes of November 19, 2015 meeting with two modifications made. MOTION CARRIED.

Motion to request R. Harvey, Professional Planner to amend Section 14.4- Standards for Approval of Land Division to authorize Zoning Admin. and Assessor to approve all land splits. MOTION CARRIED.

Motion to change the date of the next regular Planning Commission Meeting from January 21, 2016 to January 28, 2016. MOTION CARRIED.

Motion to request Township Board of Trustees to schedule the Joint meeting of the (3) township boards for Wednesday, February 10, 2016. MOTION CARRIED.

NEW BUSINESS

Public Hearing on Amendment to Section 12.4.3, b (1) GLRLF Street/Road setback.

Open of Public Hearing At 8:02 pm.

Section 12.4 – Required Setbacks.

Previous: (1) In the Gun Lake Residential Lake Front & Residential Lake Front districts, no dwelling or structure shall be required to be setback more than ten (10) feet from the side yard property line unless a greater distance is called for elsewhere in this ordinance.

b. *Gun Lake Residential Lake Front district:*

(1) *Street/road side (rear yard):*

(a) Every dwelling or structure shall be setback at least ten (10) feet from the public or private road right of way or easement boundary line.

(b) However, if the average setback of the structures three hundred (300) feet on each side of the subject property is more than ten (10) feet from the public or private road right of way or easement boundary line, then this average shall be the setback for the subject property.

i. However, in no case shall the dwelling or structure be required to be greater than ten (10) feet to the public or private road right of way or easement.

Replace with (same as RLF):

- (a) Every dwelling or structure shall be setback at least twenty-five (25) feet from the public or private road right of way or easement boundary line.
- (b) If the average setback of the structure's three hundred (300) feet on each side of the subject property is less than twenty-five (25) feet from the public or private road right of way or easement boundary line, then this average shall be the setback for the subject property.
- i. However, in no case shall the dwelling or structure be permitted to be closer than ten (10) feet to the public or private road right of way or easement.

Rebecca Harvey reviewed previous changes that had been made on this part of the ordinance.

PUBLIC COMMENT: No public comment.

Further discussion took place. Changes and correction(s) were noted.

Motion by Purcell with support from Campbell to close public hearing at 8:12 p.m. All ayes. MOTION CARRIED.

Close Public Hearing at 8:12.

Motion by Heystek with support from Campbell to adopt changes discussed this evening on the setbacks, to make noted correction, and to recommend to the Township Board at its next regular meeting on January 14, 2016. All Ayes. MOTION CARRIED.

PUBLIC HEARING: An amendment to Article III of the Zoning Ordinance. To consider changing Section 3.16, F.6 – Chief Noonday Corridor Overlay District – Signage.

MINUTES

December 17, 2015

Page 3 of 5

APPROVED: 

PUBLIC COMMENT: No public comment.

Close Public Hearing at 8:12.

Motion to adopt changes discussed this evening on the setbacks, to make noted correction, and to recommend to the Township Board at its next regular meeting on January 14, 2016. MOTION CARRIED.

Public Hearing on Section 3.16, F.6 – Chief Noonday Corridor Overlay District- Signage

Open of Public Hearing: at 8:15 p.m. per F. Fiala

- 6. *Signage.*
 - a. Signage in the chief noonday corridor overlay district shall comply with the standards in Article XVII for the underlying zoning district, ~~with the exception that free-standing signs in the overlay district shall be limited to a height of six feet from the existing grade at the base of the sign.~~
 - b. All signs within a development shall be coordinated and have a consistent design scheme — materials, colors, sign type, size, illumination, etc. — with the exception of any franchise-specific color or font choices.

Public Comment:

Bill Mendendorp, of Vista Point, mentioned having all signs at one height.

Motion by Purcell with support from Beukema to close public meeting at 8:20 p.m. All ayes. MOTION CARRIED.

Close Public Hearing at 8:12.

Motion by Purcell with support from Heystek to amend Section 3.16 – Chief Noonday Corridor Overlay District as proposed by striking “*with the exception that free standing signs in the overlay district shall be limited to a height of six feet from the existing grade at the base of the sign.*” Ayes: 6, Nays: 1. MOTION CARRIED.

Township Ordinance/Municode-

Discussion took place regarding the need of putting the township ordinance on Municode.

Motion by Tressa Knowles with support from G. Purcell to recommend to Township Board to put Township Ordinance in Municode (digits). All ayes. MOTION CARRIED.

Discussion took place regarding some of the township ordinances. The “shooting area” off of Yankee Springs Road was discussed. Mark Englerth, Township Supervisor, gave a summary regarding this item, and gave input on the Township ordinance(s) discussion.

Zoning Enabling Act/Setbacks-

(Discussed earlier with Bill Baughman at Public Comment time).

OLD BUSINESS

Master Plan Update: Rebecca Harvey commented on procedure/strategy of moving forward on working on the Master Plan.

For Year End PC Report: Accomplishments and Goals will be needed for the report at the next meeting.

MINUTES

December 17, 2015

Page 4 of 5

APPROVED: 

Public Comment

Close Public Hearing at 8:12.

Motion to amend Section 3.16 – Chief Noonday Corridor Overlay District as proposed by striking phrase as proposed. MOTION CARRIED.

Motion to recommend to Township Board to put Township Ordinance in Municode. MOTION CARRIED.

OLD BUSINESS

F. Fiala gave a brief update on the proposed M-37 Corridor/Alliance.
It was noted that Cuddy Drain information was obtained by R. Harvey from G. Purcell.

Weather Alert Siren Report: G. Purcell commented on progress so far. The Gun Lake Tribe has committed \$15,000 toward the siren project. A letter will come from the GLPA to each of the four township's supervisors for a donation of up to \$3,500.00. If all four townships and GLPA commit, the amount will decrease to \$3,000.00 per partner.

An update regarding **YS Fire Service** was given by G. Purcell as well. G. Purcell has worked on a revision of the proposal of Fire Services with Wayland (City of) since the Fire Committee meeting of December 15th.

Mark Englerth commented on certain splits involved in the township.

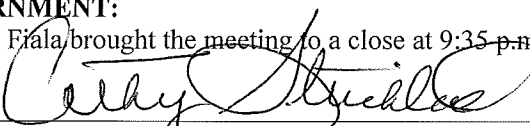
Motion by Beukema with support from Heystek to recommend to the Township Board that the three (3) parcels of property that were improperly split get resolved through court action or whatever action required. All ayes. MOTION CARRIED.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:35 p.m.

Approved

By:



Cathy Strickland, Planning Commission Secretary

1-26-16

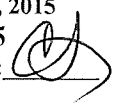
Date

MINUTES

December 17, 2015

Page 5 of 5

APPROVED:



Motion to recommend to the Township Board that the three (3) parcels of property that were improperly split get resolved through court action or whatever action required. MOTION CARRIED.

ADJOURNMENT

Deb Mousseau
Recording Secretary
December 17, 2015