

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting Thursday, February 16, 2012 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES – AS AMENDED 5-17-2012 on pages 3 & 4</p>	<p>FINAL AMENDED MINUTES Page 1 of 5 APPROVED: _____</p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala. PLEDGE OF ALLEGIANCE Roll Call: <u>All Present</u>: Cunningham, Fiala, Beukema, Purcell, Schwennesen, Strickland, Wells. Staff Present: Constable Jim Orr, Zoning Administrator Robert Lippert Greg Milliken of McKenna & Assoc. was present. Visitors: 3 (Vandenberg, Jerkatis, and Baughman).</p>	<p>CALL TO ORDER PLEDGE ROLL CALL</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: Under <u>Old/New Business</u>: Address change of data in report for population data.</p>	<p>ADDITIONS TO AGENDA</p>
<p><u>MEETING REPORTS:</u> <u>ZBA REPORT:</u> No meeting in February. <u>BOARD OF TRUSTEES REPORT:</u> Al Schwennesen</p> <ul style="list-style-type: none"> • Welcome back to Richard Beukema who has taken Patrick Jansen’s position on the Planning Commission. Patrick Jansen is now on the ZBA. • From the Township Board of Trustees: The Board is working on a new street light for the corner of Patterson and Bowens Mill Roads. • The casino has given the township approximately \$13,000 in funds. • Meetings will be held on March 1st and March 5th with certain subdivisions in regard to road work to be done by BCRC. • Discussion took place at the Feb. 9th meeting regarding improvements to the township hall facilities. <p><u>ZONING ADMINISTRATOR’S REPORT:</u> Robert Lippert</p> <ul style="list-style-type: none"> • 1 Site Plan Review for January (House addition) • A Joint Meeting of the ZBA, Planning Commission and Board of Trustees was held on February 1st. • A Sign Workshop was attended by five individuals in January. • A “Webinar” was recently attended and tool kits will be made available to sign out in the near future. • Accessory buildings were discussed at the last PC meeting. • New Fireworks legislation was discussed as well. • Article XII was reviewed. • McKenna billing was reviewed. Discussion took place regarding the Board approving payment of McKenna’s bill with the consent of the Planning Commission. This gives the PC an opportunity for reconciliation if needed. • FEMA: Currently there are 267 LOMA’s out of 465 	<p>MEETING REPORTS ZBA Report- G. Wells Board of Trustees Report- Al Schwennesen</p> <p>ZA Report: R. Lippert</p>

FINAL MINUTES

Feb. 16, 2012

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APPROVED: _____

PUBLIC COMMENT: None.

PUBLIC COMMENT: NONE

APPROVAL OF MINUTES:

Motion was made with second from Cunningham to approve minutes of Planning Commission meeting of January 19, 2012 as presented. All ayes. MOTION CARRIED.

Motion to approve PC meeting minutes of Jan. 19, 2012. Motion Carried.

CONFIRMATION OF MCKENNA BILLING:

Motion by Schwennesen with second from Wells to recommend payment of January billing from McKenna to the township board and that the PC agrees with the billing. All ayes. MOTION CARRIED.

Motion to recommend payment of January billing of McKenna Assoc. Motion Carried.

CHANGE OF POPULATION FIGURE ON PC ANNUAL REPORT:

It was noted that on the Planning Commission Annual Report, the population for the township was listed as 4,550 and it should be 4,065.

Motion was made by G. Purcell and seconded to modify the Annual Report to reflect the correct number of population. Chairman Fiala and Secretary Strickland will sign this modification. All Ayes. MOTION CARRIED.

CHANGE OF POP. AMOUNT ON PC ANNUAL REPORT

Motion to modify PC Annual Report to reflect correct current population number. Motion Carried.

NOMINATIONS FOR PLANNING COMMISSION OFFICERS:

Chairman:

Motion was made by Purcell and seconded to nominate Frank Fiala as Chairman of the Planning Commission.

Motion made by Schwennesen with second from Wells to close nominations for Chairman. All ayes. MOTION CARRIED.

Motion to nominate F. Fiala as Chairman of the Planning Commission. Motion Carried.

Secretary:

Motion by Purcell with second from Beukema to nominate Cathy Strickland as Secretary of the Planning Commission.

Motion by Schwennesen with second from Wells to close nominations for Secretary. All ayes. MOTION CARRIED.

Motion to nominate C. Strickland as Secretary of the Planning Commission. Motion Carried.

Vice Chairman:

Motion by Strickland with second from Wells to nominate Richard Beukema as Vice Chairman of the Planning Commission.

Motion by Schwennesen with second from Wells to close nominations for Vice-Chairman. All ayes. MOTION CARRIED.

Motion to nominate R. Beukema as Vice Chairman of the Planning Commission. Motion Carried.

Representative to ZBA:

Motion by Cunningham was seconded to nominate Gordon Wells as ZBA Representative.

Motion by Purcell was seconded to close nominations for ZBA Representative. All ayes. MOTION CARRIED.

Motion to nominate G. Wells as ZBA Representative. Motion Carried.

FINAL MINUTES

Feb. 16, 2012

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APPROVED: _____

NEW BUSINESS

4.10.G.1 – Goats, pigs, horses on 2 Acres

M-179 Overlay- Residential Use of Commercial

OLD BUSINESS

Fireworks, Sale of

Motion to approve firework ordinance recommendations. Motion Carried.

ACCESSORY BUILDING SIZE

**OTHER
Comments by Frank Fiala, Chair**

Discussion from PC Members

NEW BUSINESS:

4.10.G. 1 – Goats, pigs, horses on 2 Acres.

Discussion took place regarding 4.10.G.1 – Goats, pigs, horses on 2 acres. Greg Milliken explained the ordinance. In Milliken’s opinion, the Right to Farm Act has no correlation to any person’s right to keep farm animals in a residential zone. R. Lippert said that there had been inquiries about it, but no complaints so far. Milliken added that besides Medical Marijuana, this (4.10.G.1) is the next major issue with which he deals.

M-179 Overlay- Residential Use of Commercial

This item was discussed briefly. The district allows for mixed uses. It was mentioned that there may be some opportunities for loopholes with current language.

OLD BUSINESS

FIREWORKS:

A memo was distributed to PC members regarding G. Milliken’s findings on the current ordinance (of Yankee Springs) and fireworks.

Discussion occurred regarding the need for correspondence between the fire department and permits issued, scheduling of a public hearing, not waiting too long to schedule the hearing, the state doesn’t have standards to adhere to yet, Class 1.3 – fireworks, and police response to firework issues.

Motion by Purcell with second from Beukema to approve recommendation of G. Milliken for 2 items regarding fireworks: (sending of memo and language in ordinance format). All ayes. MOTION CARRIED.

ACCESSORY BUILDING SIZE:

Discussion took place regarding the possibility of using a sliding scale, possibly with the current standard as the minimum.

F. Fiala asked R. Beukema to take a rough cut at the ordinance.

OTHER ITEM:

F. Fiala spoke of 1972 when Yankee Springs zoning left the Barry County Zoning and began to do its own Planning & Zoning. He commented that enforcement is tough and has to be complaint driven- making it a tough job for R. Lippert. Fiala commented that with all the good people (involved with Zoning), we are not getting the rewards or accolades that we should be getting.

Discussion occurred regarding Fiala’s comments. One member (?) commented that they didn’t think that the PC will get positive feedback these days. He mentioned that now it is more a matter of balancing the needs of the current residents. Another PC member (?) feels that there is a lack of trust of people with government in general and that lack of trust filters down to the township government.

Continued discussion regarding PC/Zoning and YS business owners and residents

It was commented by Cathy Strickland that the Township has a bad reputation for being poor in customer service. She said that some residents come into the township office for help and personnel do not act pleased to help these residents. Strickland suggested that a good "PR" agent was needed to tell about the good things going on in the township. She also commented that a vision or a mission statement was needed to unify the direction of the Township's future.

Some business people in the township have said that their problems are more with YS regulations which are creating difficulty for them to invest in the township. That's where the growth is going to come and the tax base, remarked a PC member. This member also feels that the PC should make the message clear that Yankee Springs Township is business friendly.

Shane VandenBerg commented that if the PC was looking for praise, praise will come when it's time. VandenBerg also remarked that some of the board and commission members have been on the board or commission for a long time and that maybe the township needs term limits. VandenBerg said that they had to sue Yankee Springs Township for zoning, because the contention was about a bunch of individuals wanting to have their own way. He also commented that nothing is ever easy in YS Township, and it never has been.

R. Lippert talks to business people and "by and large comments have been favorable". He mentioned that a business located on the west side of Patterson commented that if Yankee Springs was their zoning, they wouldn't have to put up with the situations that they currently deal with. This business person doesn't owe Yankee Springs anything; the comment was made voluntarily and he felt that the Planning Commissioners should find some comfort in that.

G. Milliken commented that the PC should look at the "C" districts, focusing on uses, and allocation on the zoning map. Milliken feels that Article XII is not an impediment to growth.

More discussion occurred regarding Yankee Springs being considered a "bedroom community". Mike Cunningham commented that when you create a nice residential area and people move in, this brings in money to local businesses. Creating a community where people want to live pays dividends to businesses. Cunningham also commented that maybe the PC needs to decide what we are trying to do.

SIGN ORDINANCE:

17.2 – Pg. XVII-3 Definitions: Festoons/flags were discussed.

There were no objections to deleting #2 as was recommended earlier by C. Strickland. Also discussed:

17.3 – Prohibited Signs – pg. XVII-7

17.4 – Exempt Signs - Discussion on limiting sign "content". G. Milliken suggested that the PC see how other communities have dealt with this.

SIGN ORDINANCE

17.5 – SPR’s - Brief discussion took place about the fairness of describing in a proactive way which signs really do need SPR. Milliken felt that the PC should leave as is for the time being.

17.6- Sign Size Regulations by Zoning District

Fiala mentioned the challenge with content neutrality. R. Lippert mentioned that accommodations might be made for real estate signs which are currently larger than what the ordinance sets forth.

For the next meeting: First thing to address will be Signs. Fiala asked that PC members think about the sign ordinance as it relates to the business community (only for this first brush at it).

PUBLIC COMMENT

John Jerkatis thanked the PC for the opportunity to share his opinions with them. Jerkatis said that he couldn’t think of too many instances of any official getting public praise for his or her efforts. “When the room is bare like this, people are happy with what is going on”. Jerkatis commented that many people moved to Yankee Springs to be in a nice rural area and that the PC’s focus should be on preserving quality of life. He mentioned that he drives six miles to get a loaf of bread and that’s what he sacrifices for quality of life.

ADJOURNMENT

Motion by Strickland with second to adjourn at 9:13 p.m. Approved by all.

Submitted by:

Cathy Strickland, Secretary

Date

APPROVED: _____
SIGN ORDINANCE, Cont.

Assignment for next meeting

PUBLIC COMMENT

ADJOURNMENT

Deb Mousseau
Substitute Recording Secretary