


<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION</b> Regular Meeting</p> <p style="text-align: center;">Thursday, September 17, 2015 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;"><b>MINUTES</b></p>	<p>MINUTES Page 1 of 3 APPROVED:  10/15/15</p>
<p>Meeting called to order at 7:00 PM by Chairman Frank Fiala.</p> <p><b><u>PLEDGE OF ALLEGIANCE</u></b></p> <p><u>Roll Call:</u> Present: Beukema, Strickland, Campbell, Fiala and T. Knowles.</p> <p><u>Absent with notice:</u> Greg Purcell, Paul Heystek</p> <p><u>Also present:</u> Rebecca Harvey, Professional Planner</p> <p><u>Staff Present:</u> Zoning Administrator- Larry Knowles, Sandy Marcukaitis, Mark Englerth- Supervisor</p> <p><u>Visitors:</u> 1 (not including staff present).</p>	<p><b>PLEDGE CALL TO ORDER ROLL CALL</b></p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: NONE</p> <hr/> <p><b>BOARD REPORTS from REPRESENTATIVES</b></p> <p><b><u>ZBA-</u></b> Rich Beukema commented on an interpretation of the ZBA of fence ordinance regarding request from Straightline Fence. Decision was made to lower the fence. The wording of the ordinance regarding fencing may need some word-smithing according to R. Harvey. Fiala asked Harvey to work on modifying the ordinance.</p> <p>Motion by Rich Beukema with support from Bruce Campbell to request Rebecca Harvey create language regarding fence height being measured on the neighbor's side of property as discussed at last ZBA meeting. All Ayes. MOTION CARRIED.</p> <p><b><u>Board of Trustees-</u></b> Bruce Campbell commented on the YS Park and working within the Master Plan (5 year) with proposed electric/sewer work and eventually restrooms. The Board also discussed the facility (twp. hall/office). The Board will be looking at other twp. office remodels/additions. Pine Meadows Meeting will be held on Saturday, Sept. 19<sup>th</sup> at 9:00 a.m. regarding a consent agreement in 1991.</p> <p><b><u>Zoning Administrator-</u></b> Larry Knowles- Regarding zoning near Arhana Crest (Barlow Lake) and a pending application of request from R. Neeson to re-zone to RR from AG. It was mentioned that property assessments are based on use, not zoning per R. Harvey.</p> <p>L. Knowles also noted that a telecommunication provider has contacted the zoning office regarding attachment of equipment/individual small cell antenna(s) for the improvement of wireless cellular coverage in the area to their poles or existing. It was noted that regarding road right-of-ways, the company should talk to MDOT and the Barry County Road Commission.</p>	<p>No CHANGES TO AGENDA:</p> <hr/> <p><b>BOARD REPORTS from REPRESENTATIVES</b></p> <p>Motion to have R. Harvey create language on fence height as discussed at last ZBA meeting. All Ayes. MOTION CARRIED.</p>

**PUBLIC COMMENT:** None

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APPROVED:

**APPROVAL OF MEETING MINUTES:**

Motion by B. Campbell with support from R. Beukema to accept Planning Commission minutes of August 20, 2015 meeting as presented. All ayes.  
**MOTION CARRIED.**

**APPROVAL OF MEETING MINUTES**

**NEW BUSINESS:**

- **New electronic messaging signs** –(*Thornapple Township's Ordinance (Amendment) to Sign Regulations-Electronic Changeable Message Signs – was distributed.*)

**NEW BUSINESS**

Discussion occurred. Currently the YS Twp. Ordinance allows Electronic Changeable Message signs in commercial and industrial zoning. Among other sign issues that standards may need to be considered for, R. Harvey noted Sign ordinances must be content neutral – per Supreme Court ruling.

**OLD BUSINESS:**

**OLD BUSINESS**

- **Article XII:** - per planner, attorney has put Article XII into Ordinance format to go before the Board. Fiala would like to get this done at the next Township Board meeting.

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- **Master Plan Update Strategy:** Three documents came from Rebecca Harvey and were reviewed by the PC for tonight's meeting.

**1) Steps to Amending a Master Plan:** (In accordance with the Michigan Planning Enabling Act (Public Act 33 of 2008 as amended)). (*This document was provided/written by R. Harvey.*)

**Main Points (or Steps):**

- Step 1: **Intent to Plan**
- Step 2: **Notice of Distribution**
- Step 3: **Public Hearing**
- Step 4: **Adoption**

**2) Notification Of Intent To Plan document-** *provided by R. Harvey*

**3) Master Plan Review-** comments of R. Harvey by subject and page Number.

**\*FOR THE NEXT MEETING:** Fiala would like to look at the Master Plan- a page at a time - (with C. Strickland's most recent draft and R. Harvey's Master Plan Review - with comments) and have R. Harvey review the P.C.'s efforts at the end of going through the Master Plan.


Other matters in regards to the Master Plan Update were discussed. Future Land Use Map was brought up. Newer activities in the township were noted. M. Englerth asked the PC to revisit the Chief Noonday Overlay District- with former goals in mind of wanting something a little nicer or a "notch above". Trails were mentioned.

**Introduction of Tressa Knowles**, new Planning Commission Member:

Tressa Knowles is a stay-at-home mom of two sons, lives near Turner Lake, loves the area, likes learning about the issues, and finds the Planning Commission interesting. At this time, F. Fiala commented on the value of having Rebecca Harvey as a professional planner, and other PC members introduced themselves to T. Knowles.

**ADJOURNMENT:**

Chairman Fiala brought the meeting to a close at 8:50 p.m.

Approved by:  10/15/2015  
Cathy Strickland, Planning Commission Secretary Date

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APPROVED: \_\_\_\_\_

**ADJOURNMENT**

Deb Mousseau  
Recording Secretary  
September 17, 2015