


<p align="center">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p align="center">Thursday, 18 March, 2010 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p>DRAFT MINUTES Page 1 of 4 APPROVED:  Page 1</p>
MINUTES	
<p>Chairman Fiala called the meeting to order at 7:00 p.m.</p> <p>Present: Jack Finkbeiner, Gordon Wells, Bruce Cook, Cathy Strickland, Frank Fiala, Marley TenCate and Al Schwennesen. Staff: Bob Lippert, Zoning Adm., Greg Milliken, Township Planner, Constable Misak . Visitors: 2.</p>	<p>CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>Fiala brought the agenda to the floor for approval. Agenda approved.</p>	<p>AGENDA APPROVED</p>
<p>REPORTS: ZBA, Gordon Wells – no meeting. Township Board, Jack Finkbeiner advised the Master Plan Amendment has been approved. Road Tour scheduled. Bob Lippert, Zoning Administrator advised there were no site plan reviews and no complaints. Six site plans received this month. Update from Joint Mtg. – discussion regarding wind turbine ordinance.</p>	<p>REPORTS ZBA Board of Trustees</p>
<p>Public Comment: None.</p>	<p>PUBLIC COMMENT</p>
<p>Motion by Wells to approve the February 18, 2010 meeting minutes. Second by Schwennesen. Approved by all. Motion carried.</p>	<p>MINUTES APPROVED 18 Feb 2010</p>

Confirm February 2010 billing from McKenna Associates. Motion by Wells to approve. Second by Cook. Approved by all. Motion carried.

Confirmation of
McKenna Billing
Feb 2010

NEW BUSINESS:

Zoning Ordinance Amendment Priorities – discussion. Planning commission members created a list.

NEW BUSINESS

Zoning Ordinance
Amendment Priorities

Bob Lippert conducted an informal vote from each of the planning commission members to rank by priority of importance the following items:

- Cooperative Zoning for Gun Lake (7 – High)
- Wind Turbines (5 – High, 1 – Med., 1 – Low)
- 300' Setback Amendments for residential lakefront (4 – High, 2 – Med., 1 – Low)
- M179 Zoning (5 – High, 2 – Med.,)
- Portable Business Standards (1 – High, 5- Med., 1 – Low)
- Sign Ordinance (1 – High, 3 – Med., 4 – Low)
- Boat Lifts (1 – High, 1 – Med., 5 – Low)
- Review of Gravel Mining Ordinance (3 – Med., 4 – Low)
- Agriculture Uses in residential zones (animals and berries) (1 – Med., 6 – Low)
- Continued Educational Training (6 – High, 1 – Med.)
- Residential Use on Commercial Property (3 – High, 3 – Med., 1 – Low)
- Review RLF Zoning Standards (2 – High, 2 – Med., 3 – Low)
- Capital Improvement Plan (6 – High, 1 – Low)
- Rotate Personnel on Township PC and ZBA (4 – Med., 3 – Low)
- Medical Marijuana (1 – Med., 6 – Low)

Fiala discussed the language regarding not allowing accessory buildings in the front yard of

lakefront parcels. Milliken advised that creating a solution (by permitting them in special circumstances) could possibly cause additional challenges. Currently this is handled by the ZBA on a variance based on unique circumstances.

Cook voiced his concern that if there are pressing issues that need attention it is the responsibility of the PC to review and act on in a proactive manner.

Priority List:

Gun Lake Residential District
Wind Turbines
300' Setback Amendment
M179 Zoning
Member Training
Capital Improvement Plan
Gravel Mining
Portable Business Standards

Recommendation to have a professional review of the current Gravel Mining Ordinance.

MOTION by Wells to recommend to the Township Board to have McKenna Associates review the current existing YST Gravel Ordinance to be certain that it is adequate with the final recommendations to be reviewed by the attorney. Second by Cook. Approved by: Finkbeiner, Wells, Cook, Strickland, Fiala, and Schwennesen. Rejected by TenCate. Motion carried.

Milliken discussed the Right to Farm Act (2010) which now includes language for farm stands.

OLD BUSINESS:

Zoning - M179 Corridor - Milliken suggested scheduling a public hearing for the next meeting to approve the M179 corridor zoning ordinance amendment and set up the zoning district map.

OLD BUSINESS
Public Hearing
Scheduled for M-179
Chief Noonday
Corridor Zoning

Recommendation to publish in The Penasee Globe as well as to send individual correspondence to the property owners.

MOTION by Wells to schedule a public hearing on the M179 Corridor Amendment and map. Second by Cook. Approved by all. Motion carried.

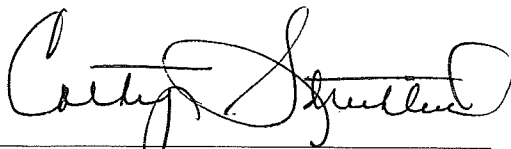
Capital Improvement Plan – discussion. Wells recommended keeping the process simple. It was advised Alice Jansma is putting together a spreadsheet.

Motion by Wells to send the Capital Improvement Plan with the changes to the Township Board. Second by Cook. Approved by all. Motion carried.

Gun Lake Zoning Overlay District – discussion. Fiala discussed the naming for the Gun Lake Overlay. Suggestion to utilize Gun Lake Lakefront District for the 1st tier and the r Gun Lake Residential District for the 2nd tier. Tentative informational meeting scheduled for May 6, 2010, at Orangeville Township Hall with each of the 4 townships for public input.

PUBLIC COMMENT: Fran Faverman complimented the PC on reviewing the gravel mining ordinance. She also discussed gravel mining operations currently going on in adjacent Townships.

There being no further business, the meeting was adjourned at 8:35 p.m.



Cathy Strickland, Sec'y, Planning Comm.

3-21-10

Date

Capital Improvement Plan

Gun Lake Zoning District

Public Comment

Adjournment

Minutes prepared by
Katie Hayward,
Recording Secretary
3-19-10