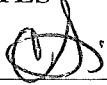



<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP</b>  <b>Planning Commission</b>  <b>Regular Meeting</b></p> <p style="text-align: center;"><b>Thursday, 19 May 2011</b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b></p>	<p><b>FINAL MINUTES</b>  <b>Page 1 of 5</b>  <b>APPROVED:</b> </p> <p>Transmitted 6-9  via drop-off @ hall</p>
<b>MINUTES</b>	
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson.  Present: Mike Cunningham, Patrick Jansens, Gordon Wells, Cathy Strickland, Frank Fiala, Al Schwennesen and Greg Purcell. Bob Lippert, Zoning Adm., Greg Milliken, Township Planner and 6 visitors. Three individuals introduced themselves to the Planning Commission: Jim Winceck, Pennock Hospital, Terry Schley, Architect and Drew Chapple, member of hospital board.  Bob Lippert announced that he believes it is inappropriate to wear a ball cap especially during the pledge of allegiance....comment made that hats are generally worn to protect against the sun and woodpeckers.  Shanon Vandenberg apologized for hurting Lippert's feelings by forgetting to remove his hat.</p>	<p><b>CALL TO ORDER</b>  <b>PLEDGE OF ALLEGIANCE</b>  <b>ROLL CALL</b></p>
<p><b>APPROVAL OF AGENDA</b>  Approved as submitted.</p>	<p><b>APPROVAL OF AGENDA</b></p>
<p><b>MEETING REPORTS:</b>  ZBA, Gordon Wells – no recent meeting.  Township Board, Al Schwennesen updated the board on award of sports complex in the park and noted a \$13,500.00 error made that was supposed to go to the water tower assessment – correction being rectified. Twp. Board approved the three issues PC sent to them.  Bob Lippert, Zoning Administrator – 7 Site Plan Reviews, portable business ordinance was adopted, 2 complaints were received.  Board approved attendance for PC members to attend upcoming MTA conferences up to \$1000 total for those who would like to attend (hot topics: wind turbines, medical marijuana, residential agriculture, etc.) – Tuesday – June 14 in Frankenmuth – Thursday – June 16 in Lansing. GVSU Allendale Campus– June 29.</p>	<p><b>MEETING REPORTS</b></p>
<p><b>PUBLIC COMMENT:</b>  None</p>	<p><b>PUBLIC COMMENT</b></p>

	<b>FINAL MINUTES</b> <b>Page 2 of 5 – 5/19/2011</b> <b>Planning Commission</b> <b>Approved</b> 
<b>APPROVAL of MINUTES:</b> Motion by Wells to approve the April 21, 2011, meeting minutes as amended to include the missing VanKampen public hearing information. Second by Cunningham. Approved by all. Motion carried.	<b>APPROVAL of MINUTES</b>
<b>McKENNA BILLING:</b> Motion by Fiala to confirm the April 2011 billing from McKenna Associates. Second by Wells. Approved by all. Motion carried.	<b>McKENNA BILLING</b>
<b>NEW BUSINESS:</b> <b>CSPR 11-04-02</b> , Parcel ID. #019-007-52; A request by Pennock Hospital for SPR approval of a medical facility at M-179 and Water Lily Drive, Wayland, MI  Public hearing was opened at 7:12 pm. Jim Winceck outlined the hospital's plan to build a new clinic on M-179. <ul style="list-style-type: none"> <li>• Current building is too small and they have outgrown it.</li> <li>• Parcel size is 2 acres of property.</li> <li>• Proposed building is approximately 5,083 square feet in size.</li> </ul> Terry Schley reviewed the proposed building. <ul style="list-style-type: none"> <li>• Traditional physician office, including a rehabilitation component, diagnostics (x-ray, lab) and prescription pick-up.</li> <li>• Proposed parking on two sides of the building.</li> <li>• Pennock would like two drives to be located off M-179 for ease of wayfinding by distracted and elderly drivers.</li> <li>• Strickland asked if a medical evacuation helicopter could land there, but it was noted that this area to the south of the building is planned for water run off retention.</li> <li>• M-179 overlay requires more trees than expected by developers. Hope was that retaining existing trees would be counted more heavily than planting of new trees.</li> <li>• Discussion regarding proposed lighting. Shoebox-type lights are planned for parking areas.</li> </ul>	<b>NEW BUSINESS</b> Penneck Medical Facility Site Plan Review #1

- Discussion regarding a proposed wall sign. It was advised they are not asking for any signage tonight.

Milliken questioned whether Pennock would be putting in a ground sign? Not determined yet.

Purcell questioned whether the entrance could be one way only? It was advised that MDOT has preliminarily approved the two-way entrance as presented.

Strickland advised that it is important to the township in the development of the Chief Noonday Corridor. to limit the number of curb cuts on M179 and she emphasized the desirability of having a one way entrance on M-179 to protect the same drivers (the distracted and elderly) that Pennock was hoping to help with ease of wayfinding. Applicants concerned with thru traffic going thru the parking lot and using Water Lily Lane to the south for access to west-bound M-179 and south-bound Patterson..

Pennock wants to form a partnership and truly would like the PC to consider allowing access via M-179.

Hours M-F, 8 to 5 with one possible additional late evening.

Drew Chapple complimented the Township on the M-179 corridor.

Paul Heystek questioned the ingress and egress....feels routing into development would interfere with the neighbors. Strickland disagrees in the interests of safety and elimination of left turns onto a busy State highway. Roughly calculating 3 appointments per (3) doctor per hour equals 9 vehicles per hour, adding 3-11 vehicles for lab, pharmacy, etc totals 12 per hour. If half of those use Water Lily lane to the south as an exit, then that is only an additional 6-10 cars per hour.

Shane Vandenberg complimented Pennock on the site plan presented.

Public hearing was closed at 8:00 pm.

Fiala & Cunningham both support the plan as presented.

Pennock SPR, Continued

Patrick Jansens advised that he feels an old tree should be worth something more than a new sapling.

Schwennesen advised he likes the plan and feels this building sets the bar for other development to come.

Greg Purcell feels the planned building is an enhancement to the area.

Fiala discussed the number of trees, lighting and driveways required in the M-179 overlay. Milliken advised the Planning Commission would have the authority to approve small changes.

MOTION by Strickland to approve with the number of trees as proposed, subject to approval of the driveway permits by DOT and Barry County Road Commission as proposed, lighting as proposed. Second by Wells. Approved by: Cunningham, Jansens, Wells, Strickland, Fiala, Schwennesen and Purcell. Motion carried.

Jim Winceck complimented Bob Lippert and thanked him for his support.

**OLD BUSINESS:**

**1. Boat House definitions** – Greg Milliken discussed the current definition of a boat house and how to better clarify.

Cunningham discussed boat houses and mentioned things that seems to be unique to them is that they are built in place and include an enclosed dock.


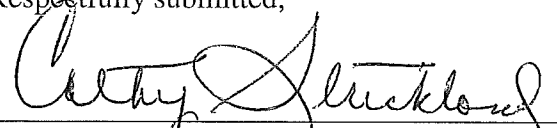
Lippert suggested adding the word “commercially manufactured” boat lift.

Shane Vandenberg advised that the DEQ has the ultimate authority.

MOTION by Cunningham to amend the language to Milliken’s suggested terminology in regard to boat house definitions. Second by Wells. Approved by all. Motion carried.

**OLD BUSINESS**

Boat House Definition

<p><b>2. Review Planning Commission Priorities:</b> Completed:</p> <ul style="list-style-type: none"> <li>• Gravel Mining Ordinance Update</li> <li>• Charitable / Portable Business Ordinance Update</li> <li>• Farmer's Market</li> <li>• Study Boat Lift</li> </ul> <p>To do:</p> <ul style="list-style-type: none"> <li>• Review Sign Ordinance. Review current items that need to be addressed first. Then invite businesses to discuss or submit questionnaire.</li> <li>• Wind Turbine Ordinance &amp; Medical Marijuana – Strickland suggested not to pursue until more info is received at upcoming training sessions.</li> </ul> <p><b>Other:</b> Cunningham asked where the public could read the Planning Commission Ordinances. He was directed to <a href="http://www.municode.com">www.municode.com</a> which is a free service to all.</p>	<p><b>FINAL MINUTES</b> <b>Page 5 of 5 – 5/19/2011</b> <b>Planning Commission</b> <b>Approved</b> </p> <p>Planning Commission Priorities Review</p>
<p><b>PUBLIC COMMENT:</b> None</p>	<p><b>PUBLIC COMMENT</b></p>
<p><b>ADJOURNMENT:</b> There being no further business the meeting was adjourned at 8:55 pm.</p> <p>Respectfully submitted,</p> <p> 6/17/11 Cathy Strickland, Secretary Date</p>	<p><b>ADJOURNMENT</b></p> <p>Katie Hayward, Recording Secretary 05-19-2011</p>