

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP Planning Commission Regular Meeting</p> <p style="text-align: center;">Thursday, 16 September 2010 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p>	<p style="text-align: center;">FINAL MINUTES Sept. 16, 2010 Page 1 of 3 Approved: 10/21/2010</p>
MINUTES	
<p>Meeting called to order at 7:00 pm by Frank Fiala, Chairperson.</p> <p>Present: Wells, Jansens, Cook, Strickland, Fiala, Schwennesen and TenCate. Bob Lippert, Zoning Adm., Constable Misak, Greg Milliken, Twp. Planner and 2 visitors (Heystek & Baughman).</p>	<p style="text-align: center;">CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL</p>
<p>APPROVAL OF AGENDA – no changes.</p>	<p style="text-align: center;">APPROVAL OF AGENDA</p>
<p>PUBLIC COMMENT: None</p>	<p style="text-align: center;">PUBLIC COMMENT</p>
<p>MEETING REPORTS: ZBA– (Gordon Wells)</p> <ul style="list-style-type: none"> • accessory buildings ordinance and the suggestion of the ZBA to require tying parcels together. • Sept 14 ZBA meeting concerned a request for a side yard variance which was granted due to the double lot and location of the driveway which would have emptied onto M-37 if not granted. MDOT also did not approve drive on M-37 location. <p>Township Board – (Al Schwennesen)</p> <ul style="list-style-type: none"> • advised that the McKeown Farm on M37 has been placed into Farmland Preservation for 10 years and includes over 200 acres. • TenCate has turned in her letter of resignation as a member of the Planning Commission effective November 1, 2010. • Registered letters mailed to businesses on M179 concerning outdoor markets that occurred over the Labor Day weekend. • First reading of the Gun Lake Residential Zoning District held on Sept. 9 <p>Zoning Administrator –(Bob Lippert)</p> <ul style="list-style-type: none"> • updated on the site plan reviews, FEMA, recycling. • Gun Lake overlay September meeting was cancelled. • McKenna billing discussed by Board. 	<p style="text-align: center;">MEETING REPORTS</p>

- Committee formed to draft Burning Ordinance. Heystek and Strickland to represent ZBA and PC respectively. Intention to work over winter and act upon draft when summer residents return in the spring of 2011.

REPORTS, Cont.

APPROVAL OF MINUTES FROM AUGUST 2010

Motion by Wells to approve the August 19, 2010, meeting minutes. Second by Cook. Approved by all. Motion carried.

APPROVAL OF MINUTES

MCKENNA BILLING: Confirm the August 2010 billing from McKenna Associates. Motion by Wells to accept. Second by TenCate. Approved by all. Motion carried.

MCKENNA BILLING

NEW BUSINESS:

None.

NEW BUSINESS

OLD BUSINESS:

Accessory Buildings on Lots Without a Primary Residence:

1. Discussed need for standards on compatibility to the neighborhood. Standards as drafted by McKenna are acceptable to all PC members.
2. Tying the parcels together via the deeds – Strickland concerned with mandating them to join together which creates a problem if owners wish to sell in the future Straw vote was held regarding not requiring the lots to be tied together, 5/votes yes and 2/votes no.
3. Discussion regarding limiting the quantity of accessory buildings allowed. Drawing made on whiteboard of 3 options.
Straw vote of 3 different scenarios:
 - A. Multiple outbuildings but total footage of all bldgs cannot exceed 1,280 square feet – no 7.
 - B. Limit of one 1,280 structure – yes 4, no 3.
 - C. As many 1,280 max. size buildings as size of lot allows, not to exceed 30% lot coverage –yes 5, no 2.

OLD BUSINESS

Accessory Buildings

