

**PUBLIC COMMENT:** *(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)*

<p><b>Mike Cunningham</b>, Heritage Bay Dr. Mike recently emailed a list of concerns from the special meeting last Friday. Three of them are these: 1) adverse impact distance should be extended; 2) issues regarding the bond, this needs careful attention; 3) on-site parking for trucks is an important issue to address.</p> <p><b>Dave Laansma</b>, Payne Lake Rd. Dave thanked the PC for this detailed draft ordinance. He has several questions he would like addressed, issues such as adverse consequences, renewal of permits, and fencing.</p> <hr/> <p><b>APPROVAL OF MINUTES:</b> Regular Meeting of Nov. 20, 2025  <i>Motion by Knowles with support from Frigmanski to approve the minutes of the Regular PC Meeting of Nov. 20, 2025.</i>  <b>All AYES. MOTION CARRIED</b></p> <p><b>APPROVAL OF MINUTES:</b> Special Meeting of Dec. 12, 2025  <i>Motion by Knowles with support from Frigmanski to approve the minutes of Special PC Meeting Dec. 12, 2025.</i>  <b>ALL AYES. MOTION CARRIED</b></p>	<p><b>DRAFT MINUTES</b>  <b>Page 2 of 3 PC</b>  <b>APPROVED: _____</b>  Regular PC Mtg.  Dec. 18, 2025</p> <p><b>APPROVAL OF MINUTES</b></p>
<p><b><u>INQUIRY ON CONFLICT OF INTEREST:</u></b></p> <p><b><u>ROLL CALL:</u></b> <i>F. Fiala asked the PC members present if there was any conflict of any PC member with the agenda of requests and as modified this evening.</i>  <i>All PC members noted: NO conflicts. No: 6, Yes: 0.</i></p> <hr/> <p><b><u>NEW BUSINESS:</u></b>  None</p> <hr/> <p><b><u>OLD BUSINESS:</u></b></p> <p><b>Discussion of the Mining Ordinance.</b></p> <ul style="list-style-type: none"> <li>• The PC reviewed several notes submitted by PC members regarding the Legal Review with the township lawyer and agreed on changes to be made to the PMR draft.</li> <li>• Ms. Bush will supply the changes to Joe Shea who will update the draft.</li> <li>• Mr. McManus will assist the PC to prepare an escrow resolution for the township.</li> <li>• A public hearing on the PMR will be held during the regular February PC meeting.</li> <li>• The updated PMR Draft will be posted on the website.</li> </ul> <p><i>Motion by Knowles with support from Frigmanski to hold a Public Hearing on the updated PMR ordinance during the regular Planning Commission meeting on Thursday, February 19, 2026.</i>  <b>ALL AYES. MOTION PASSED</b></p> <p><b>Discussion of the Annual Report.</b>  Several edits have been made to the 2025 annual report and it will be updated with final numbers at the end of the year. The PC discussed several possible future ordinances to consider working on regarding various topics including renewable energy and other energy sources, permanent docks, battery storage, and data centers.</p> <p><b>Discussion of Capitol Improvement Plan.</b>  Ms. Bush handed out a YS Township Capital Improvement Plan Worksheet with projects and funds projected out to 2030-2031. These are proposed projects, not final. Mr. Trygier suggests adding lighting in the township parking lot to the improvement plan.</p>	<p><b>INQUIRY ON CONFLICT OF INTEREST</b></p> <p><b>NEW BUSINESS</b></p> <p><b>OLD BUSINESS</b></p> <p><b>Discussion of the Mining Ordinance</b></p> <p><b>Discussion of Annual Report</b></p> <p><b>Discussion of Capital Improvement Plan</b></p>

**OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION**

- Discussion of STR's. The ZBA denied an application for a STR. The owners are upset with the decision. The PC members discussed the benefit of taking a future closer look at the current ordinance to clarify language.

**PUBLIC COMMENT:** (3 minute limit)

**Robin Laansma** - YS Precinct delegate. Robin expressed thanks to the PC for their work.

Public Comment closed at 8:59 pm.

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Additional Comment: None

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**ADJOURNMENT:**

*Motion by Knowles with support from Frigmanski to adjourn the meeting at 9:00 pm.*  
*All AYES. **MOTION CARRIED.***

Approved by: \_\_\_\_\_  
Frank Fiala, Planning Commission Secretary      Date

Respectfully submitted by  
Diane Dykgraaf, Recording Secretary  
Dec. 18, 2025

**DRAFT  
MINUTES  
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APPROVED: \_\_\_\_\_**

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**Other Such  
Business**

**MEETING  
ADJOURNED**