YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION

Regular Meeting 7:00 p.m.

Dec. 18, 2025

Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 **DRAFT MINUTES**

Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.

PLEDGE OF ALLEGIANCE

Roll Call: Present: Bush, Fiala, Frigmanski, Knowles, Kooistra, Trygier

Absent: Craven

6 Present; 1 Absent with notice

Staff Present: Dennis Buist, Jim McManus, Professional Planner

Visitors: 6

APPROVAL OF AGENDA:

Adds/Changes: Add a short discussion on STR's.

Motion by Fiala with support from Knowles to accept the agenda as updated to add discussion of

STR's.

All AYES. MOTION CARRIED

REPORTS from REPRESENTATIVES:

Board of Trustees- Larry Knowles

Board Report:

approved a land division Courtney Dr.

approved a contract with Gun Lake Sewer and Water Authority

approved the re-appointment of Ryan Craven and Frank Fiala to this PC

recognized Alica Jansma for her many years of dedicated service to Yankee Springs Township

a joint meeting date is set for all appointed people on Jan. 20 at 6 pm

ZBA, John Frigmanski

The ZBA held a meeting in December and denied a STR.

ZONING ADMINISTRATOR REPORT: Joe Shea, ZA

Joe Shea is not present but submitted a report:

• the ZBA denied a STR appeal.

• his recent work has included issuing permits and working on the PMR ordinance.

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

DRAFT MINUTES Page 1 of 3 PC APPROVED:

Regular PC Mtg. Dec. 18, 2025

Routing 12/22/25
Email
Web
Binder

APPROVAL OF **AGENDA**

BOARD REPORTS REPRESENTATIVES

ZONING ADMINISTRATOR REPORT

> PUBLIC COMMENT

Mike Cunningham, Heritage Bay Dr. Mike recently emailed a list of concerns from the special DRAFT meeting last Friday. Three of them are these: 1) adverse impact distance should be extended; 2) **MINUTES** issues regarding the bond, this needs careful attention; 3) on-site parking for trucks is an important Page 2 of 3 PC issue to address. APPROVED: Regular PC Mtg. Dave Laansma, Payne Lake Rd. Dave thanked the PC for this detailed draft ordinance. He has Dec. 18, 2025 several questions he would like addressed, issues such as adverse consequences, renewal of permits, and fencing. APPROVAL OF **APPROVAL OF MINUTES**: Regular Meeting of Nov. 20, 2025 **MINUTES** Motion by Knowles with support from Frigmanski to approve the minutes of the Regular PC Meeting of Nov. 20, 2025. All AYES. MOTION CARRIED APPROVAL OF MINUTES: Special Meeting of Dec. 12, 2025 Motion by Knowles with support from Frigmanski to approve the minutes of Special PC Meeting Dec. 12, 2025. ALL AYES. MOTION CARRIED **INQUIRY ON** INQUIRY ON CONFLICT OF INTEREST: CONFLICT OF INTEREST ROLL CALL: 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. All PC members noted: NO conflicts. No: 6, Yes: 0. **NEW BUSINESS: NEW BUSINESS** None OLD BUSINESS: OLD BUSINESS Discussion of the Mining Ordinance. The PC reviewed several notes submitted by PC members regarding the Legal Review with Discussion of the the township lawyer and agreed on changes to be made to the PMR draft. Mining Ordinance • Ms. Bush will supply the changes to Joe Shea who will update the draft. • Mr. McManus will assist the PC to prepare an escrow resolution for the township. A public hearing on the PMR will be held during the regular February PC meeting. The updated PMR Draft will be posted on the website. 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. ALL AYES. MOTION PASSED Discussion of Discussion of the Annual Report. **Annual Report** 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. Discussion of Capitol Improvement Plan. Discussion of Ms. Bush handed out a YS Township Capital Improvement Plan Worksheet with projects and funds Capital projected out to 2030-2031. These are proposed projects, not final. Mr. Trygier suggests adding Improvement Plan lighting in the township parking lot to the improvement plan.

| OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING | DRAFT |
|---|-----------------|
| COMMISSION | MINUTES |
| Discussion of STR's. The ZBA denied an application for a STR. The owners are upset with | Page 3 of 3 PC |
| the decision. The PC members discussed the benefit of taking a future closer look at the | APPROVED: |
| current ordinance to clarify language. | Regular PC Mtg. |
| | Dec. 18, 2025 |
| PUBLIC COMMENT: (3 minute limit) | |
| | Other Such |
| Robin Laansma - YS Precinct delegate. Robin expressed thanks to the PC for their work. | Business |
| | |
| Public Comment closed at 8:59 pm. | |
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| Additional Comment: None | |
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| ADJOURNMENT: | MEETING |
| Motion by Knowles with support from Frigmanski to adjourn the meeting at 9:00 pm. | ADJOURNED |
| All AYES. MOTION CARRIED. | |
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| Approved by: | |
| Frank Fiala, Planning Commission Secretary Date | |
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| Respectfully submitted by | |
| Diane Dykgraaf, Recording Secretary | |
| Dec. 18, 2025 | |
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