

APPROVAL OF MINUTES

<u>APPROVAL OF MINUTES:</u> Regular Meeting of July, 16, 2026 <i>Motion by Knowles with support from Frigmanski to accept the Minutes of the July 16, 2026, meeting as presented.</i> <i>All AYES. MOTION CARRIED.</i>	DRAFT MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. August 20, 2026
<u>INQUIRY ON CONFLICT OF INTEREST:</u> <u>ROLL CALL:</u> <i>F. Fiala asked the PC members present if there was any conflict of any PC member with the agenda of requests as presented this evening.</i> <i>PC members noted: No: 7, Yes: 0.</i> <u>NEW BUSINESS:</u> ● CSPR 26-07-03; Parcel ID: 16-020-036-20, 11388 W. M-179 Highway, Middleville, MI 49333, which is zoned C-2 Commercial and is currently owned by Sand Bar Ventures, LLC. The applicant, Sigland LLC is requesting a business site plan review for a proposed landscape and design business on this property pursuant to the <i>Yankee Springs Township Ordinance, Article V Site Plan Review.</i> Jason Haywood, owner of Sigland LLC, explained his plan to purchase the property, tear down the existing house and build a storage space for equipment and a design loft. The plan is to rehab the existing garage for storage space. Phase II would be an additional building on 179 to rent out space. Joe Shea, Zoning Administrator, submitted a report. He feels like the site plan complies with the numbers. Jim McManus did an initial review and states that all commercial development must have a review from the Health Dept. Planning and Zoning. Other items to follow through with are parking, signs, access, grading and drainage, trash and lighting. Comments and questions from Planning Commission: John Trygier noted that he likes the concept. He asked if they plan to store equipment. Mr. Haywood stated that no heavy equipment will be stored but maybe a few trucks and trailers. No bulk material. He stated it's a design lab. Mr. Trygier noted that several things still need to be submitted, such as a survey. John Frigmanski asked if this is a design company or construction company. Mr. Haywood states that it is both. He stated that no heavy equipment will be present at this site. This location is to be a design location, more like an office building. Their construction equipment is at the Alto site. No show room is planned, very few clients would come in. Frank Fiala noted that this is the kind of business he envisioned for the 179 corridor and he would welcome it to the area. Mr. Knowles thinks it's a great idea, too. He asked about the timeline and Mr. Haywood stated that they would probably start tearing down the house this winter. Mr. Haywood said he can start getting all of the additional information together. Niki Smith said it would be an improvement to the area.	INQUIRY ON CONFLICT OF INTEREST NEW BUSINESS CSPR 26-07-03; Parcel ID: 16-020-036-20

Motion by Fiala with support by Frigmanski to open a Public Hearing at 7:27 pm.
*All AYES. **MOTION CARRIED.***

Mike Cunningham, Heritage Bay Drive. Mike said he thought this is what we would want to see on 179 and supported it.

Motion by Trygier with support from Frigmanski motion to close Public Hearing at 7:28 pm.
*All Ayes. **MOTION CARRIED.***

The Planning Commission can approve this now as a Conceptual Site Plan. Mr. Haywood agreed to supply the needed information in 2 months.

Motion by Knowles with support from Smith to approve the concept and to table this for approval at the Oct. 15 meeting.
Roll Call Vote: Trygier, yes; Smith, yes; Knowles, yes; Frigmanski, yes; Craven, yes; Bush, yes; Fiala, yes.
*All AYES. **MOTION CARRIED***

- **Discussion regarding an amendment for Land Divisions.**

Ms. Bush read proposed new language for the existing Land Division Ordinance.
Mr. Trygier had concerns about the language and suggested sending this to our attorney for review.
Mr. Fiala pointed out a township rule that land cannot be split without Township Board approval.
Mr. Shea noted that it is in our Land division Ordinance that all splits must be approved by the Board.
Mr. McManus said he would reach out to the Township Attorney for her input.

- **Discussion of zoning amendments for Data Centers.**

A Memorandum (sample model of a zoning ordinance) has been submitted by Jim McManus. He stated it is important to have regulations in place. Many specifics still need to be added to apply to Yankee Springs Township.
Ms. Bush asked about limiting the size of data center options. Mr. McManus recommended this, though also stating it can be challenged.
Mr. Trygier asked about state regulations/laws that could supersede the township. Mr. McManus said that they are not in place yet.
Mr. Fiala asked if there is an advantage to having a moratorium on data centers? It can be done.
Ms. Bush's initial thought was to limit the size to 150 kw, the Enterprise and Edge Data Centers as described in this document.

Motion by Smith with support from Craven to approve having Mr. McManus rewrite the Ordinance to reflect the input of the Planning Commission.
*All AYES. **MOTION CARRIED.***

Motion by Knowles with support from Frigmanski to ask the Board to put a moratorium on all Data Centers.
*ALL AYES. **MOTION CARRIED.***

- **Discussion of Solar Energy Systems:**

Mr. McManus has provided information and a draft Ordinance regarding solar energy

PUBLIC HEARING

TABLED CSPR
26-07-03; Parcel
ID: 16-020-036-20

DISCUSSION OF
LAND DIVISIONS

DISCUSSION OF
DATA CENTERS

DISCUSSION OF
SOLAR SYSTEMS

systems. This includes obtaining a permit for small and large solar systems. Mr. McManus will add several items discussed to this document.

DRAFT MINUTES

Page 4 of 4 PC

APPROVED: _____

Regular PC Mtg.

August 20, 2026

OLD BUSINESS:

1. Discussion of 2026 Work Plan

2. Discussion of Master Plan

There is a Special Meeting on Sept. 8 at 6:30 pm to work on the Master Plan. Presentations will be done by those who have taken the course for Master Planner Certification.

3. Discussion of Special Meeting Dates

The Special PC meeting will start at 7:00 pm on Oct. 13.

OLD BUSINESS

**SPECIAL
MEETING DATES**

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Mr. Knowles asked Jim McManus for the Clause 6 language discussed earlier in the meeting and he agreed to provide it.

**OTHER SUCH
BUSINESS**

PUBLIC COMMENT: (3 minute limit)

Mike Cunningham, Heritage Bay Drive. Mike complimented the PC on the way they handled the public hearing and other issues tonight. On solar energy, he is most interested in residential and how it impacts lake communities and properties, noting that **any** ground mounted solar should be on larger properties. Mike noted a current resolution that **does not allow** for Board members to attend PC meetings, but he stated that the Board can change the **resolution and allow** them to attend.

**PUBLIC
COMMENT**

Additional Comment: None

ADJOURNMENT:

Motion by Bush with support from Trygier to adjourn the meeting at 8:30 pm.

*All AYES. **MOTION CARRIED.***

**MEETING
ADJOURNED**

Approved by: _____
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary