

# YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION 2025 ANNUAL REPORT

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2025 calendar year has been prepared for the Township Supervisor and Board members. This is a summary relating to the productive results of 11 monthly meetings, 2 special meetings, and 1 joint meeting with the ZBA and Township Board in attendance. The Planning Commission meets on the Third Thursday of each month.

## 2024 MEETING ATTENDANCE

Commissioner	Meetings Attended					Term Expires
	2021	2022	2023	2024	2025	
Shana Bush (Chair)	14 of 16	12 of 14	11 of 13	16 of 17	14 of 14	12/2027
Frank Fiala (Secretary)	16 of 16	14 of 14	13 of 13	17 of 17	14 of 14	12/2025*
Rich Beukema (Vice Chair)	15 of 16	14 of 14	13 of 13	16 of 17	11 of 11	NA
John Frigmanski (PC Rep to ZBA)	14 of 16	11 of 14	12 of 13	13 of 17	12 of 14	12/2027
Larry Knowles (BOT Rep to PC)	16 of 16	13 of 14	13 of 13	16 of 17	14 of 14	12/2027
Lee Kooistra	14 of 16	11 of 14	13 of 13	17 of 17	13 of 14	12/2026
Ryan Craven	NA	NA	11 of 12	14 of 17	11 of 14	12/2025*
John Trygier**	NA	NA	NA	NA	3 of 3	12/2026
Joe Shea Zoning Administrator	NA	NA	0 of 1	15 of 17	8 of 14	12/2026

\*Frank Fiala and Ryan Craven were re-appointed to another term in December 2025.

\*\* John Trygier was sworn in in November 2025 to serve in the seat formerly held by the late Commissioner Richard Beukema.

## THANK YOU TO LEE KOOISTRA

The Yankee Springs Township Planning Commission sincerely thanks Lee Kooistra for his dedicated service and thoughtful contributions. His commitment to responsible land use and the township's rural and lakefront character has been greatly valued. We wish him well as he focuses on his health.

## HONORING THE SERVICE OF RICHARD BEUKEMA

The Planning Commission wishes to honor the memory of **Richard “Rich” Beukema**, who passed away this year after many years of dedicated service to our township. Rich was a valued member of the Commission whose steady judgment, thoughtful insights, and deep commitment to public service helped guide our community through countless decisions and periods of change.

Rich served with integrity, humility, and a genuine care for the people who call this township home. He approached every project—large or small—with a sense of responsibility and a desire to do what was best for the community’s long-term wellbeing. His contributions were marked not only by expertise, but by a kindness and grounded perspective that elevated our discussions and shaped our work in meaningful ways.

Rich was also known for his signature flannel shirts, a reflection of his approachable, down-to-earth personality. That simple trademark became a reminder of the warmth and authenticity he brought to every meeting and interaction. His absence has been deeply felt, but his influence will continue to guide the Planning Commission for years to come.

We extend our heartfelt sympathy to Rich’s family and loved ones, and we express our profound gratitude for his years of public service. The Planning Commission proudly recognizes and honors the legacy of **Richard Beukema**, whose commitment to this township will not be forgotten.

### SYNOPSIS OF MAJOR ACCOMPLISHMENTS

- Worked on many Special Exception Use cases and site plan reviews
- Rezoned Whispering Pines Condos from Resort & Recreation to Gun Lake Residential Lakefront.
- Developed and recommended to BOT - Zoning Ordinance for Private Residential Ponds and Agricultural or Farm Ponds.
- Worked on a new Planned Mineral Removal Ordinance (in process)
- Continued work on Master Plan review/update. (in process)
- Completed Annual Capital Improvement Plan to recommend to BOT.

### PERMITS ISSUED

(Provided by the Zoning Administrator)

	2024	2025
Single Family Home	17	13
Mobile Home Park Homes	0	0
Accessory Structures	31	28
Demolitions	0	8*
Residential Alterations/Remodels	21	22
Commercial Alterations/Remodel	1	1
Commercial New Construction	4	1
Decks	10	6
Pools	1	2
Solar units	0	4
Fences	15	16
Signs	2	2
Miscellaneous	2	1
<b>TOTAL REVIEWS</b>	<b>104</b>	<b>104</b>

\*Demolition permits are issued by PCI

## REZONING REQUESTS

2021	2022	2023	2024	2025
2	6	3	7	2

## SPECIAL EXCEPTION USE REQUESTS

2021	2022	2023	2024	2025
7	8	6	9	15*

\*8 of the 2025 SEU Requests were STRs in Whispering Pines

## SUBDIVISIONS, LAND DEVELOPMENT, SPLITS

2021	2022	2023	2024	2025
4	0	2	4	7

## POPULATION CHANGES

YEAR	POPULATION
2021 (Census)	5322
2022 (est.)	5322
2023 (est)	5322
2024 (est)	5322
2025 (est)	5322

### McKenna Associates

Planning Consultation provided by Rebecca Harvey, AICP (2021-2025) and James McManus, AICP (2025)

#### Billing for Services:

YEAR	AMT
2021	\$5,975 (excl. Dec)
2022	\$4,506
2023	\$3,319 (excl. Nov & Dec)
2024	\$1,500
2025	507.50 (excl. Dec)

### Bauckham, Thall, Seeber, Kaufman & Koches, P.C.

Legal services supplied to PC by Catherine Kaufman

#### Billing for Services:

YEAR	AMT
2022	\$1,686
2023	\$902 (excl. Dec)
2024	\$1,976 (excl. Dec)
2025	\$14,973 (excl. Dec)

## EDUCATIONAL CLASS PARTICIPATION

PC Commissioner	Training Name	Training Entity	MCP CREDITS MET
Shana Bush	Now You Know LIVE Webinar - Is Your Township Ready for the Earned Sick Time Act?	MTA	YES
	2025 Spring SW MI MCP Cohort Meeting	MSU EXT - MCP	
	Intro to Planning and Zoning	MTA	
	Managing Public Meetings & Policies	MTA	
Ryan Craven	Land Use: Foundations Part 1	MTA	YES
	Mining Operation & Short Term Rentals	MTA	
	Intro to Planning & Zoning for Renewable Energy	MTA	
Frank Fiala	Coordinating Enforcement between Zoning, Other Police Power Ordinances, and State Regulators	MSU EXT – MCP	YES
	Understanding The Legal Backdrop of Planning and Zoning	MSU EXT – MCP	
	Navigating Local Decisions in Michigan’s Renewable Energy Future: The Good, The Bad, and The Trade-Offs	MSU EXT – MCP	
	Best Practices in Planning for Hazard Mitigation	MSU EXT – MCP	
	Rural Planning: Exploring Non-urban Planning	MSU EXT – MCP	
	2025 MCP Showcase	MSU EXT - MCP	
Terry Knowles	Coordinating Enforcement between Zoning, Other Police Power Ordinances, and State Regulators	MSU EXT – MCP	YES
	Understanding The Legal Backdrop of Planning and Zoning	MSU EXT – MCP	
	Navigating Local Decisions in Michigan’s Renewable Energy Future: The Good, The Bad, and The Trade-Offs	MSU EXT – MCP	
	Best Practices in Planning for Hazard Mitigation	MSU EXT – MCP	
	Rural Planning: Exploring Non-urban Planning	MSU EXT – MCP	
	2025 MCP Showcase	MSU EXT - MCP	

## PLANNING COMMISSION STRATEGIES 2026

1. Continue to strongly encourage all Planning Commissioners to attend Michigan Township Association, Michigan State University and Michigan Planning Association training opportunities - especially those needing continuing education credits to maintain Master Citizen Planner Credentials. Encourage Master Citizen Planner Accreditation
2. Continue execution of the plan to complete a review and update of the Yankee Springs Township Master Plan.
3. Assist the Township Board to undertake a “Strategic Planning” effort that conducts:
  - Identification of major goals and establishing priorities
  - Prioritize implementation on those goals
  - Assign goals to specific township officials for leadership

**PLANNING COMMISSION  
WORK PLAN 2026**

1. Continue with a modification to the existing Planned Mineral Removal ordinance and provide a recommendation to the BOT.
2. Continue work on the review and update of the township Master Plan.
3. Review current ordinance regarding permanent docks and provide a recommendation to the BOT.
4. Explore an ordinance to address blight and make a recommendation to the BOT.
5. Explore an ordinance to address alternative energy on a commercial level.
6. Explore an ordinance to address data centers.
7. Review the Sanitary Landfill Ordinance to ensure the language is consistent with updated PMR ordinance.
8. Explore an ordinance to address fire and burning.
9. Review zoning ordinances to determine if any regulations need updating.
10. Timely preparation of Capital Improvement Plan Review & Update.

  
\_\_\_\_\_ Date 2/19/26  
Shana Bush, Chair

  
\_\_\_\_\_ Date 1/20/26  
Frank Fiala, Secretary