YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
Regular Meeting
7:00 p.m.
November 19, 2026
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333
DRAFT MINUTES

Routing 11/23/26
Email
Web
Binder

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

PLEDGE OF ALLEGIANCE

Roll Call: Present: Fiala, Frigmanski, Knowles, Trygier.
Absent with notice: Craven, Smith
5 Present; 2 Absent with notice

Staff Present: Jim McManus, Sandy Marcukaitis, Dennis Buist, Joe Shea
Visitors: 3

APPROVAL OF AGENDA:
Adds/Changes: *Motion by Fiala with support from Knowles to approve the agenda as presented. All AYES.* ***MOTION CARRIED.***

APPROVAL OF AGENDA

REPORTS from REPRESENTATIVES:

BOARD REPORTS from REPRESENTATIVES

Board of Trustees, Larry Knowles
Board Report:

- Short meeting to adopt a Budget Amendment.
- Approved Prein & Newhof as engineers for the proposed trail.
- Voted to close the township office on Fridays beginning Jan 1, 2027.

ZBA, John Frigmanski

- Reviewed one case for 2 variances that was tabled.

ZONING ADMINISTRATOR REPORT: Joe Shea, ZA

ZONING ADMINISTRATOR REPORT

Joe Shea

- 10 zoning permits in October, 5 in November so far.
- Court case on Tuesday for a zoning violation, the attorneys settled before the trial.

PUBLIC COMMENT: *(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)*
None.

PUBLIC COMMENT

APPROVAL OF MINUTES: Regular Meeting of September 17, 2026
Motion by Knowles with support from Frigmanski to accept the Minutes of the Oct. 15, 2026, meeting as presented.
All AYES. ***MOTION CARRIED.***

APPROVAL OF MINUTES

DRAFT

INQUIRY ON 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 as presented this evening.*
PC members noted: No: 5, Yes: 0.

NEW BUSINESS:
None

OLD BUSINESS:

CSPR 26-08-04 Ryan Winchel
Ryan Winchell is present and requested approval for a storage pole barn on his property.

Motion by Trygier with support from Fiala to approve CSPR 26-08-04 with the condition that the owner will provide a site survey on the south and west property lines and identify any outdoor lighting.
ROLL CALL: Bush, Yes; Fiala, Yes; Frigmanski, No; Knowles, Yes; Trygier, Yes.
Yes: 4; No: 1
MOTION CARRIED.

Discussion of the Blight Plan
A draft copy of a Yankee Springs Township Barry County. Michigan Blight Ordinance was presented and discussed. Several small changes were suggested and will be made to the document.

Discussion on Data Center Ordinance
A Memorandum titled Zoning Ordinance Language, Data Center Regulations (Maximum) was presented and discussed. There is time to continue to work on this with the existing moratorium on Data Centers. Jim McManus will make suggested changes to the document.

Discussion of Solar Energy Systems
A new document was presented. Mr. McManus noted that Section E was added after the previous discussion. Several additional changes were suggested and will be made.

Discussion of Capital Improvement Plan
A Capital Improvement Plan for 2026-2032 was handed out. This will be addressed at a future meeting. Ms. Bush asked the Planning Commission to review it. The 2026 Annual Report will be completed later by Ms. Bush.

Master Plan Update
No discussion.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PC:
Discussion of fence height and depth - will be addressed in the 2027 Work Plan.

DNR Presentation will be at the Special Meeting on Dec. 8, 2026, at 6:30 pm.

Ms. Bush received a letter from Hope Township that they have approved a Master Plan.

INQUIRY ON CONFLICT OF INTEREST
NEW BUSINESS
OLD BUSINESS
CSPR 26-08-04 APPROVED
BLIGHT PLAN
DATA CENTER ORDINANCE
SOLAR ENERGY SYSTEMS
CAPITAL IMPROVEMENT
MASTER PLAN Update
OTHER SUCH BUSINESS

DRAFT

PUBLIC COMMENT: (3 minute limit)

None.

ADJOURNMENT:

Motion by Trygier with support from Frigmanski to adjourn the meeting at 8:44 pm. All AYES. ***MOTION CARRIED.***

Approved by:_____
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary

PUBLIC COMMENT

MEETING ADJOURNED

DRAFT