

YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>November 20, 2025</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 DRAFT MINUTES	DRAFT MINUTES Page 1 of 4 PC APPROVED:___ Regular PC Mtg. Nov. 20, 2025
Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Bush, Craven, Fiala, Frigmanski, Knowles, Kooistra, Trygier All Present Ms. Bush began by remembering and recognizing Rich Beukema, fellow PC member who passed away recently. Several members of the PC wore flannel in honor of Mr. Beukema who served with dedication and integrity. His insight and steady presence helped shape this community that we all care about. She invited all present to join in a moment of silence. <u>Zoning Administrator:</u> Joe Shea, not present <u>Staff Present:</u> Dennis Buist, Jim McManus, Sandy Marcukaitis <u>Visitors:</u> 17	Routing 11/24/25 Email Web Binder
<u>APPROVAL OF AGENDA:</u> <u>Adds/Changes:</u> none <i>Motion by Fiala with support from Craven to accept the agenda as presented.</i> All AYES. <i>MOTION CARRIED</i> <u>REPORTS from REPRESENTATIVES:</u> <u>ZBA, John Frigmanski</u> No ZBA meeting this month. <u>Board of Trustees- Larry Knowles</u> Board Report. Actions from the November Board meeting are: • The Board recognized the contributions of Rich Beukema to the township. • The Veterans Day Ceremony on Nov. 8 was a huge success. • Recognized Nikki Mendez for EMT Certification. • Approved Niki Smith and John Trygier for the Planning Commission. • Approved the appeal of the judicial decision for a Park Drive resident. • Approved having two public comment sections at their monthly meetings. <u>ZONING ADMINISTRATOR REPORT: Joe Shea, ZA</u> • Mr. Shea is not present tonight but has submitted the following report: 1. Junk car lot on M-179 - almost all vehicles and metal has been removed from the property. Another citation was written against the property for the remaining litter on the property, but time is being given for the owner to clean it up before action is taken.	APPROVAL OF AGENDA BOARD REPORTS from REPRESENTATIVES ZONING ADMINISTRATOR REPORT

2. 12491 Park Drive - a citation was written against the property owner last year for a permanent dock and boat hoist in Gun Lake. A trial was held and Judge Schipper ruled in favor of the defendant. The township attorney is appealing that decision. <u>PUBLIC COMMENT:</u> <i>(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)</i> Mike Cunningham, Heritage Bay Dr. Mike has reviewed the revised mining ordinance and feels it is greatly improved. He has several suggestions that he sent to the PC. Jim Johnson, Rosemary Lane. Jim questions whether the PC meetings can be available on Zoom? Ms. Bush says they will look into it. <u>APPROVAL OF MINUTES:</u> Regular Meeting of Oct. 16, 2025 <i>Motion by Knowles with support from Craven to approve the minutes of the Regular PC Meeting of Oct. 26, 2025.</i> <i>All AYES. MOTION CARRIED</i>	DRAFT MINUTES Page 2 of 4 PC APPROVED: _____ Regular PC Mtg. Nov. 20, 2025 PUBLIC COMMENT APPROVAL OF MINUTES
<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 and as modified this evening.</i> <i>All PC members noted: NO conflicts. No: 7, Yes: 0.</i> <u>NEW BUSINESS:</u> ● Introduction of new PC members: ○ Mr. John Trygier was welcomed to the Planning Commission and is participating tonight. ○ Ms. Niki Smith is also present in the audience and was welcomed as a new member of the Planning Commission who will begin her active participation and work in the future. PUBLIC - Open Forum for Master Plan The results of the survey were projected on the screen. Complete information on this document is available on the township website under Public Documents and Master Plan. The group is encouraged to check that out and offer any further input at the next meeting during the Public Comment section. A question was raised about senior and handicap services in the township and if they were included in the survey? See Q&A #7. Land use - Ms. Bush asked what the group prefers for land use? (residential, agricultural, etc). One comment suggests that it currently maintains a good balance because it has evolved from the people, not dictated by the government. A question was raised about the original zoning that happened in the 1970's - Yankee Springs township was never under county zoning, so YS created their own zoning and ordinance. Mr. Fiala was a charter member at that time (1971) and states that they felt the county was not able to address the unique problems they were facing. At that time the Planning Commission addressed issues very specific to YS Township. YS Township continues to have unique challenges and opportunities.	INQUIRY ON CONFLICT OF INTEREST NEW BUSINESS Introduction of New Members Discussion of the Master Plan

No decisions have been made on any changes to the Master Plan at this point, and this is part of the process to suggest improvements. Mr. Fiala notes a good relationship between the township and the county. Mike Cunningham asked if it is an accepted practice to look at all of the properties that will never be farmed again and rezone them to residential when appropriate? Jim McManus replied that it has to go through the public process and that the township can initiate it if they choose. Mr. McManus suggested adding Allegan County into the comparisons. When talking about residential, he suggested adding a couple of paragraphs about how they view housing in the future - size, cost, smaller base sizes, etc. You must have a zoning plan that references all of the zoning districts and gives characteristics of each district. There was discussion about the rate of growth of YS Township and also Barry County and how housing is impacted. Mike Cunningham noted that the people of the township should be the ones who decide the future for the township. YS Township is unique and has specific characteristics. It is a residential/recreational community. He notes several other considerations including roads and not raising taxes. OLD BUSINESS: Discussion of the Mining Ordinance. The current draft has not been reviewed by the attorney yet. Mr. Trygier shared his comments on the draft and distributed print copies of his comments and suggestions to the PC members. The PC went through them one by one, inviting discussion from the PC and Mr. McManus. Some of the recommendations by Mr. Trygier were accepted and will be included in a new draft copy, while some suggestions were changed and others not included. Mr. McManus offered valuable advice from his experience with Barry County, and members of the PC added their input as well. The Commission held a lengthy and careful review of the Mining Ordinance Draft. Ms. Bush will go over this with Joe Shea, ZA, and will post the updated draft copy on the website. This can be found on the township website under the section titled Public Document>Mining Ordinance/Working Draft. A draft will be sent to the lawyer for review. Discussion of the Annual Report Ms. Bush will add an acknowledgement of the service of Richard Beukema to the Annual Report. A copy of this report was reviewed. A suggestion was made to do a zoning audit after the Master Plan is completed. Discussion of the Capital Improvement Plan. Ms. Bush takes note of the areas of improvements the PC is addressing. <u>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</u> • None	DRAFT MINUTES Page 3 of 4 PC APPROVED: _____ Regular PC Mtg. Nov. 20, 2025 OLD BUSINESS Discussion of the Mining Ordinance Discussion of Annual Report Discussion of Capital Improvement Plan Other Such Business
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PUBLIC COMMENT: (3 minute limit)

Robin Laansma - YS Precinct delegate. Robin thanked the PC for their diligence in addressing the mining ordinance and strongly suggested that the PC be specific on reclamation needs and time frame. In her experience from living by the mining operation at Payne Lake Rd, many trucks (up to 20) lined up in the morning before start time. Please address this issue. Also to note, the crusher is very loud. On another topic, Robin requests that a microphone be used at future meetings for Jim McManus.

Additional Comment: None

ADJOURNMENT:

Motion by Knowles with support from Trygier to adjourn the meeting at 9:49 pm.
*All AYES. **MOTION CARRIED.***

Approved by: _____
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary
November 20, 2025

**DRAFT
MINUTES**

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**PUBLIC
COMMENT**

**MEETING
ADJOURNED**