

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

**MINUTES**  
 Page 1 of 4 PC  
**APPROVED: \_\_\_\_\_**  
 Regular PC Mtg.  
 Feb. 19, 2026

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

**PLEDGE OF ALLEGIANCE**

**Roll Call:** Present: Bush, Craven, Fiala, Frigmanski, Knowles, Smith, Trygier  
 7 Present; 0 Absent

**Staff Present:** Dennis Buist, Sandy Marcukaitis, Professional Planner, Jim McManus

**Visitors:** 22

*JMB*  
 BOBUE VAN HOUTEN

**CALL TO ORDER**

**PLEDGE**

**ROLL CALL**

**APPROVAL OF AGENDA:**

**Adds/Changes:** Add two items under New Business: an official acknowledgement that Martin Township has updated their Master Plan, and discussion of election of officers.

*Motion by Fiala with support from Frigmanski to accept the agenda as amended.*  
*All AYES. MOTION CARRIED*

**REPORTS from REPRESENTATIVES:**

**Board of Trustees- Larry Knowles**

Board Report:

- Approved Jeff Chaney to ZBA as an alternate.
- Recognized Lee Kooistra for his years of service to Yankee Springs Township.
- The Veterans Day committee met and shared ideas for further upgrades.
- Approved Disc Golf for Winter Fest.
- Approved use of the courts for a Pickleball Tournament on September 12, 2026.
- The Board will adhere to the FOIA policy in place.

**ZBA, John Frigmanski**

No meeting of the ZBA.

**ZONING ADMINISTRATOR REPORT: Joe Shea, ZA**

Mr. Shea is not present tonight and no report has been received.

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

**Mike Cunningham**, Heritage Bay Dr. On the agenda is a discussion of the PC Work Plan. Mike suggested adding to the work plan discussion and revision of the Bed & Breakfast ordinance to

**APPROVAL OF AGENDA**

**BOARD REPORTS  
from  
REPRESENTATIVES**

**ZONING  
ADMINISTRATOR  
REPORT**

**PUBLIC  
COMMENT**

<p>include properties where the owner lives next door, across the street, or on adjacent property and where the owner is on site during rental.</p> <p><b>Robin Laansma</b>, Payne Lake Rd. Robin asked everyone to speak into their microphones.</p> <hr/> <p><b>APPROVAL OF MINUTES:</b> Regular Meeting of Jan. 15, 2026  <i>Motion by Fiala with support from Trygier to approve the minutes of the Regular PC Meeting of Jan. 15, 2026.</i>  <i>All AYES. MOTION CARRIED</i></p>	<p>Page 2 of 4 PC  <b>APPROVED:</b> _____  Regular PC Mtg.  Feb. 19, 2026</p> <p><b>APPROVAL OF MINUTES</b></p>
<p><b><u>INQUIRY ON CONFLICT OF INTEREST:</u></b></p> <p><b>ROLL CALL:</b> <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></p> <hr/> <p><b>NEW BUSINESS:</b></p> <ol style="list-style-type: none"> <li>1. Public Hearing: Proposed amendment to the Township Zoning Ordinance, <i>Article XXII Validity, Interpretation, and Fees</i>, regarding the use of escrow accounts, performance guarantees, and other measures.</li> <li>2. Public Hearing: A Proposed amendment to the Township Zoning Ordinance, <i>Article XII General Regulations</i>, regulating planned mineral removal.</li> </ol> <p>The PC will address both items above as one Public Hearing.</p> <p><i>Motion by Fiala with support by Frigmanski to open Public Hearing at 7:08 pm to discuss both topics presented.</i>  <i>All AYES. MOTION CARRIED.</i></p> <p><b>Public Hearing opened at 7:08 pm.</b></p> <p><b>Public Comments:</b>  <b>Mike Cunningham</b>, Heritage Bay Dr. Mike offered several suggested corrections/changes to the PMR draft, including correction of date, number of trucks in staging area, removal of berms, and specification of duties of township/county personnel. He states that he feels this is a good ordinance.</p> <p><b>Dave Laansma</b>, Payne Lake Rd. Dave thanks the PC for their work on this. He asks if there will be a second public comment after PC discussion and will there be time to ask questions at that point?</p> <p><b>Robin Laansma</b>, Payne Lake Rd. Robin thanked the PC and Jim McManus for the hard work that they have put into the Mining Ordinance.</p> <p><i>Motion by Craven with support from Frigmanski to close the Public Hearing at 7:11pm.</i>  <i>All AYES. MOTION CARRIED</i></p> <p><b>Public Hearing closed at 7:11 pm.</b></p> <p>Discussion by the Planning Commission:  Several minor changes were discussed and agreed on by the group. These changes will be made to the document.</p>	<p><b>INQUIRY ON CONFLICT OF INTEREST</b></p> <p><b>NEW BUSINESS</b></p> <p><b>PUBLIC HEARING</b></p> <p><b>PMR Zoning Ordinance</b></p>

*Motion by Fiala with support by Trygier to pass the PMR Ordinance on to the Township Board.*

**Roll Call Vote:** Trygier - YES, Smith - YES, Knowles - YES, Frigmanski - YES, Craven - YES, Bush - YES, Fiala - YES.

**ALL YES. MOTION CARRIED.**

Ms. Bush will connect with the attorney and confirm that the PMR Ordinance will be ready for the BOT to review at their next meeting (March 12, 2026).

Additional Discussion:

A document titled General Background and Development Summary was received. This will be passed along with the PMR Ordinance to the BOT and will be kept on file at the township.

3. Work Plan

Ms. Bush suggested getting input from the Township Board as to what they consider of most importance. Currently topics on the 2026 Work Plan Include:

Planned Mineral Removal Ordinance (Public Hearing Feb. 2026)

Master Plan (Preliminary updates completed in data sections)

Permanent Docks Ordinance

Blight Ordinance

Alternative Energy Ordinance - Commercial

Data Center Ordinance Review/Update

Zoning Ordinance Review

Sanitary Landfill Ordinance Review/Update

Fire Ordinance

PC Annual Report

Capital Improvement Plan 2026-2032

Mr. Frigmanski suggests moving the Landfill Ordinance to the top of the list.

The Bed and Breakfast issue will be added to the list.

Mr. McManus recommends reviewing the Land Division Ordinance. Ms. Bush will add it to this list.

Mr. McManus informs the PC that his group is currently working on a model ordinance for Data Centers.

This Work Plan will be presented to the Board of Trustees and they will review it. The order of importance will be recommended by the BOT.

4. Acknowledgement that Martin Township recently approved their updated Master Plan.

This information was shared with the PC by Mr. Fiala.

5. Election of Officers.

This is required to be done yearly and nominations were opened to the floor.

*Motion by Fiala with support by Frigmanski to re-elect Ms. Bush for Chair. All AYES.*

**MOTION CARRIED.**

*Motion by Fiala with support by Craven to elect John Trygier as Vice Chair. All AYES.*

**MOTION CARRIED.**

*Motion by Frigmanski with support from Craven to re-elect Mr. Fiala as Secretary. All AYES. MOTION CARRIED.*

Page 3 of 4 PC

APPROVED: \_\_\_\_\_

Regular PC Mtg.

Feb. 19, 2026

**Motion to pass the PMR Ordinance on to the Township Board CARRIED.**

**Discussion of Work Plan**

**Updated Master Plan for Martin Township**

**Election of Officers**

**Old Business**

**OLD BUSINESS:**

None

**OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION**

The PMR Ordinance will be presented to the attorney and the goal is to have it ready by the March meeting of the Board of Trustees.

There is work being done to hold a training meeting virtually at the YS township on August 3 for PC members.

**PUBLIC COMMENT:** (3 minute limit)

**Arny Rodriguez** - White Pine Drive. Mr. Rodriguez complimented the PC and is proud to have them here in Yankee Springs. He acknowledges their good work, noting that they listen to the people and are watching out for the benefit of the community. He says, "Thank you".

Public Comment closed at 7:27 pm.

Additional Comment: None

**ADJOURNMENT:**

*Motion by Bush with support from Frigmanski to adjourn the meeting at 7:27 pm.*

*All AYES. MOTION CARRIED.*

Approved by: Frank Fiala Date: 3/9/24  
Frank Fiala, Planning Commission Secretary

Respectfully submitted by  
Diane Dykgraaf, Recording Secretary

Page 4 of 4 PC

APPROVED: \_\_\_\_\_

Regular PC Mtg.  
Feb. 19, 2026

**Other Such  
Business**

**PUBLIC  
COMMENT**

**MEETING  
ADJOURNED**