YANKEE SPRINGS TOWNSHIP **PLANNING COMMISSION** **Special Meeting** **6:30 p.m.** **October 6, 2026** **Yankee Springs Township Hall** **284 North Briggs Road, Middleville, Michigan 49333** **MINUTES**	**MINUTES** **Page 1 of 2 PC** **APPROVED:__** Special PC Mtg. October 6, 2026
Meeting called to order at 6:30 PM by Planning Commission Chair, Shana Bush. **PLEDGE OF ALLEGIANCE** **Roll Call**: Present: Bush, Fiala, Smith, Trygier Absent with notice: Craven, Knowles Absent: Frigmanski WITH NOTICE FAF 4 Present; 3 Absent **Staff Present**: Sandy Marcukaitis, Dennis Buist **Visitors:** 3	**CALL TO ORDER** **PLEDGE** **ROLL CALL**
APPROVAL OF AGENDA: **Adds/Changes**: None *Motion by Fiala with support from Smith to approve the Agenda as presented.* *All AYES.* ***MOTION CARRIED.*** **APPROVAL OF SEPT. 8, 2026, MINUTES:** *Motion by Trygier with support from Smith to approve the Minutes of the Sept. 8, 2026, Special Planning Commission Meeting.* *ALL AYES.* ***MOTION CARRIED.*** **PUBLIC COMMENT**: *(Non-agenda matters) - (Limit to 3 minutes per person-additional comments after Old Business)* **Kevin Swayne,** 3934 Hermitage Rd. Kevin asked for an amendment to the Zoning Code, Section 12.9 - Fences, walls, and/or other protective barriers - Gun Lake Residential Lake Front zoning district. Mr. Swayne states there is a conflict in the current code regarding fence heights between houses, stating that currently there are 4 ft and 6 ft fences. He is asking for a uniform 6 ft. fence height requirement between homes. **NEW BUSINESS:** **MASTER PLAN** **Chapt. 6: Future Land Use** The Commissioners discussed using consistent words and designations in the document. Mr. McManus suggested adding a paragraph describing several optional special use zoning exceptions, i.e., storage, etc. Notation of Gun Lake Residential Lakefront zoning will be added. Specific reference will be made to sharing of riparian rights and anti-funneling ordinance on the lakes.	**APPROVAL OF AGENDA** **APPROVAL OF MINUTES** **PUBLIC COMMENT** **NEW BUSINESS**

There was some discussion of clearing up the commercial designations and mixed-use classifications.
Ms. Bush will make the recommended changes and send them to the Commissioners.

Chapt. 7: Implementation
Several changes and additions were discussed.
Mr. McManus handed out a template of a Housing Plan and recommended that a Housing Plan be added after the Zoning Plan. He will have his staff add specifics to the document and the PC will review.
Mr. McManus offered to do a technical review of the Zoning Ordinance if the PC desires. He also offered suggestions of additional Financial Tools to add to the document.
Ms Bush will update the documents for review.

OLD BUSINESS

OLD BUSINESS:

Mr. Fiala has invited the DNR to give a presentation at the December Special Planning Commission Meeting on Dec. 8, 2026. The public and the Township Board will be invited to attend.

Next month the Action Plan will be addressed.

PUBLIC COMMENT

PUBLIC COMMENT: (3 minute limit)

None.

ADJOURNMENT:
Motion by Bush with support from Smith to adjourn the meeting at 7:44 pm.
All AYES. ***MOTION CARRIED.***

MEETING ADJOURNED

Approved by: Frank Fiala 10/15/26
Frank Fiala, Planning Commission Secretary — Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary

Next Special Master Plan meeting at 6:30 PM, Nov. 10, 2026.