

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Regular Meeting 7:00 p.m. July 16, 2026 Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES	MINUTES Page 1 of 3 PC APPROVED: _____ Regular PC Mtg. July 16, 2026
Meeting called to order at 7:00 PM by Planning Commission Vice-Chair, John Trygier. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Fiala, Frigmanski, Knowles, Smith, Trygier. Absent with notice: Bush, Craven 5 Present; 2 Absent <u>Staff Present:</u> Dennis Buist, Joe Shea, Jim McManus <u>Visitors:</u> 4	CALL TO ORDER PLEDGE ROLL CALL
<u>APPROVAL OF AGENDA:</u> <u>Adds/Changes:</u> None <i>Motion by Fiala with support from Frigmanski to approve the Agenda as presented.</i> <i>All AYES. MOTION CARRIED.</i> <u>REPORTS from REPRESENTATIVES:</u> <u>Board of Trustees, Larry Knowles</u> Board Report: • A zoning change was denied as recommended by the Planning Commission. <u>ZBA, John Frigmanski</u> • no meeting this month. <u>ZONING ADMINISTRATOR REPORT:</u> Joe Shea, ZA • We have issued 48 zoning permits for the year. • A shed was taken down as requested. <u>PUBLIC COMMENT:</u> (Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11) None <u>APPROVAL OF MINUTES:</u> Regular Meeting of June 18, 2026 <i>Motion by Smith with support from Frigmanski to accept the Minutes of the June 18, 2026, meeting as presented.</i> <i>All AYES. MOTION CARRIED.</i>	APPROVAL OF AGENDA BOARD REPORTS from REPRESENTATIVES BOARD OF TRUSTEES REPORT ZONING ADMINISTRATOR REPORT 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 as presented this evening.</i> <i>PC members noted: No: 5, Yes: 0.</i> <u>NEW BUSINESS:</u> None <u>OLD BUSINESS:</u> 1. Discussion of 2026 Work Plan Jim McManus gave the PC members a document called <i>Memorandum on Zoning Ordinance Language for Data Center Regulations and Solar Energy Systems</i>. It was suggested the Planning Commission study this document and come prepared to discuss it at the next meeting. Mr. Trygier suggested adding a discussion of bubblers in the lakes at the Special Planning Commission Meeting in August. 2. Discussion of Master Plan Monthly work meetings are going well. Mr. Fiala raised several questions regarding the zoning map, zoning ordinance and the Master Plan. Mr. Fiala feels that the terms have been changed and are confusing. He suggested looking at the current zoning map and clearing up the language so that appropriate growth can be planned for. The map is important. Mr. McManus notes that Future Land Use Mapping terms may be different from current zoning, allowing for flexibility in future planning. There should be a map showing the M-179 Overlay. The same with lakes. After next month's meeting with the lake representatives, the PC should take a close look at the zoning in each of those areas. Mr. Shea agrees with Mr. Fiala that the zoning designations on the Future Land Use map are confusing. It was stated that a large blow up map of the Overlay of the 179 corridor is available at the township. A new one could be made at the county showing all the parcels for a small fee. Mr. Knowles asked if the 179 Overlay is needed? This deserves discussion and public input. Originally a big part of the Overlay dealt with signage, which fell through. This is a good time to discuss this and think it through well. 3. Discussion of Special Meeting Dates Meetings are scheduled for the second Tuesday of each month for the rest of the year. At the September meeting, time will be given for presentations by five members of the Planning Commission who have taken Citizen Planners Training. A requirement for becoming a Master Planner is to make a presentation to a Board. The five people will have an opportunity to make their presentation to the Board at our September Special PC Meeting. Mr. Fiala notes that the MTA states that lake bubblers are a Township Ordinance issue and we should not deal with bubblers as a zoning issue. <u>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</u> None <u>PUBLIC COMMENT:</u> (3 minute limit)	MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. July 16, 2026 INQUIRY ON CONFLICT OF INTEREST NEW BUSINESS OLD BUSINESS DISCUSSION OF WORK PLAN DISCUSSION OF MASTER PLAN SPECIAL MEETING DATES OTHER SUCH BUSINESS PUBLIC COMMENT
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Todd Jones, Jr., owner of NorthPoint Car Wash on 179. This is his first meeting. He is here to listen, to work with everyone, and wants it to look great.

Additional Comment: None

ADJOURNMENT:

Motion by Trygier with support from Smith to adjourn the meeting at 7:25 pm.

*All AYES. **MOTION CARRIED.***

Approved by: Frank Fiala 8/20/26
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary

MINUTES
Page 3 of 3 PC
APPROVED: _____

Regular PC Mtg.
July 16, 2026

**MEETING
ADJOURNED**