

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION Special Meeting 6:30 p.m. <u>August 11, 2026</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 MINUTES	MINUTES Page 1 of 3 PC APPROVED:___ Special PC Mtg. August 11, 2026
Meeting called to order at 6:30 PM by Planning Commission Chair, Shana Bush. <u>PLEDGE OF ALLEGIANCE</u> <u>Roll Call:</u> Present: Bush, Fiala, Frigmanski, Knowles, Trygier Absent with notice: Craven, Smith 5 Present; 2 Absent <u>Staff Present:</u> Dennis Buist, Sandy Marcukaitis, Joe Shea <u>Visitors:</u> 12	CALL TO ORDER PLEDGE ROLL CALL
<u>APPROVAL OF AGENDA:</u> <u>Adds/Changes:</u> None <i>Motion by Fiala with support from Knowles to approve the Agenda as presented.</i> <i>All AYES. MOTION CARRIED.</i> <u>APPROVAL OF JULY 14, 2026, MINUTES:</u> <i>Motion by Trygier with support from Frigmanski to approve the Minutes of the July 14, 2026, Special Planning Commission Meeting.</i> <i>ALL AYES. MOTION CARRIED.</i> <u>PUBLIC COMMENT:</u> (Non-agenda matters) - (Limit to 3 minutes per person-additional comments after Old Business) None <u>NEW BUSINESS:</u> Ms. Bush extends a welcome to the Lake Association Officers and guests. Discussion: Chad Kraai - Gun Lake Protective Association. They would like to see continued water testing and monitoring. Concern with water. They would like to see testing of the water getting into Gun Lake - concerns with PFAS, etc. PFAS is a very sensitive test, but he feels it's money well spent to continue to monitor those concerns. They've had a nitrate issue in their community - have shallow wells. They aren't sure where the nitrate is coming from (usually comes from the farming community). They would like to find out where the problem is coming from and treat it there first. He also thinks they should talk to the people running the mines and check what's being dumped there.	APPROVAL OF AGENDA APPROVAL OF MINUTES PUBLIC COMMENT NEW BUSINESS Listening Session with lake representatives

Jim Deters - Gun Lake Protective Association (GLPA). He was on the Barry County long term Planning Committee. There has been talk of a safe bike/walking trail around the lake. There are no sidewalks on Patterson Rd, M-179, or Marsh Rd. Whether it's designated roads or lanes clearly marked for bikes/walking, they would like to see it pursued. It would have to be coordinated with the other townships surrounding Gun Lake. The GLPA would be willing to partner financially with this type of project. The Board would see this as a positive initiative they could participate in. Secondly, is the water quality and MESIC situation. They are worried about water seeping into the lake and contaminating it. That would be a catastrophe for the lake and community. The longer we wait, the more difficult it gets to rectify a situation, so whatever we can do to protect our ground water for the lake and wells is important. The best thing the Gun Lake community has going for them is the sewer authority - in the long range plan we need to protect GLASWA and the work they do. Other lakes suffer from not having a good sewer. A fourth strategic objective is to consolidate zoning rules in the four townships and two counties on the lake. Work toward uniformity in zoning and facilitating building.

Chad Kraai - There is a trencher that can trench 100 ft. deep (a company from Zeeland). They can create a perimeter and contain a location. Yankee Springs cannot fund this by themselves, but maybe a joint project with other townships could be pursued.

Mr. Trygier asks about the walking trails and whether they feel people would support a millage to create this. Mr. Deters states that he thinks, yes, there is a demand for it, and as to the millage it would depend on how much. The GLPA would be in support of the millage. Safety is an important issue. Mr. Kraai points out that a good, safe bike/walking path would increase home values. It also would improve the health of the community.

Mr. Fiala asks about boat traffic. In the past, Mr. Deters surveyed Gun Lake, counted craft on the water, noting their type (sail boat, speed boat, etc). He has also counted the trailers in the launch parking lots. They found that they do not have a boat overcrowding problem during the week. The problem with overcrowding is on busy weekends. On those busy weekends, trailers are parked all over the place - up to 200 in an 82 lot parking place. These statistics are available on myGLPA.com - survey available there. They feel that limiting parking on busy weekends would be a solution. Mr. Kraai suggests that the township might consider zoning for how many watercraft owners can own in relation to the footage they have. He also noted that the potential development of a marina that stores and launches boats to the lake is real and that zoning to prevent that in the future is important. This needs to be coordinated with the other 3 townships connected to the lake. An ordinance to prevent this is needed.

Mr. Fiala states that in a future meeting the DNR will be invited to a Planning Commission meeting to present and discuss their five year plan. He suggested that we append their plan to ours. Our control stops at the waters edge, but lots and things on the shore are in our purview. Mr. Fiala invites the lake representatives to attend this meeting.

Mr. Deters also noted the rental zoning, and said it would be good if the townships could have unified zoning rules for rentals on the lake.

Mr. Kraai stated the problem of rental companies renting boats to people who do not know how to drive boats. His fear is of accidents. Mr. Deters said that the boat rental companies would be happy to hand out rules and regulations to renters.

Mr. Kraai said that Yankee Springs is missing a common area - a place where people can come together as compared with other resort communities. He would like to see a Town Square as a

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gathering place and more affordable housing. This is a wonderful community, but it's so spread out, we can't seem to get together. The 179 Corridor seems like a good place, maybe on the north side of the road, but it could bring business in and keep our current businesses from struggling so much. In the long term planning, maybe you should consider business tax credits and new zoning to support that. Mr. Trygier noted the lack of land that can be developed, and that we are seeing creative use of existing land. He asked if the lake leaders have any ideas for development around the lake. Mr. Deters notes very few undeveloped areas, but there are several areas on Gun Lake that maybe could be filled and built on. Today many people are tearing down older houses and rebuilding. Mr. Kraai shared his idea that the four townships go together and buy the island on Gun Lake and develop it, stating that it could be a great place that the community could enjoy. Ms. Bush invites the attendees to regular Planning Commission meetings on the 3rd Thursday of the month and the special meetings on the 2nd Tuesday. <u>OLD BUSINESS:</u> Discussion and Input on the Master Plan Discussion of the Future Land Use section (attached): Ms. Bush led the Planning Commission through a discussion of the Future Land Use section of the Master Plan. There was discussion regarding the Classification titles and clarification of the colored Land Use map. A question was raised about zoning regulations for pieces of land that may be split off from state land and sold. Consideration was given to residential classifications, including size of lots, lake front lots, back lots, single family lots, etc. Mr. McManus is not present but has submitted suggestions for Map Changes and Text Changes. The PC will pick up the discussion at the Mixed Use Section at the Sept. meeting. Ms. Bush will make edits that have been discussed so far and send updates to PC members.	MINUTES Page 3 of 3 PC APPROVED: _____ Special PC Mtg. August 11, 2026 OLD BUSINESS: DISCUSSION OF Future Land Use Map
<u>PUBLIC COMMENT:</u> (3 minute limit) None <u>ADJOURNMENT:</u> <i>Motion by Bush with support from Frigmanski to adjourn the meeting at 8:29 pm.</i> <i>All AYES. MOTION CARRIED.</i> Approved by: <u>Frank Fiala</u> <u>9/8/26</u> Frank Fiala, Planning Commission Secretary Date Respectfully submitted by Diane Dykgraaf, Recording Secretary Next Master Plan meeting September 8, 2026.	PUBLIC COMMENT MEETING ADJOURNED