

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP          PLANNING COMMISSION</b>  <b><u>In Person</u>– Special Meeting Regarding the Master Plan</b>  <b>7:00 p.m.</b>  <b><u>March 27, 2024</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>  <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  <b>Page 1 of 2 PC</b>  <b>APPROVED: _____</b>          Special PC Mtg.          March 27, 2024       </p>
<p> <b>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</b>  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b><u>Roll Call: Present:</u></b> Fiala, Kooistra, Knowles, Craven, Bush, and Beukema.  <b><u>Absent with Notice:</u></b> Frigmanski (with notice)  <b><u>Zoning Administrator:</u></b> Joe Shea, Present  <b><u>Professional Planner:</u></b> Not Present  <b><u>Staff Present:</u></b> Sandy Marcukaitis  <b><u>Visitors:</u></b> 1 (not including staff present).       </p>	<p> <b><u>CALL TO ORDER</u></b>  <b><u>PLEDGE</u></b>  <b><u>ROLL CALL</u></b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b>  <i>Motion by Beukema with support Kooistra to approve the agenda as presented. All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF AGENDA</u></b> </p>
<p> <b><u>PUBLIC COMMENT: None</u></b> </p>	<p> <b><u>PUBLIC COMMENT</u></b> </p>
<p> <b><u>INQUIRY ON CONFLICT OF INTEREST:</u></b>  <b><u>ROLL CALL:</u></b> 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. All PC members noted: NO conflicts. No: 6, Yes: 0, Absent: 1       </p>	<p> <b><u>INQUIRY ON CONFLICT OF INTEREST</u></b> </p>
<p> <b><u>MASTER PLAN REVIEW &amp; UPDATED STRATEGY</u></b>  <b><u>Needed by Attorney: A list of utilities, municipalities, railroads, neighboring communities and entities for noticing of the Master Plan.</u></b>  <b><u>PC Members listed the following:</u></b>          Gun Lake Tribe, GLASWA, Thornapple Township, Orangeville Township, Wayland Township, Irving Township, Martin Township, Rutland Township, Barry County Zoning, Consumers Energy, City of Wayland, Middleville, Great Lakes Energy, Barry County Road Commission, DNR, Game Area, Parks &amp; Rec, GLPA, Lake Associations (Barlow, Cobb, Payne), Hastings.       </p>	<p> <b><u>MASTER PLAN REVIEW &amp; UPDATED STRATEGY</u></b> </p>

Lee Kooistra mentioned the information going out into the newsletter that the township will be sending out in the near future. The newsletter "article" would ask residents what top five items they'd like to see in the future for the township. Possibly there would also be a review regarding progress on the previous survey. L. Kooistra mentioned that they were trying to locate a copy of that (previous) survey and where responses to the new survey should be sent. Email links and discussion of survey monkey, as well as, QR codes, occurred. R. Craven will look into "Survey Monkey" at his work. The question came up, "Does the township have a general email for survey responses?" Greg Purcell was mentioned as working on the prior survey. WMU students of Rebecca Harvey worked on the previous survey compilation and results.

F. Fiala commented on a Barry County's Master Plan, as well as, Thornapple Township's. Fiala had obtained Master Plan copies of Barry County's and Thornapple's.

Other items noted: "Same terminology" on both current and future land use maps would be beneficial, however, a table for example, may need to be used to differentiate or to define terms/classifications. Discussion regarding the term "PUD" occurred. Question came up "Can we have the PUD classification?"

The County Master Plan may have useful information for the township's plan. S. Bush will pull out some info and print off items that may be helpful. Fiala noted that certain data such as the age ranges of the township's population, as well as, the amount of commuters - may be helpful.

Article IX is in the ordinance regarding PUD's, noted J. Shea.

Terms used for Classifications could be reviewed, with small changes made.

Game Plans and Park & Rec Plans could be appended to the YS Master Plan. DNR Parks & Rec and DNR Game Area could be defined as they are two separate entities.

Any changes or additional things would be welcomed as far as the Future Land Use goes.

"Soft" boundaries/edges/borders on the future land use map discussed, following existing property lines may be preferred.

Brief discussion took place on verbiage on public water and sewer in the previous master plan and the possible reasoning behind it.

"Tiny homes" or "mini homes" were mentioned. Discussion took place regarding size limitations. The 720 sq. ft. requirement was briefly discussed.

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

*L. Knowles noted that he will be unable to attend the June PC meeting.*

**PUBLIC COMMENT:** None.

**ADJOURNMENT:**

**Motion by Bush with support Beukema to adjourn at 7:37 pm. All AYES. Motion carried.**

Approved by: Frank Fiala /Date 4/18/24  
Frank Fiala, Planning Commission Secretary

**MINUTES**

**Page 2 of 2 PC**

**APPROVED:** \_\_\_\_\_  
Spec. PC Mtg. Master Plan  
March 27, 2024

**OTHER SUCH BUSINESS AS**

**PUBLIC COMMENT**

**ADJOURNMENT**