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YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION
Regular Meeting
7:30 p.m.
October 15, 2026
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333
DRAFT MINUTES

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

PLEDGE OF ALLEGIANCE

Roll Call: Present: Craven, Fiala, Frigmanski, Knowles, Trygier.
Absent with notice: Smith
6 Present; 1Absent

Staff Present: Jim McManus, Sandy Marcukaitis
Visitors: 5

APPROVAL OF AGENDA

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Adds/Changes: *Motion by Fiala with support from Knowles to approve the agenda as amended to include a discussion under Other Such Business of Setbacks.*
All AYES. ***MOTION CARRIED.***

REPORTS from REPRESENTATIVES

REPORTS from REPRESENTATIVES:

Board of Trustees, Larry Knowles

BOARD OF TRUSTEES REPORT

Board Report:
- The Board approved $100,000.00 for a trail/path.
- Approved several special assessments.
- Passed a 12 month moratorium on Data Centers.
- Presented Certificates to the four people who took the Master Planner Course.

ZBA, John Frigmanski
- The ZBA met in October. They upheld the Zoning Administrator's decision on an appeal. They denied one variance request and approved another.

ZONING ADMINISTRATOR REPORT

ZONING ADMINISTRATOR REPORT: Joe Shea, ZA
Joe Shea is not present but submitted a report that was read by Ms. Bush.
- 13 zoning permits in Sept., 6 zoning permits in Oct.
- Several ongoing enforcement cases.

PUBLIC COMMENT

PUBLIC COMMENT: *(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)*
Robin Laansma, Payne Lake Rd, precinct delegate. Robin thanked the Planning Commission for their work in protecting the residents of Yankee Springs township. Ms. Laansma encouraged the PC to keep their focus on the residents. She stated the proposal for the trail/path needs information on how to pay for it.

APPROVAL OF MINUTES: Regular Meeting of September 17, 2026

Motion by Knowles with support from Craven to accept the Minutes of the September 17, 2026, meeting as presented.
All AYES. ***MOTION CARRIED.***

APPROVAL OF MINUTES

INQUIRY ON CONFLICT OF INTEREST:

ROLL CALL: *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.*
PC members noted: No: 6, Yes: 0.

INQUIRY ON CONFLICT OF INTEREST

NEW BUSINESS:

NEW BUSINESS

Public Hearing: Amendment of Article XIV Land Division and Platted Lot Split Regulations as follows:

Land Division Amendment

Section 14.1 Purpose - This Article is designed to assist those persons who desire to divide their land into smaller parcels.
Add: "1. New lots or parcels created, and existing lots or parcels combined shall conform to this Ordinance and the requirements of the Land Division Act, being Act 288 of the Public Acts of 1976, as amended. Yankee Springs Township elects to opt out of Section 108 (6) of PA 58 of 2025 and shall not authorize land divisions beyond those otherwise permitted by the Land Division Act."

PUBLIC HEARING

Motion by Fiala with support from Knowles to open the Public Hearing.
All AYES. **MOTION PASSED.**

Public Hearing opened at 7:08 PM.

Motion by Knowles with support from Frigmanski to close the Public Hearing.
All AYES. **MOTION PASSED.**

Public Hearing closed at 7:09 PM.

Motion by Trygier with support from Frigmanski to approve the ***Amendment of Article XIV Land Division and Platted Lot Split Regulations*** *as presented above.*
All AYES. **MOTION PASSED.**

MOTION PASSED

OLD BUSINESS:

OLD BUSINESS

Presentation by Jason Haywood re Sigland CSPR case (CSPR 26-08-04; Parcel ID: 16-019-017-0)

Jason presented a packet with an amended Phase 1 Site Plan Review for 11388 M-179 West, Middleville, MI 49333. Specific updated plans were shared with PC members for utilities, parking, signs, access, grading and drainage, lighting and trash.

Discussion: Mr. Haywood stated that the storage space will not be rented out. The Site Plan Ordinance lists several other items that are needed to complete the application.

Motion by Trygier with support from Craven to table CSPR 26-08-04; Parcel ID: 16-019-017-0) until the December 2026 Planning Commission meeting for further information and consideration.
All AYES. ***MOTION PASSED.***

Discussion of the 2026 Work Plan and Master Plan Update

A Special PC Meeting is planned for Nov. 10 at 6:30 pm, specific to the Master Plan.

DRAFT MINUTES

Master Plan Update
The Annual Report and Capitol Improvement Plan will be reviewed in November. Ms. Bush will send documents to the PC for their review.

MASTER PLAN and 2026 WORK PLAN

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PC:

Setbacks. The ZBA had several situations come up regarding setbacks: 1) the 100 ft setback from rear residential properties required on the M-179 Corridor, 2) on Edwin Dr and Archwood there are lots with frontage on both roads. The required front and rear setback is different and several lots have two frontages.

OTHER SUCH BUSINESS

Work Plan - We have not discussed Blight yet but it is coming up. Mr. McManus stated that Blight Ordinance is general law not zoning.

PUBLIC COMMENT: (3 minute limit)

Ryan Winchel, Gun Lake Putt & Play. Ryan asked about the size of the building he can put up on his property. The Planning Commission referred him to Joe Shea, Zoning Administrator.

PUBLIC COMMENT

Robin Laansma, Payne Lake Rd, precinct delegate. The Township Board approved $100,000 for a township path/trail at their last meeting. She is opposed to this.

Ms. Bush noted that the DNR will be present at our December meeting to present their 5 year plan for the area.

Mr. Frigmanski requested that Mr. Knowles ask the Board to clarify the amount of money that is coming from private donors or the tribe for the trail.

MEETING ADJOURNED

ADJOURNMENT:
Motion by Bush with support from Trygier to adjourn the meeting at 7:57 pm.
All AYES. ***MOTION CARRIED.***

Approved by:_____
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary

DRAFT