YANKEE SPRINGS TOWNSHIP **PLANNING COMMISSION** **Regular Meeting** **7:00 p.m.** **Jan. 15, 2026** **Yankee Springs Township Hall** **284 North Briggs Road, Middleville, Michigan 49333** **MINUTES**	**MINUTES** **Page 1 of 3 PC** **APPROVED:__** Regular PC Mtg. Jan. 15, 2026
Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush. **PLEDGE OF ALLEGIANCE** **Roll Call**: Present: Bush, Craven, Fiala, Frigmanski, Knowles, Smith, Trygier 7 Present; 0 Absent **Staff Present**: Dennis Buist, Jim McManus, Professional Planner **Visitors:** 6	**CALL TO ORDER** **PLEDGE** **ROLL CALL**
Ms. Bush recognizes the service of Lee Koistra to the Planning Commission. His work is very much appreciated. Ms. Bush also recognizes Nikki Smith, new PC member. **APPROVAL OF AGENDA**: **Adds/Changes**: None *Motion by Fiala with support from Trygier to accept the agenda as presented.* *All AYES.* ***MOTION CARRIED*** **REPORTS from REPRESENTATIVES**: **Board of Trustees- Larry Knowles** Board Report: • The Board recognized the passing of Gordon Rousch, former cemetery sexton, and Nancy Near who served in many capacities from 1994-2020. • Chief Richardson from TTES reports that things are going well. • Adopted poverty exemption income guidelines. **ZBA, John Frigmanski** No meeting of the ZBA. **ZONING ADMINISTRATOR REPORT: Joe Shea, ZA** Joe Shea reports the following: • The junk car lot has been cleaned up quite a bit. • STR renewals have begun for next year - there are currently 42 STR's, 19 of them in Whispering Pines.	**APPROVAL OF AGENDA** **BOARD REPORTS from REPRESENTATIVES** **ZONING ADMINISTRATOR REPORT** **PUBLIC COMMENT**

PUBLIC COMMENT: *(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)*
Mike Cunningham, Heritage Bay Dr. Mike sent a file concerning the mining ordinance draft. Overall he likes the ordinance. He suggested a prohibition on burning trees. He offered several comments regarding the attorney's input at last month's meeting.

Dave Laansma, Payne Lake Rd. Dave thanked the PC for all of the work they've put into the mining ordinance and offered words of encouragement.

APPROVAL OF MINUTES: Regular Meeting of Dec. 18, 2025
Motion by Knowles with support from Frigmanski to approve the minutes of the Regular PC Meeting of Dec. 18, 2025.
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 and as modified this evening.*
All PC members noted: NO conflicts. No: 7, Yes: 0.

INQUIRY ON CONFLICT OF INTEREST

NEW BUSINESS:

1. **SEU 25-12-10; Parcel ID: 16-160-003-00, 2236 Parker Drive, Wayland, MI 49348.** The property owner Bret Burgess is requesting a separation of his back lot from his lakefront lot that would result in the back lot (zoned RSF) having an outbuilding without a dwelling, which requires a special use permit pursuant to section 12.7 of the zoning ordinance.

Mr. Burgess is present and says he intends to keep the property.

Joe Shea reports that this is a change he cannot make but the Planning Commission can.

Public Hearing Opened at 7:12 pm
No comments
Public Hearing Closed at 7:12 pm.

Motion by Knowles with support from Fiala to approve SEU 25-12-10 as presented.
6 AYES, 1 NAY. ***MOTION CARRIED***

NEW BUSINESS

SEU 25-12-10, Parcel ID: 16-160-003-00

PUBLIC HEARING

SEU 25-12-10 APPROVED

OLD BUSINESS:

Discussion of the Mining Ordinance.

- Ms. Bush went through the ordinance. The commission members discussed multiple corrections, additions, and deletions. The PMR Draft will be updated accordingly.
- A suggestion is made to review the Landfill Ordinance.
- It was noted that the moratorium on mining currently in place expires on April 3, 2026.
- Notice will be issued that a Public Hearing on the mining ordinance draft will be held Feb. 19, 2026.

Escrow and Performance Guarantee Text Amendments
Memorandum from James McManus, Zoning Ordinance Amendments:

- This document describes Fees, Escrow Charges and Expenditure that he suggested be added to the PMR. These fees and guarantees will protect the township.

OLD BUSINESS

Discussion of the Mining Ordinance

Discussion of Performance Guarantee Text Amendments

MOTION CARRIED

Motion by Trygier with support by Frigmanski to take the Zoning Ordinance Amendments, with the addition of the words 'site management' as discussed, to the Public Hearing on Feb 19, 2026.
ALL AYES. ***MOTION CARRIED***

Discussion of the Annual Report.
Regarding the PC Work Plan: Ms. Bush will add several items to the Work Plan, including a review of the Sanitary Landfill Ordinance and Fire Permit Ordinance. She will also add a note recognizing Lee Kooistra's service to the Planning Commission.

Discussion of Annual Report

Motion by Fiala and supported by Knowles to make the changes as discussed this evening and bring to the Joint Township Meeting on Jan. 20, 2026.
ALL AYES. ***MOTION CARRIED***

Discussion of Capitol Improvement Plan.
The Capital Improvement Plan Worksheet for 2025-2031 was shared and discussed.

Discussion of Capital Improvement Plan

Motion by Fiala with support by Knowles to make the changes discussed and present this Worksheet to the Joint Township Meeting Jan. 20, 2026.
ALL AYES. ***MOTION CARRIED***

Joint Meeting

Joint meeting 1-20-26 at 6 PM.
No comment.

Other Such Business

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION
None.

PUBLIC COMMENT: (3 minute limit)
Mike Cunningham, Heritage Bay Dr. Mike shared his observations about sound and the number of feet suggested from residences, adding that his comments are made to aid the township in potential future legal defense of the PMR. Mike thanked the PC for their time on this and for allowing public comment.

PUBLIC COMMENT

Robin Laansma - YS Precinct delegate. Robin speaks with great gratitude for the way the PC has listened and responded to the residents of Yankee Springs in regards to the mining ordinance. She also notes that trucks on the roads were a big problem during the mining on Payne Lake.

Public Comment closed at 8:27 pm.

Additional Comment: None

MEETING ADJOURNED

ADJOURNMENT:
Motion by Frigmanski with support from Trygier to adjourn the meeting at 8:27 pm.
All AYES. ***MOTION CARRIED.***

Approved by: Frank Fiala 2/19/26
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary