YANKEE SPRINGS TOWNSHIP **PLANNING COMMISSION** **Regular Meeting** **7:30 p.m.** **September 17, 2026** **Yankee Springs Township Hall** **284 North Briggs Road, Middleville, Michigan 49333** **MINUTES**	**MINUTES** **Page 1 of 3 PC** **APPROVED:__** Regular PC Mtg. September 17, 2026
Meeting called to order at 7:00 PM by Planning Commission Vice-Chair, John Trygier. **PLEDGE OF ALLEGIANCE** **Roll Call**: Present: Craven, Fiala, Frigmanski, Knowles, Smith, Trygier. Absent with notice: Bush 6 Present; 1 Absent **Staff Present**: Dennis Buist, Joe Shea, Jim McManus, Sandy Marcukaitis **Visitors:** 6	**CALL TO ORDER** **PLEDGE** **ROLL CALL**
APPROVAL OF AGENDA: **Adds/Changes**: Motion by Smith with support from Craven to add a Discussion to the Agenda regarding a Moratorium on Data Centers. *All AYES.* ***MOTION CARRIED.***	**APPROVAL OF MINUTES**
REPORTS from REPRESENTATIVES: **Board of Trustees, Larry Knowles** Board Report: • Approved a resolution on mutual aid to neighboring municipalities for fire and emergency services. **ZBA, John Frigmanski** • No meeting.	**BOARD REPORTS from REPRESENTATIVES** **BOARD OF TRUSTEES REPORT**
ZONING ADMINISTRATOR REPORT: Joe Shea, ZA • 12 zoning permits issued in August, 9 so far in September. This is a busy season.	**ZONING ADMINISTRATOR REPORT**
PUBLIC COMMENT: *(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)* **Dave Laansma**, Precinct Delegate. Dave commented regarding Data Centers, noting that it's good to be ahead on this. He said it's extremely useful but needs to be planned.	**PUBLIC COMMENT**
APPROVAL OF MINUTES: Regular Meeting of August 20, 2026 *Motion by Knowles with support from Frigmanski to accept the Minutes of the August 20, 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.

NEW BUSINESS:

- **CSPR 26-08-04; Parcel ID: 16-019-017-10,** 12515 W. M-179 Highway, Wayland MI. The applicant, Ryan Winchel, is requesting a business site plan review for a proposed outbuilding on this property pursuant to the Yankee Springs Township Ordinance, Article V Site Plan Review.

  Ryan Winchel spoke and said he is asking to put an outbuilding for storage on the SW corner of the Gun Lake Putt Putt Golf business that he owns on M179.

  Joe Shea, Zoning Administrator, noted that the problem is the Chief Noonday Overlay setback requirement.

  The Planning Commission can table this tonight and recommend Ryan Winchel go to the Zoning Board of Appeals to seek a variance of the setback requirement.

  Public Hearing opened at 7:19 pm.

  Dave Laansma said he appreciates the owner and this business opening up, and hopes that we can find a way to make this happen.

  Public Hearing closed at 7:22 pm.

Discussion:

Mr. Knowles feels this is a great idea and doesn't want to hold it up any more than necessary.

Motion by Fiala with support from Craven to table this item until the November 19, 2026, meeting.
Roll Call Vote: *Craven, Yes; Fiala, Yes; Frigmanski, Yes; Knowles, Yes; Smith, Yes; Trygier, Yes.*
ALL AYES. ***MOTION CARRIED.***

- **Discussion** of Data Centers
  Jim McManus provided a document on a Data Center Ordinance. He suggested adding a Moratorium Section to our Ordinance with a 12 month moratorium with allowance for extension.
  The Data Center Ordinance will be reviewed by the Planning Commission and discussed again next month.

Motion by Fiala with support from Frigmanski to recommend that the Township Board of Trustees approve a 12 month Moratorium on Data Centers.
Roll Call Vote: *Craven, Yes; Fiala, Yes; Frigmanski, Yes; Knowles, No; Smith, Yes; Trygier, Yes.*
5 AYES, 1 NAY. ***MOTION CARRIED.***

- **Discussion** regarding an amendment for Land Divisions.

INQUIRY ON CONFLICT OF INTEREST

NEW BUSINESS

CSPR 26-08-04; Parcel ID: 16-019-17-10

PUBLIC HEARING

Tabled CSPR 26-08-04; Parcel ID: 16-019-017-0

DISCUSSION OF DATA CENTERS

This was previously discussed by the Planning Commission. Several changes have been made and were looked at. Mr McManus said that there are 3 potential text amendments to the Ordinances. They will require a Public Hearing to be put into effect.

Motion by Trygier with support from Smith to opt out of Section 108 paragraph 6 (PA 58 of 2025) in the Land Division document presented.
Roll Call Vote: *Craven, Yes; Fiala, Yes; Frigmanski, No; Knowles, No; Smith, Yes; Trygier, Yes.*
4 AYES, 2 NAYS. ***MOTION CARRIED***

DISCUSSION OF LAND DIVISIONS

Motion by Trygier with support from Craven to schedule a Public Hearing on the change to Land Division Amendment Section 14, which adds: "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."
Roll Call Vote*: Trygier, Yes; Smith, Yes; Knowles, Yes; Frigmanski, Yes; Fiala, Yes; Craven, Yes.*
ALL AYES. ***MOTION CARRIED***

- **Discussion** on Solar Energy Systems:

Jim McManus presented a document with previously recommended changes and additions. Several changes were discussed.

DISCUSSION OF SOLAR SYSTEMS

OLD BUSINESS:

OLD BUSINESS

Discussion of the 2026 Work Plan - No discussion.

Master Plan Discussion - next special meeting is Oct. 6, 6:30pm.
Mr. Fiala is asking for approval to invite the DNR representatives to the Dec. 8 Special Planning Commission Meeting.

OTHER SUCH BUSINESS

Motion by Fiala with support from Trygier to change the request for DNR attendance from the Nov. meeting to the Dec. 8 special meeting.
ALL AYES. ***MOTION CARRIED.***

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PC:
None.

PUBLIC COMMENT: (3 minute limit)
None

MEETING ADJOURNED

ADJOURNMENT:
Motion by Trygier with support from Smith to adjourn the meeting at 8:14 pm.
All AYES. ***MOTION CARRIED.***

Approved by: Frank Fiala 10/15/26
Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
Diane Dykgraaf, Recording Secretary