

**YANKEE SPRINGS TOWNSHIP
PLANNING COMMISSION**

**Regular Meeting
7:00 p.m.**

March 19, 2026

**Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333**

MINUTES

**MINUTES
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APPROVED: ___
Regular PC Mtg.
March 19, 2026**

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

PLEDGE OF ALLEGIANCE

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

Staff Present: Dennis Buist, Sandy Marcukaitis, Joe Shea

Visitors: 5

CALL TO ORDER

PLEDGE

ROLL CALL

APPROVAL OF AGENDA:

Adds/Changes: None.

*Motion by Knowles with support from Frigmanski to approve the Agenda as presented.
All AYES. **MOTION CARRIED***

REPORTS from REPRESENTATIVES:

Board of Trustees- Larry Knowles

Board Report:

- Mining Ordinance - the moratorium on mining was extended for 60 days.
- Approved a landsplit on Bowens Mill Road.
- Scheduled a meeting regarding cost of the water treatment upgrade
- Discussed a date for Spring Cleaning (April 25)
- Discussed cost recovery for the Fire Dept
- Recognized Daniel Ramey for becoming a licensed EMT & completion of the Barry County Fire Academy
- Foia appeals process review
- Prioritization of the tasks on the Work Plan for the Planning Commission

ZBA, John Frigmanski

No report.

ZONING ADMINISTRATOR REPORT: Joe Shea, ZA

Mr. Shea reports the following:

- Several months ago a draft for a Blight Ordinance was worked on that will cover more than the current ordinance covers. A sample ordinance was drafted.
- PMR Ordinance - The final copy was not ready for the BOT to vote on in March.

**APPROVAL OF
AGENDA**

**BOARD REPORTS
from
REPRESENTATIVES**

**BOARD OF
TRUSTEES
REPORT**

**ZONING
ADMINISTRATOR
REPORT**

<ul style="list-style-type: none"> There is a Michigan statute for open burning which can be enforced by any sheriff dept or police agency. It was suggested to put this information on the township website to refer people to the state regulations. <p><u>PUBLIC COMMENT:</u> <i>(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)</i></p> <p>Mike Cunningham, Heritage Bay Dr. He sent emails to Ms. Bush before the meeting regarding 1) suggested addition to the last meeting minutes that trustee Van Houten attended the meeting. 2) The Bed and Breakfast item to be discussed in the Work Plan was not discussed by the BOT, 3) the Master Plan has been on the agenda for a long time and a lot of time is spent discussing it. Mike doesn't consider it a very important document, and would recommend that in the future only the most important issues are addressed, such as important numbers are updated and zoning issues are addressed.</p> <hr/> <p><u>APPROVAL OF MINUTES:</u> Regular Meeting of Feb. 19, 2026 <i>Motion by Bush with support from Frigmanski to amend the minutes of the Regular PC Meeting of Feb. 19, 2026, to add the name of Trustee Dave Van Houten to the attendance.</i></p> <p><i>Motion by Fiala with support from Knowles to approve the minutes of the Regular PC Meeting of Feb. 19, 2026 as amended.</i> All AYES. MOTION CARRIED</p>	<p>MINUTES Page 2 of 3 PC APPROVED: _____ Regular PC Mtg. March 19, 2026</p> <p>PUBLIC COMMENT</p> <p>APPROVAL OF MINUTES</p>
<p><u>INQUIRY ON CONFLICT OF INTEREST:</u></p> <p><u>ROLL CALL:</u> <i>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.</i> <i>All PC members noted: NO conflicts. No: 6, Yes: 0.</i></p> <hr/> <p><u>NEW BUSINESS:</u></p> <p>1. Discussion of Planning Commission Bylaws and Rules of Procedure Suggested edits have been submitted by John Trygier to consider. These items were discussed as well as several others.</p> <p>Ms. Bush will document these changes and draft copies with updates for Planning Commission members. They will take this up again at the next meeting.</p> <hr/> <p><u>OLD BUSINESS:</u></p> <p>1. Discussion of Work Plan</p> <ul style="list-style-type: none"> The BOT has asked that the PC address Blight. The PC members will review the Yankee Springs Township Barry County, MI, Blight Ordinance document and discuss it next month. Short term rentals - Joe Shea suggested strengthening the ordinance by a change in the wording from 'may' to 'shall'. This will be looked into. Permanent Docks - the BOT requests that the PC add this to their review of the Work Plan. Ordinance Review - recommended a review of Township Zoning Ordinances. <p>Mr. Fiala suggests pre-approval from the BOT for several Special Meetings to work on the Work Plan.</p> <hr/> <p><u>OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION</u></p>	<p>INQUIRY ON CONFLICT OF INTEREST</p> <p>NEW BUSINESS</p> <p>PC BYLAWS & RULES</p> <p>Old Business</p> <p>DISCUSSION OF WORK PLAN</p>

- Short Term Rentals - we have three fewer STR's than we had last year, for a total of 40 (19 in Whispering Pines).
- Bed and Breakfasts (living on premises) are allowed as an SEU. Further discussion may be needed on Bed and Breakfast situations.
- The Mining Ordinance is now back from the Attorney and will be shared with the Board of Trustees. There were no changes.

PUBLIC COMMENT: (3 minute limit)

Mike Cunningham, Heritage Bay Dr. Mike clarifies that he is suggesting a change to the Bed & Breakfast guidelines. He will send his suggestions. He also has questions regarding the Public Hearing and the opportunity to have interaction between the Board members (BOT, PC, ZBA) and those attending the Public Hearing.

David Laansma, Payne Lake Rd. Dave thanks the Planning Commission for their work. Regarding the Public Hearing discussion, he also advocates for the opportunity for interaction - questions and answers - between Boards and attendees of meetings.

Robin Laansma, Precinct Delegate, Payne Lake Rd. She commended the Planning Commission for re-establishing the two Public Comment sections. She expressed her desire to let everyone speak.

Sandy Marcukaitis, Payne Lake Rd. Sandy thanked the Planning Commission for addressing the ByLaws.

Public Comment closed at 8:07 pm.

Additional Comment: None

ADJOURNMENT:

Motion by Bush with support from Fiala to adjourn the meeting at 8:07 pm.

All AYES. MOTION CARRIED.

Approved by: Frank Fiala 4/16/26
 Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
 Diane Dykgraaf, Recording Secretary

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OTHER SUCH BUSINESS

PUBLIC COMMENT

MEETING ADJOURNED