

**YANKEE SPRINGS TOWNSHIP  
PLANNING COMMISSION**

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

**January 16, 2025**

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

**DRAFT MINUTES**

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**APPROVED: \_\_\_\_\_**

Regular PC Mtg.

January 16, 2025

Routing 1/20/25

Beukema

Email

Web

Binder

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

**PLEDGE OF ALLEGIANCE**

**Roll Call:** Present: Beukema, Bush, Craven, Fiala, Frigmanski, Knowles, Kooistra.

ALL PRESENT

**Absent with Notice:** 0

**Zoning Administrator:** Joe Shea, Present

**Professional Planner:** Not Present

**Staff Present:** Dennis Buist-Constable, Sandy Marcukaitis

**Visitors:** 5 (not including staff present)

**APPROVAL OF AGENDA:**

**Adds/Changes:**

Knowles requests the following changes:

- Remove first Public Comment section
- Add discussion of Whispering Pines

*Motion by Knowles with support from Frigmanski to approve tonight's agenda as amended. All AYES. MOTION CARRIED.*

**REPORTS from REPRESENTATIVES:**

**ZBA, John Frigmanski,** there was a ZBA meeting this month.

- Did not pass an application presented to overturn a ZA's ruling

**Board of Trustees- Larry Knowles,** reported regarding the Board meeting on 1/9/2025:

- *New Clerk, Tom Hopkins, attended his first Board of Trustees meeting*
- *voted to separate our fire department and move toward a stand alone fire department*
- *voted to separate our ambulance service from Wayland EMS and pursue association with Thornapple EMS*
- *voted to look at renovating the restrooms.*
- *Set Joint meeting for Jan 20, 2025*

**APPROVAL OF  
AGENDA**

**BOARD REPORTS  
from  
REPRESENTATIVES**

<p><b><u>ZONING ADMINISTRATOR REPORT:</u></b> Joe Shea, ZA</p> <p>No report at this time</p> <hr/> <p><b><u>PUBLIC COMMENT:</u></b> <i>(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)</i></p> <p>This Public Comment time was eliminated per amended agenda.</p> <hr/> <p><b><u>APPROVAL OF MINUTES:</u></b> Regular Meeting of December 19, 2024</p> <p><i>Motion by Fiala with support from Beukema to approve minutes of Regular Meeting of December 19, 2024 as presented. All Ayes. <b>MOTION CARRIED.</b></i></p>	<p><b>DRAFT MINUTES</b>  <b>Page 2 of 3 PC</b>  <b>APPROVED: _____</b>  Regular PC Mtg.  January 16, 2025  <b><u>ZONING ADMINISTRATOR REPORT</u></b></p> <p><b><u>PUBLIC COMMENT</u></b></p> <p><b><u>APPROVAL OF MINUTES</u></b></p>
<p><b><u>INQUIRY ON CONFLICT OF INTEREST:</u></b></p> <p><b><u>ROLL CALL:</u></b> <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. All PC members noted: NO conflicts. No: 7, Yes: 0.</i></p> <hr/> <p><b><u>NEW BUSINESS:</u></b></p> <p><b>SEU 24-12-11; Parcel ID: 16-012-008-00; 7794 Bowens Mill Road, Middleville, MI 49333.</b>  The property owner, Amy Kooyers, requests a Special Exception Use to operate a chiropractic business from an outbuilding on her property pursuant to the Yankee Springs Township Zoning Ordinance, <i>Section 4.5.K: Home Occupations.</i></p> <p>Dustin Hooyers, husband of Amy, made a brief comment explaining their desire to make space for a chiropractic business on their property.  Joe Shea noted that because it's a zoned rural ag parcel, the zoning ordinance allows them to do this in an outbuilding. This is a 15 acre parcel, there is plenty of room. A sign is allowed and a sign permit can be applied for separately. It meets all the requirements for home occupations.  Discussion: none  <i>Motion by Beukema with support from Fiala to approve the request of SEU 24-12-11 for chiropractic business. All Ayes <b>Motion Carried</b></i></p> <hr/> <p><b><u>OLD BUSINESS:</u></b>  <b>Discussion of the Master Plan</b></p> <ul style="list-style-type: none"> <li>Whispering Pines. The PC expresses a desire to resolve this issue. They will study the Finding of Fact report dated October 17, 2013, listing 14 requirements established at that time and come prepared for a discussion at the February 19 meeting with the goal to decide a path forward.</li> </ul>	<p><b><u>INQUIRY ON CONFLICT OF INTEREST</u></b></p> <p><b><u>NEW BUSINESS</u></b></p> <p><b>Approval of SEU 24-12-11</b></p> <p><b><u>OLD BUSINESS</u></b></p>

- The results of the survey have been placed on the website.
- There is a zoning error on the map for the site condos (Pleasant Valley Estates) behind McDonald's that needs to be corrected to reflect the correct RR zoning (as recorded on the master deed recorded in 2004). Joe Shea will make the correction on the current map and ensure that the next map printing from the county will show the correct RR zoning.
- Two more zoning issues to investigate are 1) property at Shaw & Norris - Starview Estates, and 2) the VanderSlik property.

**Discussion of the CIP (Sent to BOT)**

- The Annual Report will be presented at the Joint Meeting January 20th at 6:00 PM for their approval.

*Motion to move forward with Annual Report to Board of Trustees by Knowles with support by Frigmanski. No discussion. All Ayes **Motion Passed***

**February Meetings**

- Our February meeting on Feb. 20 is a joint meeting.
- A PC (regular) meeting will be held on **Feb. 19 at 7:00 pm** to address PC issues.

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

- Master Plan - submit to review by a professional planner before publishing.

**PUBLIC COMMENT:**

No public comment.

**ADJOURNMENT:**

*Motion by Bush with support from Knowles to adjourn meeting at 7:38 pm. All AYES. **MOTION CARRIED.***

Approved by: \_\_\_\_\_  
 Frank Fiala, Planning Commission Secretary      Date

**DRAFT MINUTES**

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**APPROVED:** \_\_\_\_\_

Regular PC Mtg.  
 January 16, 2025

**Annual Report to be forwarded to the BOT**

**Additional PC meeting scheduled Feb. 19, 2025**

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

**PUBLIC COMMENT**

**ADJOURNMENT**