

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b><u>PLANNING COMMISSION</u></b>  <b>Special Meeting</b>  <b>6:00 p.m.</b>  <b><u>December 12, 2025</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>  <b>DRAFT MINUTES</b> </p>	<p> <b>DRAFT MINUTES</b>  <b>Page 1 of 2 PC</b>  <b>APPROVED:___</b>  Regular PC Mtg.  Dec. 12, 2025 </p>
<p>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</p> <p><b><u>PLEDGE OF ALLEGIANCE</u></b></p> <p><b><u>Roll Call:</u></b> Present: Bush, Fiala, Frigmanski, Knowles, Kooistra, Trygier  Absent, Craven  6 Present, 1 Absent with notice</p> <p><b><u>Zoning Administrator:</u></b> Joe Shea, present  <b><u>Staff Present:</u></b> Dennis Buist, Brad Williams  <b><u>Guest:</u></b> Catherine Kaufman of Bauckham, Thall, Seeber, Kaufman, and Koches PC, Township Attorney  <b><u>Visitors:</u></b> 2</p>	<p>Routing 12/18/25</p> <p>Email</p> <p>Web</p> <p>Binder</p>
<p><b><u>APPROVAL OF AGENDA</u></b>  <i>Motion by Fiala with support from Frigmanski to approve the agenda as presented.</i>  All AYES  <b>MOTION CARRIED.</b></p> <hr/> <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.</i>  <i>All PC members noted: NO conflicts. No: 6, Yes: 0.</i></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>  <b>Mike Cunningham</b>, Heritage Bay Dr. -Is hoping to hear what the apparent closed session is for and the purpose of it, and what makes this eligible to be a closed session.</p>	<p><b>APPROVAL OF AGENDA</b></p> <p><b>INQUIRY ON CONFLICT OF INTEREST</b></p> <p><b>PUBLIC COMMENT</b></p>
<p><b><u>NEW BUSINESS:</u></b></p> <ul style="list-style-type: none"> <li>● <b>PMR Ordinance</b></li> </ul> <p>The PC went through a Memorandum provided by Ms. Kaufman. Overall Ms. Kaufman thought the draft was a nice draft ordinance. She stated several questions she had regarding the ordinance. The PC and Ms. Kaufman engaged in discussion and review of various sections of the Draft PMR Ordinance. Ms. Kaufman gave input and advice on several items. She stated there was nothing in the draft that she could not defend.</p> <p>No changes or additions were voted upon. The PC will discuss any proposed changes at the meeting on Dec. 18.</p>	<p><b>NEW BUSINESS</b></p>

**OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PC**

- none

**PUBLIC COMMENT:** (3 minute limit)

**Mike Cunningham, Heritage Bay Dr** - commented on several items in the PMR that he urges the PC to consider, such as escrow specifications, permit requirements, a clear definition of PMR, and a truck yard for keeping trucks off streets. Good meeting tonight.

**ADJOURNMENT:**

*Motion by Knowles with support from Trygier to adjourn the meeting at 7:21 pm.*

*All AYES. **MOTION CARRIED.***

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

Respectfully submitted by  
Diane Dykgraaf, Recording Secretary  
Dec. 12, 2025

**DRAFT MINUTES**

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

Regular PC Mtg.

Dec. 12, 2025

**PUBLIC  
COMMENT**

**MEETING  
ADJURNED**