## YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION

Regular Meeting 7:00 p.m.

June 19, 2025

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

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

PLEDGE OF ALLEGIANCE

Roll Call: Present: Beukema, Bush, Craven, Fiala, Frigmaski, Knowles, Kooistra

All Present

Zoning Administrator: not present

Staff Present: Dennis Buist, Sandy Marcukaitis

**Visitors** 4 (not including staff present)

APPROVAL OF AGENDA:

Adds/Changes: None

Motion by Craven with support from Frigmanski to accept the agenda as presented.

All AYES. MOTION CARRIED.

REPORTS from REPRESENTATIVES:

ZBA, John Frigmanski

No Report

**Board of Trustees- Larry Knowles** 

Board Report:

- Board passed the Ponds Ordinance
- Swore in new Yankee Springs Township Fire Department officers
- Held a budget workshop 6-18-25
- Public hearing will be held June 25 at 6:00 pm regarding the 2025/26 budget
- Approved a professional planner to assist the Planning Commission as needed.

ZONING ADMINISTRATOR REPORT: Joe Shea, ZA

Joe Shea provided a written report of the following:

- Whispering Pines rezoning hearing tonight.
- The junk car lot issue has been brought to court and the judge ordered removal of vehicles.
- The Barry County Mining Ordinance has been sent to the attorney for review.
- Short Term Rentals no problems or complaints this summer.

PUBLIC COMMENT: (Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)

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Routing 6/23/25
BevKema
Email
Web
Binder

APPROVAL OF **AGENDA** 

BOARD REPORTS from REPRESENTATIVES

**ZONING ADMINISTRATOR** REPORT

DRAFT MINUTES Mike Cunningham - YS township resident. Mike expressed a concern that properties in the Page 2 of 3 PC township have not been re-zoned when the land use changes. He requests that there be more APPROVED: proactive re-zoning of properties to reflect current use, and feels this will help avoid future problems Regular PC Mtg. such as requests for gravel mining. He urges consistency with land use and zoning. June 19, 2025 **PUBLIC APPROVAL OF MINUTES**: Regular Meeting of May 15, 2025 COMMENT Motion by Knowles with support from Beukema to approve the minutes of the Regular PC Meeting APPROVAL OF of May 15, 2025 as presented. All AYES. MOTION CARRIED MINUTES **INQUIRY ON** INQUIRY ON CONFLICT OF INTEREST: 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. **NEW BUSINESS: NEW BUSINESS** Public Hearing for SEU 25-05-07; Parcel ID: 16-370-021-00, 12747 Whispering PinesDrive #21, Approval of SEU Wayland, MI 49348. A request by Riley and Anne Garn, the property owners, for a special exception 25-05-07: Parcel permit to operate a commercial Short term rental pursuant to the Yankee Springs Zoning Ordinance ID: 16-370-021-00 Article X, Short Term Rentals. Joe Shea reports this is similar to other Whispering Pines Short Term Rentals. **Public Hearing** Motion by Fiala with support from Knowles to open the public hearing at 7:08 pm. Public Hearing Motion by Fiala with support from Knowles to close the public hearing at 7:08 pm. Motion by Fiala with support from Craven to approve SEU 25-05-07 as presented. 6 AYES, 1 NAY. MOTION CARRIED. OLD BUSINESS: Ms. Bush noted several education opportunities she participated in recently. Mr. Fiala states that the training modules are recorded and are 1 hour long, noting that this is a good way for commission OLD BUSINESS members to get the training credit needed. Discussion of the Master Plan. • A timeline for completion of the Master Plan is needed. • Public input will be gathered - format and potential dates were discussed. Discussion of the Master Plan • The Survey done in 2024 will be shared in a public gathering for further feedback. A report on Affordable Housing will be included in the Master Plan after gathering public input and assessing housing needs.

Ms. Bush will keep updating the remaining sections of the Master Plan and get them to the

members of the PC for their review by mid-July and mid-August.

Thanks is extended to Shana Bush for her continued work on the Master Plan.

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

- The Mining Ordinance has been submitted to the township attorney and Joe Shea will follow up.
- Several PC members have a conflict with the regular PC meeting date in July. Ms. Bush proposes to cancel the July meeting with the understanding that we will schedule a special meeting if necessary.

Motion by Frigmanski with support by Beukema to cancel the July meeting but to be available if needed during the month.

All AYES. MOTION CARRIED

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• Request for follow up on the Fire Ordinance and Blight Ordinance. Larry Knowles will bring this to the Board of Trustees next month.

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

**Mike Cunningham**, YS township resident. Mike informed the Planning Commission that he has sent petitions requesting signatures from those who object to the proposed gravel mining on Bass Rd and Payne Lake Rd and requesting that the township rezone that land. He will bring the petitions to the Planning Commission and will also be developing a more general petition for township residents.

	closed at 7:32 pm.		
Additional Comr	nent: None		
ADJOURNMEN		. 7. 12	
Motion by Beuke All AYES. MOT	ma with support from Fiala to adjourn the meeting ION CARRIED.	g at /:32 pm.	
Approved by:			
	Frank Fiala, Planning Commission Secretary	Date	
Respectfully sub	•		
Diane Dykgraaf,	Recording Secretary		

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Other Such Business As May Properly Come Before the Planning Commission

PUBLIC COMMENT

MEETING ADJOURNED