

<p style="text-align: center;"> YANKEE SPRINGS TOWNSHIP <u>PLANNING COMMISSION</u> Regular Meeting 7:00 p.m. <u>May 15, 2025</u> Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333 DRAFT MINUTES </p>	<p> DRAFT MINUTES Page 1 of 4 PC APPROVED: __ Regular PC Mtg. May 15, 2025 </p>
<p>Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p>Roll Call: Present: Beukema, Bush, Craven, Fiala, Knowles, Kooistra 6 Present <u>Absent with Notice:</u> 1 Absent with notice (Frigmanski)</p> <p>Ms Bush reminds members of the Planning Commission to speak into their mics.</p> <p><u>Zoning Administrator:</u> Joe Shea, not present <u>Professional Planner:</u> Not Present <u>Staff Present:</u> Dennis Buist <u>Visitors</u> 5 (not including staff present)</p>	<p> Routing 5/19/25 Beukema Email Web Binder </p>
<p><u>APPROVAL OF AGENDA:</u></p> <p><u>Adds/Changes:</u> None</p> <p><i>Motion by Knowles with support from Beukema to accept the agenda as presented.</i> <i>All AYES. MOTION CARRIED.</i></p> <hr/> <p><u>REPORTS from REPRESENTATIVES:</u></p> <p><u>ZBA, John Frigmanski</u> No Report</p> <p><u>Board of Trustees- Larry Knowles</u></p> <ul style="list-style-type: none"> appointed Bill Bryker to be the Yankee Springs representative on the Gun Lake Improvement Board accepted a bid for refurbishing the walking path around the park restroom remodel at the Township Hall is completed will hold a Budget Workshop June 18, 3:00 pm. The Public Hearing for the adoption of this budget will be held June 25 at 6:00 pm. The BOT will continue to have a Planner available for this Board <hr/> <p><u>ZONING ADMINISTRATOR REPORT:</u> Joe Shea, ZA</p> <p>Report: Joe Shea submitted a written report:</p>	<p>APPROVAL OF AGENDA</p> <p>BOARD REPORTS from REPRESENTATIVES</p> <p>ZONING ADMINISTRATOR REPORT</p>

<p>1. 12005 M-179 Hwy (Junk Car Lot): The property has been inspected and our attorney will give advice as to next steps. A court order provides that the property must be in full compliance with the township ordinance by October.</p> <p>2. 12491 Park Drive (illegal structures in Gun Lake channel): A citation was served on the property owner regarding illegal structures. The court has scheduled a formal hearing on May 20.</p> <p>3. Short Term Rentals: The Township renewed its contract with Granicus to monitor STR activity. A recent report indicates that we have 39 licensed STRs in the Township. Granicus indicates very few suspicious or illegal STRs so far this year.</p> <p><u>PUBLIC COMMENT:</u> <i>(Non-agenda matters) - (Limit to 3 minutes per person-Additional comments under item 11)</i></p> <p>No Public Comment</p> <hr/> <p><u>APPROVAL OF MINUTES:</u> Regular Meeting of April 17, 2025 <i>Motion by Knowles with support from Beukema to approve the minutes of the Regular PC Meeting of April 17, 2025 as presented. All AYES. MOTION CARRIED</i></p>	<p>DRAFT MINUTES Page 2 of 4 PC APPROVED: _____ Regular PC Mtg. May 15, 2025</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. SEU 25-04-06 Parcel ID: 16-370-020-00, 12747 Whispering Pines Drive, Wayland, MI 49348. A request by Peter Schneider and Ann Heuer, the property owners, for a special exception use permit to operate a commercial Short term rental pursuant to the Yankee Springs Zoning Ordinance Article X Short Term Rentals</p> <hr/> <p>Public Hearing <i>Motion by Fiala with support from Beukema to open the public hearing at 7:06 pm.</i></p> <p><i>No public comment.</i></p> <p><i>Motion by Fiala with support from Beukema to close the public hearing at 7:07 pm.</i></p> <p><i>No Discussion</i></p> <p><i>Motion by Beukema with support from Craven to approve SEU 25-04-06 as presented.</i> 5 AYES, 1 NAY. MOTION CARRIED.</p> <hr/> <p>2. Public Hearing for Proposed Ordinance: Zoning Ordinance - Private Residential Ponds, and Agricultural or Farm Ponds.</p> <p>Discussion:</p>	<p>INQUIRY ON CONFLICT OF INTEREST</p> <p>NEW BUSINESS</p> <p>Approval of SEU 25-04-06: Parcel ID: 16-370-020-00</p> <p>Public Hearing</p> <p>PUBLIC HEARING FOR PROPOSED POND ORDINANCE</p>

- Added since last month's discussion is letter B - the total surface of all ponds shall not exceed 25% of the area of the property. No pond shall exceed 5 acres of surface area.
- This is well written.
- Attention is called to letter K on page 2 of the ordinance regarding cash performance guarantee, this will impact the Township Board of Trustees.

Motion by Knowles with support from Fiala to open Public Hearing at 7:12 pm.
All AYES. MOTION CARRIED.

Public Hearing

Dave Laansma, precinct delegate. Mr. Laansma expressed questions regarding items in the ordinance and suggested clarifying the language regarding pond depth and materials to be hauled off (mining).

Motion by Knowles with support from Beukema to close the Public Hearing at 7:14 pm.

All AYES. MOTION CARRIED.

Discussion:

- Regarding Letter I (excavated materials) -this will be looked at and if clarification is needed it will be done.
- Question: Does this imply that there is no maximum depth? There is nothing that calls out a maximum depth.

Motion by Knowles with support from Fiala to recommend to the Board of Trustees this Zoning Ordinance - Private Residential Ponds, and Agricultural or Farm Ponds as amended tonight.

All AYES. MOTION CARRIED

OLD BUSINESS:

- **Discussion of the Master Plan.**

Two sections of the Master Plan Document were reviewed and discussed:

Introduction:

Additions and changes are clear on the red letter copy that has been distributed to the PC.

- Discussion:
Ms. Bush has added a paragraph at the beginning with an updated description of Yankee Springs Township.
- This will be discussed again before it is finalized.

Community Profile: Ms. Bush has updated the document since the last meeting and changes are in red letters.

Discussion:

- Page 4 - regarding the Gun Lake shoreline, it is noted that there is a lot of DNR shoreline that is not developed.
- Page 5 - Target Range is not in Yankee Springs Township.
- Page 5 - the list of lakes in YS Township is missing several lakes, including Shaw Lake and McDonald Lake

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OLD BUSINESS

**Discussion of the
Master Plan**

- Page 4 - language may have to be changed regarding the dam in the outlet and when it was reconstructed
- Page 5 - suggested additions to the Key Attractions are Pickle Ball and the Yankee Springs Campground
- Page 3 - the casino is a wonderful addition to the community, suggestion to get new specs and highlight it as an asset.

Editing will continue on this document. The PC members are encouraged to look it over carefully for needed corrections or adjustments. The Planning Commission will address this again at next month's meeting.

Shana Bush will work on the next section of the Master Plan and distribute it to the commission members before the next meeting for their input.

OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Fiala - highlights the Veterans Memorial Service on May 25 at 4 pm.

Barry County has the Household Hazardous waste turn in day at the fairgrounds 5-17-25.

In Hastings, a live band will play at the amphitheater plaza downtown with songs written and directed by a veteran on May 23 at 6:30 pm.

PUBLIC COMMENT: (3 minute limit)

No Public Comment

Public Comment closed at 7:40 pm.

Additional Comment: None

ADJOURNMENT:

Motion by Bush with support from Fiala to adjourn the meeting at 7:41 pm.

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

Approved by: _____
 Frank Fiala, Planning Commission Secretary Date

Respectfully submitted by
 Diane Dykgraaf, Recording Secretary
 May 15, 2025

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**Other Such
 Business As May
 Properly Come
 Before the
 Planning
 Commission**

**PUBLIC
 COMMENT**

**MEETING
 ADJOURNED**