

**YANKEE SPRINGS TOWNSHIP  
BOARD OF TRUSTEES Regular Meeting**

**Thursday, May 9, 2024**

**6:00 pm**

**Yankee Springs Township Hall  
284 N. Briggs Rd., Middleville, MI 49333**

**MINUTES**

**MINUTES**  
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YS Board of Trustees –  
Regular Meeting  
May 9, 2024

Meeting called to order at 6:00 PM by Supervisor Rob Heethuis

**PLEDGE OF ALLEGIANCE**

**INVOCATION** with a moment of silence remembering Gordy Wells

**Roll Call:** Mike Cunningham, Larry Knowles, Rob Heethuis, Dave VanHouten (All Present). Absent with notice: Deb Mousseau

**Staff Present:** Frank Fiala, Rich Beukema, Dennis Buist, Sandy Marcukaitis, Brad Williams, Alice Jansma

**Visitors:** 2

**ADDITIONS/CHANGES TO AGENDA:**

*Motion by Heethuis with support from Cunningham to add any and all items in red text to the agenda. Roll Call Vote: Cunningham: yes; VanHouten: yes; Heethuis: yes; Knowles: yes.*

Yes: 4, No: 0. **MOTION CARRIED**

*Motion by Heethuis with support from Cunningham to approve the agenda as amended. Roll Call Vote: Cunningham: yes; VanHouten: yes; Knowles: yes; Heethuis: yes.*

Yes: 4, No: 0. **MOTION CARRIED**

- Board minutes 04/11/2024 Regular BOT meeting.
- April 2024 Accounts Payable: Checks # 917929 through Check # 917975 Total Amount \$50,370.22.
- April 30, 2024, Payroll Checks #7837 through Check #7860 = \$18,392.16. April 30, 2024, Fed. P/R withholding \$5,266.16.

*Motion by Heethuis with support from Knowles to approve the consent agenda. Roll Call Vote: Knowles: yes; Cunningham: yes; Heethuis: yes; VanHouten: yes.*

Yes: 4, No: 0. **MOTION CARRIED**

**ACKNOWLEDGEMENT OF VISITORS:**

None

**PUBLIC COMMENT:** (Limit 3 minutes)

None

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL**

**MOTION TO AMEND AGENDA**

**MOTION TO ACCEPT AGENDA**

**MOTION TO APPROVE CONSENT AGENDA**

**ACKNOWLEDGEMENT OF VISITORS**

**PUBLIC COMMENT**

**TREASURER'S REPORT:** By Alice Jansma, Deputy Treasurer

- April Financial Statement and Investment reports were reviewed.
- ARPA report which was due in April has been submitted.

**Motion by Knowles with support from VanHouten to approve the Treasurer's Report as presented. Roll Call Vote: VanHouten: yes; Knowles: yes; Heethuis: yes; Cunningham: yes.**

Yes: 4, No: 0. **MOTION CARRIED**

**CLERK'S REPORT:** By Mike Cunningham, Clerk

- May 2024 Current Invoice Journal as of 05/09/2024 \$39,516.30.

**Motion by Cunningham with support from Knowles to approve the May 2024 Current Invoice Journal as of 05/09/2024 totaling \$39,516.30. Roll Call Vote: Cunningham: yes; Knowles: yes; Heethuis: yes; VanHouten: yes.**

Yes: 4, No: 0. **MOTION CARRIED**

- Election Update:
  - 05/07/2024 TK and Wayland Schools millage election result was 1.8 to 1 support for the millages in Yankee Springs.
    - Only 15.1% of registered voters participated with 80.1% voting by Absent Voter Ballot.
  - 08/06/2024 Primary Election:
    - The current board and the constable have all filed for reelection.
    - No other filings have been received.
    - 9 days of early voting are mandated for the August election.
- Cemetery spaces request

**Motion by Cunningham with support from Knowles to approve leasing three additional cemetery spaces to Scott Heath at the in-township cost of \$50.00 each.** Discussion: The Heaths have leased spaces 153, 154, 155 and 156 in Yankee Springs Cemetery. They are requesting approval to lease spaces 150, 151 and 152 at the in-township cost of \$50 each, for use by family members who are not residents of the township at this time. Another option would be to allow the non-resident members to buy those spaces at the non-resident cost of \$300.00 for each space. **Roll Call Vote: Heethuis: no; Knowles: no; Cunningham: no; VanHouten: no.**

Yes: 0, No: 4. **MOTION FAILED**

**COMMITTEE REPORTS:**

**Recycling Committee:**

- A meeting was held 05/06/2024.
- The survey planned for cleanup day was cancelled due to poor weather.
- There are two motions in board action items to appoint committee members.

**Park Committee:**

- Activity update:
  - Pickleball/Basketball grant project update:

MINUTES  
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TREASURER'S REPORT

MOTION TO APPROVE  
TREASURER'S REPORT

CLERK'S REPORT

MOTION TO APPROVE  
INVOICE JOURNAL

ELECTION UPDATE

MOTION TO APPROVE  
REQUEST FOR  
CEMETERY SPACES

RECYCLING  
COMMITTEE REPORT

PARK COMMITTEE  
REPORT

- It has been sent to the DNR for approval. Once that is received the project can be put out to bid.
- There may be a special meeting held to get the bids out in a timely manner.
- The next park meeting will be held at the park on 05/21/2024.

**Zoning Board of Appeals:**

- No meetings since July 2023.
- Next meeting will be 05/14/2024.

**Planning Commission:**

- PCI April 2024 report in board member packet.
- April 2024 Complaint log in board member packet.
- 04/18/2024 regular meeting:
  - Approved a request for guest quarters in an outbuilding on Sandy Beach.
  - Recommended denial of rezoning request on Briggs from rural ag to rural residential.
  - Approved a request for a commercial zoning permit to build a pole building for storage for an asphalt business on Patterson.
  - Recommended denial of a rezoning request for vacant property on the corner of Bowens Mill and Payne Lake Road.
  - Tabled the PUD amendment for Bay Meadows. That should be looked again at the next meeting.
- Next regular meeting 05/16/2024.

**Fire/EMS Report:**

- Update on Fire Chief Jim Stoddard: He had a heart event and has been in the hospital for nearly two weeks. He is improving at this time.
- April 2024 Fire/Emergency Medical response in board member packet.
- Next meeting 05/19/2024.
  - Working on the fire department's input for the 2024/2025 budget
  - Monitoring the fire department's development of a maintenance list.
  - Will be talking later on about the purchase of two dry suits.
- The annual breakfast will be Saturday 07/06/2024 7 AM to 10:30 AM.
- EMS meeting was held last night and made a change effective later this year. They will begin to bill customers for non-transport.

**Water Advisory Committee:**

- No 05/07/2024 meeting.
- Next meeting will be on 06/04/2024.
- GLASWA meeting 05/02/2024 minutes in board member packet.
- Two additional grants from the state revolving fund have been applied for and waiting for a decision on the Gary Peters grant.

**Veterans Memorial Committee:**

- 2024 Memorial Day Celebration Sunday, 05/26/2024 at 4:00 PM.
- DK Sprague and Bruce Campell will be speakers along with music and singing.
- Hot dogs and fries will again be donated by Curley Cone.
- The committee has set a goal of 300 in attendance.
- Terry Cole will be tagging the celebration on the Car Parks radio commercials.

**ZBA REPORT**

**PC REPORT**

**FIRE/EMS REPORT**

**WATER ADVISORY  
COMMITTEE REPORT**

**VETERANS MEMORIAL  
COMMITTEE REPORT**

**Board Action Items:**

- Kitchen project update with revised estimate
  - We have received an updated quote from Koval Construction based on a new cabinet vendor's cost.
  - The cost has increased by \$7,000 to a total of \$30,860.
  - The cabinets will be similar to the previous vendor.
  - Looking at the comparison to the original bids received, Koval is still the lowest bidder.

**Motion by Cunningham with support from Heethuis to approve continuing the kitchen renovation project with Koval Construction at a revised cost of \$30,860.00.** Discussion: Mr. Van Houten feels that there's not enough detail in the contract which puts the township at risk of increased costs and that \$7,000 is an awfully big increase. Mr. Knowles mentioned that we contracted with Koval, not the cabinet maker, so he feels that Koval should be sticking to the original price. Mr. Cunningham stated that we did not deal with any of the subs when the project was bid; he feels that the fact that the cabinet supplier's building burned down was an unexpected "act of God" and allows Koval the opportunity to change their bid.

**Roll Call Vote:** *Cunningham: yes; VanHouten: no; Knowles: no; Heethuis: yes.*

Yes: 2, No: 2. **MOTION FAILED**

- Next step: Mr. Knowles and Mr. VanHouten will initiate a discussion with Mr. Koval to determine if they can work out a way for the project to go forward. They will bring the results to one of the next meetings for board approval.
- Fire Department Dry Suits: the department would like to purchase two dry suits to be used for a water rescue; these are better for use in the warmer weather than the current winter wet suits that are used.

**Motion by Heethuis with support from VanHouten to approve the purchase of two dry suits for a total cost of \$2,443.48.** **Roll Call Vote:** *Knowles: no; Cunningham: yes; VanHouten: yes; Heethuis: yes.*

Yes: 3, No: 1. **MOTION CARRIED**

- Fire Station storage addition is needed and would include storage of election equipment.
  - Professional Engineer stamped prints are required for this project.
  - The addition would not be heated.
  - No plumbing is needed. Lighting and power outlets only.
  - There will be a rollup door on the south end.
  - There is a water/sewer line under the east edge of the addition.
  - Mugen quoted a price of \$14,000 for stamped prints and Fleis & Vandenbrink quoted \$9,900.

**Motion by Heethuis with support from Cunningham to approve accepting the Fleis & Vandenbrink estimate of \$9,900 to prepare P.E. stamped prints for the proposed storage project. The prints will be used to secure bids for the project.** Discussion: The decision needs to be made if this project is a high enough priority to spend the money for the drawings. Mr. VanHouten said that the Fire Department has been asked to prioritize their needs and he's not sure if this is at the top of the list. The election equipment is what is pushing the need for

**KITCHEN PROJECT  
UPDATE**

**MOTION TO APPROVE  
COST INCREASE FOR  
KITCHEN RENOVATION  
PROJECT**

**MOTION TO APPROVE  
PURCHASE OF TWO DRY  
SUITS FOR THE FIRE  
DEPARTMENT**

**MOTION TO ACCEPT  
FLEIS & VANDENBRINK  
BID FOR P.E. STAMPED  
PRINTS FOR FIRE  
DEPARTMENT STORAGE  
PROJECT**

the storage. Mrs. Jansma believes it would be the number one priority of the department. Mr. Knowles mentioned the possibility of using a design-build company and paying for just one estimate.

**Roll Call Vote:** Knowles: no; VanHouten: no; Heethuis: yes; Cunningham: no.

Yes: 1, No: 3. **MOTION FAILED**

- Evans Lane Road Improvements Special Assessment District.
  - There are 26 parcels planned for the Special Assessment District.
  - It would be a three-year term with a 3% interest rate.
  - The total cost will be \$80,155.00.
  - Including interest, the cost per parcel would be \$3,175.37.
  - Interest is charged on the unpaid balance at the end of each year. Many people choose to pay the assessment off in the first year to avoid the interest charge.
  - The assessment will be added to the 2024 winter tax bill at the end of this year.

Motion by Knowles with support from Cunningham to approve Resolution 05-09-2024 declaring the township's tentative intention to establish Special Assessment District No. 49 for road improvements to Evans Lane. Roll Call Vote: Heethuis: yes; VanHouten: yes; Knowles: yes; Cunningham: yes.

Yes: 4, No: 0. **MOTION CARRIED**

- Appoint Claudette Lozano and Keith Middlebush to the recycling committee.

Motion by Cunningham with support from Heethuis to appoint Claudette Lozano as a member of the Yankee Springs Township Recycling Committee. Roll Call Vote: VanHouten: yes; Heethuis: yes; Knowles: yes; Cunningham: yes.

Yes: 4, No: 0. **MOTION CARRIED**

Motion by Cunningham with support from Heethuis to appoint Keith Middlebush as a member of the Yankee Springs Township Recycling Committee. Roll Call Vote: Knowles: yes; VanHouten: yes; Heethuis: yes; Cunningham: yes.

Yes: 4, No: 0. **MOTION CARRIED**

- Zoning Issues Update:
  - The car yard on M-179 was inspected per agreement and the 6-month benchmark has been met. There will be another inspection in 6 months.
  - There will be a court appearance on May 20<sup>th</sup> for the first ticket issued under the STR ordinance.
- 4/18/2024 Planning commission rezoning request denials
  - A request was made by Ron Clairmont to rezone the property at 55 N. Briggs (Parcel ID 16-008-020-55) from R-AG to RR which was denied by the Planning Commission.

Motion by Knowles with support from Heethuis to confirm the Planning Commissions 04/18/2024 denial of ZOC 24-02-01 Parcel ID 16-008-020-55 requesting that the parcel be rezoned to Rural Residential from Rural Ag based on the Master Plan not reflecting this rezoning. Roll Call Vote: VanHouten: yes; Knowles: yes; Heethuis: yes; Cunningham: yes.

**MOTION TO APPROVE  
RESOLUTION 05-09-2024  
ESTABLISHING INTENT  
TO ESTABLISH S.A.D. #49**

**MOTION TO APPOINT  
CLAUDETTE LOZANO  
TO THE RECYLING  
COMMITTEE**

**MOTION TO APPOINT  
KEITH MIDDLEBUSH TO  
THE RECYCLING  
COMMITTEE**

**ZONING ISSUES UPDATE**

**MOTION TO CONFIRM  
THE P.C. DENIAL OF  
ZOC 24-02-01 REQUEST  
FOR REZONING**

Yes: 4, No: 0. **MOTION CARRIED**

- A request was made by James VanTil to rezone the vacant parcel on the corner of Bowens Mill and Payne Lake (Parcel ID 16-008-006-40) from R-AG to RR which was denied by the Planning Commission.

**Motion by Knowles with support from Heethuis to confirm the Planning Commissions 04/18/2024 denial of ZOC 24-02-04 Parcel ID 16-008-006-40 requesting that the parcel be rezoned to Rural Residential from Rural Ag based on the Master Plan not reflecting this rezoning. Roll Call Vote: Heethuis: yes; Knowles: yes; Cunningham: yes; VanHouten: yes.**

Yes: 4, No: 0. **MOTION CARRIED**

- New office north wall damage repair update.
  - The wall framing was moved back in place & secured 5/1.
  - The exterior brick was repaired 5/2 through 5/7.
  - The interior wall was repaired 5/3 and painted 5/7 & 5/8.
  - The baseboard needs to be reinstalled to complete the repair.
  - There has been no indication that the repair cost will be higher than the estimate.
- 2024 Newsletter Update

**Motion by Heethuis with support from VanHouten to approve the 2024 Yankee Springs Township Newsletter for publication.** Discussion: There are three different events included in the newsletter that are taking place in the community but are not sponsored by the Township. It may be something to be considered in the future. **Roll Call Vote: Cunningham: yes; Heethuis: yes; Knowles: yes; VanHouten: yes.**

Yes: 4, No: 0. **MOTION CARRIED**

- Trail motion

**Motion by Heethuis with support from VanHouten that the Yankee Springs Board supports the concept of a handicap accessible trail by exploring grants, designs, permitting requirements and partnerships available to construct an ADA accessible trail to connect our township park with the state park.** Discussion: This motion is asking for support of the concept not approval of building without future approval. Mr. Cunningham does not support the idea of making our neighborhood park part of the state park system. If this trail is built and used it will bring many more people into our township park and potentially into the neighborhoods. Our residents could end up competing for use of the park facilities. The township would also be responsible for maintaining the trail and the park and the parking lot forever. **Roll Call Vote: Cunningham: no; Heethuis: yes; VanHouten: yes; Knowles: yes.**

Yes: 3, No: 1. **MOTION CARRIED**

- 2024/2025 Fiscal Year budget meeting schedule: 6/12 workshop @ 3PM & 6/26 Public Hearing @ 6PM. One more workshop to be added on May 30.

**Motion by Heethuis with support from Knowles to set Thursday, May 30, 2024, at 3:00 PM as the date for a 2024/2025 budget workshop special Board of Trustees meeting. Roll Call Vote: Cunningham: yes; Heethuis: yes; Knowles: yes; VanHouten: yes.**

**MOTION TO CONFIRM  
P.C. DENIAL OF ZOC 24-  
02-04 REQUEST FOR  
REZONING**

**NORTH WALL REPAIR  
UPDATE**

**MOTION TO APPROVE  
2024 YST NEWSLETTER  
FOR PUBLICATION**

**MOTION THAT THE  
BOARD SUPPORT THE  
CONCEPT OF A  
HANDICAP ACCESSIBLE  
TRAIL TO CONNECT  
OUR TOWNSHIP PARK  
WITH THE STATE PARK**

**MOTION TO SET  
05/30/2024 FOR A BUDGET  
WORKSHOP MEETING**

Yes: 4, No: 0. **MOTION CARRIED**

- Township employee CPR training update.
  - Over 50 people have been notified that they can sign up for this training.
  - The first class of 12 people 5/26/2024 has filled up.
  - 7 people are on the list for a 2nd class to be offered 6/25/2024.
  - The board approved up to \$1,100 (20 people) for CPR training at the 4/11/2024 BOT Meeting.
  - We might want to increase the approved amount to \$1,320 to allow a full, 12-person 2nd class.

**Motion by Cunningham with support from VanHouten to approve up to an additional \$220 for a total of \$1,320.00 for CPR Training classes. Roll Call Vote: VanHouten: yes; Heethuis: yes; Cunningham: yes; Knowles: yes.**

Yes: 4, No: 0. **MOTION CARRIED**

- 2024 clean-up day review. 4/27/2024.
  - Not very good weather but still had a great turnout.
  - Pizza and discussion took place after the clean-up.
- May 9th Blood Drive at the Fire Station had 9 people donate. The next blood drive is Thursday, July 11.

**PUBLIC COMMENT:**

**Frank Fiala** (Lakeridge Dr.): Solid waste oversight is holding their collection day at the Expo Center on May 18 from 8:00 AM – 1:00 PM. We have a grant for tires up to ten per household and have the authority to accept additional if there is capacity. He would like to see the tires from the car place on M179 brought in and thinks they could have room for them.

**BOARD COMMENT:**

**VanHouten:** Fire department and EMS working well even without Chief Stoddard – wish him the best.

**Cunningham:** With regard to people serving in the community, a lot of the township offices are unopposed. We also need people for the ZBA, the PC, etc. We need to have people waiting in line to get into these positions and getting involved. The voters need to have a choice so people should think about running.

**Knowles:** Appreciate the board’s willingness to disagree and vote what they think they should.

**Heethuis:** Agreed with Larry that disagreement is important. Appreciates being part of this group. A lot of articles in the newsletter mention the fact that we need people to step up and hopefully we’ll get a response.

**ADJOURNMENT:**

**Motion by Heethuis with support from Cunningham to adjourn the meeting at 7:21 PM. Approved by all. Motion Carried.**

**MOTION TO APPROVE  
 AN ADDITIONAL \$220  
 FOR CPR TRAINING  
 CLASSES**

**CLEAN UP DAY**

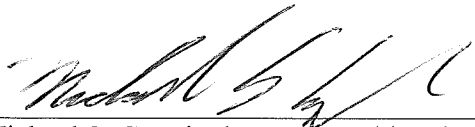
**BLOOD DRIVE**

**PUBLIC COMMENT**

**BOARD COMMENT**

**ADJOURNMENT**

Approved by:

  
Michael S. Cunningham, Township Clerk

Date:

6/20/2024

Respectfully submitted by:  
Betsy Frigmanski, Recording Secretary  
May 15, 2024

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