

<p style="text-align: center;"> <b>YANKEE SPRINGS TOWNSHIP</b>  <b>PLANNING COMMISSION</b>  <b><u>In Person</u>– Regular Meeting</b>  <b>7:00 p.m.</b>  <b><u>February 15, 2024</u></b>  <b>Yankee Springs Township Hall</b>  <b>284 North Briggs Road, Middleville, Michigan 49333</b>  <b>MINUTES</b> </p>	<p> <b>MINUTES</b>  Page 1 of 3 PC  <b>APPROVED:</b> _____  Regular PC Mtg.  February 15, 2024 </p>
<p> Meeting called to order at 7:00 PM by Planning Commission Chair, Shana Bush.  <b><u>PLEDGE OF ALLEGIANCE</u></b>  <b>Roll Call: Present:</b> Fiala, Kooistra, Knowles, Craven, Bush, Frigmanski, Beukema.  <b><u>Zoning Administrator:</u></b> Joe Shea, Present  <b><u>Professional Planner:</u></b> Not Present  <b><u>Staff Present:</u></b> Dennis Buist-Constable, Sandy Marcukaitis, Rob Heethuis  <b><u>Visitors:</u></b> 2 (not including staff present). </p>	<p> <b>CALL TO ORDER</b>  <b>PLEDGE</b>  <b>ROLL CALL</b> </p>
<p> <b><u>APPROVAL OF AGENDA:</u></b>  <b><u>Add:</u></b> Mr. Felipe Ruiz seeking PC guidance regarding development per request of Joe Shea, ZA.    <i>Motion by Knowles with support from Beukema to approve the agenda as amended.</i>  <i>All Ayes. MOTION CARRIED.</i> </p>	<p> <b><u>APPROVAL OF AGENDA</u></b> </p>
<p> <b><u>REPORTS from REPRESENTATIVES:</u></b>  <b><u>Board of Trustees- Larry Knowles, reported the Board:</u></b> </p> <ul style="list-style-type: none"> <li>• Prior Month (in January): STR permit approved to \$500</li> <li>• Approved Russell Dr. Zoning change</li> <li>• Renewed MTA premium pass for educational opportunities.</li> <li>• Approved Vacation of property on Gun Lake Rd.</li> <li>• Met with Road Commission on Jan. 8<sup>th</sup></li> <li>• Approved 125k '23-'24 FY BC Road Comm. payment.</li> <li>• Approved 1<sup>st</sup> payment on new fire truck of \$370,000.</li> </ul> <p> <b>In February, a subcommittee meeting was held to discuss water system grant possibilities with the Barry County Economic Development coordinator.</b> </p> <p> <b>Also during February: (Board Meeting)</b> </p> <ul style="list-style-type: none"> <li>• Willson Dr. Re-zone approved (PC Recommended)</li> <li>• Approved Chicken Ordinance (PC Recommended)</li> <li>• Rebuilding of township website in progress.</li> </ul> <p> <b><u>ZBA, John Frigmanski, reported there was No ZBA meeting, again.</u></b> </p>	<p> <b><u>BOARD REPORTS from REPRESENTATIVES</u></b> </p>

<p><b><u>ZONING ADMINISTRATOR REPORT:</u></b> Joe Shea, ZA commented regarding: STR draft amendments have been forwarded to the Township Attorney who is doing some research and analysis on the amendments.</p> <p>Added item for Mr. Felipe Ruiz has been documented and included in PC packets. (Mr. Ruiz entered the meeting a few minutes later.)</p>	<p><b>MINUTES</b>  <b>Page 2 of 3 PC</b>  <b>APPROVED:</b> _____  Regular PC Mtg.  February 15, 2024</p>
<p><b><u>PUBLIC COMMENT:</u></b> No Public Comment</p>	<p><b><u>ZONING ADMINISTRATOR REPORT</u></b></p>
<p><b><u>APPROVAL OF MINUTES :</u></b> Regular Meeting of January 18, 2024 and Special PC meeting on February 6, 2024.</p> <p><i>Motion by Knowles with support from Frigmanski to approve minutes of Regular Meeting of January 18, 2024 as presented. All Ayes. MOTION CARRIED.</i></p> <p><i>Motion by Knowles with support from Frigmanski to approve minutes of Special PC Meeting of February 6, 2024 as presented. All Ayes. MOTION CARRIED.</i></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> 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, Absent: 0. No conflicts.</p>	<p><b><u>INQUIRY ON CONFLICT OF INTEREST</u></b></p>
<p><b><u>NEW BUSINESS:</u></b></p> <p>EDUCATION – UPCOMING AND COMPLETE OPPORTUNITIES</p>	<p><b><u>NEW BUSINESS</u></b>  <b>Education: Upcoming and Completed Opportunities</b></p>
<p><b><u>OLD BUSINESS ITEMS:</u></b></p> <p><b><u>*PUBLIC HEARING – Bay Meadows Rezoning &amp; PUD Amendment tabled until March.</u></b></p> <p><b><u>Reopen Public Hearing at 7:06 pm- NO one from Bay Meadows present.</u></b></p> <p>J. Shea explained that he had been in contact with the President of the Bay Meadows Association and the President requested postponement as she is out of town. This would allow time for getting materials together.</p> <p><i>Motion by Fiala with support from Knowles to table Public Hearing for Bay Meadows until April Planning Commission meeting. All Ayes. MOTION CARRIED.</i></p> <p><b><u>Addition to Agenda: (requested prior to tonight’s meeting by J. Shea).</u></b></p> <p>Mr. Ruiz joined the meeting at 7:07 p.m. Discussion occurred with Mr. Ruiz with the Planning Commission regarding possible development of property (11 acres) near M-37 and Yankee Springs and Shaw Lake Roads. Mr. Ruiz plans on coming back when the PC works on the Master Plan.</p>	<p><b><u>OLD BUSINESS ITEMS</u></b></p> <p><b>MOTION to POSTPONE PUBLIC HEARING</b></p>

**Discussion of Master Plan – February 28<sup>th</sup>, 2024 Work Session**

Discussion occurred regarding items to be included during the upcoming work session.

**MINUTES**

Page 3 of 3 PC

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

Regular PC Mtg.

February 15, 2024

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

Chair Bush requested each member read through the existing master plan & be prepared to discuss at the workshop on 2/28/24. We plan to work on the zoning & future land use maps at that meeting also.

Brief discussion occurred regarding STR info/draft ordinance and attorney feedback to possibly be discussed at the Feb. 28<sup>th</sup> meeting. Joe Shea will inquire with Catherine Kaufman regarding this.

**PUBLIC COMMENT:**

**Sandy Marcukaitis of N. Payne Lake Rd.**, commented in regard to the PC working on the Master Plan, “How will you address the need for more housing in Yankee Springs? ... Where does the Board stand on apartments versus condos versus townhouses? What would be the channel you would want to use to increase housing?” S. Marcukaitis added, “It’s my understanding that there would be no more trailers in YS, correct?” Brief discussion occurred with PC members. S. Marcukaitis also inquired, “If this gentlemen (referring to Mr. Ruiz who had left the meeting a few minutes prior) would put up condos, does this give Yankee Springs the edge into saying ‘Yes. Yankee Springs is looking into increasing housing?’” Further PC discussion took place.

**PUBLIC**

**COMMENT**

**ADJOURNMENT:**

*Motion by Bush with support Beukema to adjourn at 7:39 pm. All Ayes. Motion Carried.*

Approved by: Frank Fiala 3/21/24  
Frank Fiala, Planning Commission Secretary Date

**ADJOURNMENT**