

INQUIRY ON 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.
PC members noted: No: 4, Yes: 0.*

NEW BUSINESS:

- ZOC 26-03-02** - The Zoning Administrator is requesting that the properties listed below be rezoned from Rural Residential (RR) to Residential Lakefront (RLF) pursuant to Yankee Springs Zoning Ordinance: **Article XIX Amendments to Zoning Ordinance and Official Zoning Map.**

434 N. Payne Lake Rd. #16-008-006-00 (Nichols) 2.49 acres
368 N. Payne Lake Rd. #16-008-006-01 (Sedlar) 2.51 acres
11958 Bowens Mill Rd. #16-008-006-02 (Durocher) 2.46 acres
11854 Bowens Mill Rd. #16-008-006-03 (Missad) 2.45 acres
11790 Bowens Mill Rd. #16-008-029-00 (Ott) 1.94 acres
Barlow Cove vacant parcel #16-008-029-10 (Ott) 0.19 acres

Discussion:

Input from Joe Shea, Zoning Administrator: These properties are all lakefront properties but for some unknown reason they were listed as Rural Residential. They all have lakefront on Barlow Lake, so to be consistent with the zoning map, they should be changed. Dan Scheuerman, Assessor, agrees with this rezoning request and says they were erroneously zoned RR. Mr. Shea has received no complaints about this. Mr. Scheuerman also said that this would have no effect on their property taxes.

Motion by Fiala with support from Trygier to open a Public Hearing regarding ZOC 26-03-02; Parcel IDs: 16-008-006-00, 16-008-006-01, 16-008-006-02, 16-008-006-03, 16-008-029-00, 16-008-029-10.

All AYES. MOTION CARRIED.

Public Hearing Open at 7:08 pm.

Comments:

Chris Durocher, 11958 Bowens Mill Rd. How does this affect our property? Mr. Shea replied that for RR the setbacks are bigger than RLF. RLF has a more permissive setback than RR.

Jared Nichols, 434 N. Payne Lake Rd. Are there any restrictions in RLF for animals, pets? Mr. Nichols wants to know what additional restrictions there might be, and doesn't want to be stuck with a negative impact. Keeping chickens is allowed in RLF. Lakefront setbacks would be the same in RR and RLF. Mr. Nichols is asking that whatever the current residents of these properties are currently doing be grandfathered in. Mr. McManus assured him that it would be grandfathered in.

Motion by Trygier with support from Fiala to close the Public Hearing.
All AYES. MOTION CARRIED.

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Regular PC Mtg.
May 21, 2026

**INQUIRY ON
CONFLICT OF
INTEREST**

NEW BUSINESS

ZOC 26-03-01;
Parcels #
16-008-006-00,
16-008-006-01,
16-008-006-02,
16-008-006-03,
16-008-029-00,
16-008-029-10

Public Hearing

Public Hearing Closed at 7:19 pm.

Mr. Fiala has a question about nonconforming lots, and since these lots are existing the nonconforming status will not change.

Motion by Smith with support from Fiala to recommend to the Township Board the rezoning of the properties with Parcel IDs: 16-008-006-00, 16-008-006-01, 16-008-006-02, 16-008-006-03, 16-008-029-00, 16-008-029-10, from RR to RLF pursuant to Yankee Springs Zoning Ordinance: Article XIX Amendments to Zoning Ordinance and Official Zoning Map.

*Roll Call Vote: Bush, Yes; Fiala, Yes; Smith, Yes; Trygier, Yes.
All AYES. MOTION CARRIED.*

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**Re-Zoning
Request
Recommended to
Board**

OLD BUSINESS:

1. Discussion of 2026 Work Plan

Ms. Bush noted that the Planning Commission has previously discussed that we may not need a full blown ordinance on some of these items that are regulated by the state. One of those items is docks. The state covers this very well. A second item was a Fire and Burning ordinance. Mr. Shea states that there is a state statute that covers open burning of materials and prohibits burning artificial materials. On the Township website, people are referred to the state law, and he recommends including the same reference to the State Burning Law in our ordinance. Mr. McManus states that if we put it into an ordinance, it will not go into the Zoning ordinance, maybe a Township ordinance. Third, a rough draft has been drawn up on a Blight Ordinance. Many municipalities, cities, and townships have a Blight Ordinance. The benefit of having this is that it does not permit grandfathered conditions. The Blight Ordinance can go after the junk and blight. Mr. McManus recommends this as a Township Ordinance. Ms. Bush suggests that PC members take a look at the Draft of the Blight Ordinance and discuss it at our next meeting. A copy will be sent.

Energy and Data Center - Mr. McManus's company has created a template with regulations for townships to look at. The Planning Commission will look at Solar Energy regulations first.

Mr. Fiala raised the topic of storage, and he suggested that the township may want to include size specifications in an ordinance. He would like this to be discussed in the future.

Regarding the 179 Overlay District - there has been discussion on whether this is appropriate. Mr. Fiala believes this would be a reasonable discussion. Mr. Trygier would like to look at the vision for that and this will be addressed in the Master Plan.

Mr. Fiala noted that the Township Board approved 6 additional meetings for the Planning Commission to work on the Master Plan.

Mr. McManus noted the Land Division Ordinance and suggested discussing Clause 6, which could open up the Township to a maximum development potential without platting. Mr. McManus will send his recommended Ordinance to the Commission.

Mr. McManus recommends a full diagnostic review of the Ordinances, and he is willing to do that. This would require Board approval. Ms. Bush said she will check into that.

2. Discussion of Master Plan

Old Business

**DISCUSSION OF
WORK PLAN**

Ms. Bush will send potential meeting dates to the Planning Commission members to get their availability and set the work dates for the Master Plan that have been approved.

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OTHER SUCH BUSINESS AS MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

- ByLaws - the Planning Commission has received a document with suggestions from Jim McManus. Some items are noted as not the responsibility of the PC and he suggested striking them out. Other items are clarifications.

Motion by Smith with support from Trygier to approve the changes.

ALL AYES. MOTION CARRIED.

Ms. Bush will get those changes made and will get copies to the members of the Planning Commissioner.

PUBLIC COMMENT: (3 minute limit)

Jared Nichols, 434 N. Payne Lake Rd., asked about the references in the meeting to docks and snowmobiles. He has a situation where a bubbler negatively impacted his lakefront property and his neighbors. He states that it is a problem, and he would like to see the Township do something about it. He states that Thornapple Township has banned bubblers on its lakes.

Public Comment closed at 7:44 pm.

Additional Comment: None

ADJOURNMENT:

Motion by Bush with support from Fiala to adjourn the meeting at 7:44 pm.

All AYES. MOTION CARRIED.

Approved by: _____ Date _____
Frank Fiala, Planning Commission Secretary

Respectfully submitted by
Diane Dykgraaf, Recording Secretary

OTHER SUCH BUSINESS

DISCUSSION OF BYLAWS

PUBLIC COMMENT

MEETING ADJOURNED