

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION ANNUAL REPORT, 2010

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2010 calendar year has been prepared for the Township Supervisor and Board members. It is a summary of the productive results of twelve regular monthly meetings, and one joint meeting with the ZBA and Township Board.

ATTENDANCE

Commissioner	Meetings attended			Term Expires
	2008	2009	2010	
Frank Fiala (Chair)	12 of 12	12/12	12/12	12/2010
Cathy Strickland (Secretary)	11 of 12	10/12	10/12	12/2011
Bruce Cook (Resigned 12/10)	12 of 12	12/12	11/12	12/2010
Al Schwennesen (Board)	11 of 12	12/12	12/12	12/2011
Jack Finkbeiner (Board)	9 of 12	11/12	N/A	12/2010
Gordon Wells (ZBA)	12 of 12	12/12	12/12	12/2013
Marley Tencate (Resigned 11/10)	N/A	10/12	10/11	12/2009
Greg Purcell	N/A	N/A	1/1	12/2013
Patrick Jansen			3/3	12/2011

SYNOPSIS OF ACCOMPLISHMENTS

- Passed Gun Lake Common on Zoning District
- M-179 Corridor Overlay Ordinance
- Yankee Springs Township Capital improvement Plan (CIP)
- Initiated Gravel Mining Ordinance update
- Initiated temporary outdoor market study
- Joint Meeting with all Township Boards (March 2, 2010)

RESIDENTIAL SITE PLAN REVIEWS
(Zoning Administrator)

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
TOTAL	62	53	44	54
-New Homes	17	8	16	7
-Accessory Buildings	23	20	17	19
-Additions	15	11	5	13
-Other	12	14	6	15

COMMERCIAL SITE PLAN REVIEWS
(Planning Commission)

	2007	2008	2009	2010
Total	6	1	1	1

REZONING REQUESTS

No Rezoning requests in 2009 or 2010

SPECIAL EXCEPTION REQUESTS

Total 2007

3

Vanderslick-Conditional C-3
(denied)
Drake-RMF to C3
Cummiford C1 to C3
Vandenburg/Fireworks

Total 2008

3

Seger/ New Pole Barn
Cotant/ New Storage Bldg
Boysen/Nash Accessory Bldg

Total 2009

4

Holes/B & B (withdrawn)
Rector/Acc Bldg
Count/Open Air Market
(cancelled)
Vandenberg/Fireworks

Total 2010

4

Hopkins/accessory bldg/denied
Wetzel/farmer's market/approved
Warsen/accessory bldg/approved
Bailey/portable business/approved

SUBDIVISIONS, LAND DEVELOPMENT, SPLITS

TOTAL2007

5

TOTAL 2008

2

PSD- 08-08-01 Division of Property/ Lowe
PSD- 08-09-02 Division of Property/ Knowles
PSD- 08-09-03 Division of Property/Kuhtic
PSD- 08-10-04 Division of Property/Lamb
LD 07-01-02 Rison/ Amended Condo Agreement

Total 2009

5

PSD -09-01-01
Newell/Property split
PSD 09-02-02
Wolowicz\property divide

Total 2010

1

PSD 10-04-02 Division of Property/Perkins

POPULATION CHANGES

2000 (census)	4219
2007 (est.)	4500
2008 (est.)	4532
2009 (est.)	4561
2010 (est.)	4550

MCKENNA & ASSOCIATES

Services rendered included participation in 10 monthly meetings. McKenna & Associates provided original drafts of all proposed Zoning Ordinance amendments and assisted the Planning Commission with the more complicated and controversial issues that came before it over the past 12 months. Additionally, advice on zoning and planning matters was provided frequently in the course of the work week.

Billing for Services:	2007	\$18,565.25
	2008	12,988.25
	2009	10,689.00
	2010	14,278.75

BAUCKHAM, SPARKS, LOHRSTORFER, THALL & SEEBER, P.C.

All Planning Commission matters with legal implications were forwarded for discussion or written opinion. Ordinances, legal notices and all formal documents have been reviewed. Advice on procedural matters has been provided. Litigation and related charges are not included.

Billing for Services:	2007	\$ 5,445.00
	2008	4,245.00
	2009	3,955.00
	2010	2,220.00

EDUCATIONAL CLASS PARTICIPATION

Cathy Strickland	MTA Conference	01-27/28-2010
	Annual Citizen's planning	06-17-2010
Frank Fiala,	Annual Citizen's planning	06-17-2010
Gordon Wells	MTA Conference	03-22-2010
Al Schwenessen	MTA Conference	10-21-2010
	Annual Citizen's planning	06-17-2010
Pat Jansens	MTA Seminar	03-22-2010
Marley Tencate	Annual Citizen's planning	06-17-2010
Bob Lippert, ZA	MTA Conference	10-21-2010
	Annual Citizen's planning	06-17-2010
	MTA Conference	01-27/28-2010

**Planning Commission
Major 2011 Objectives**

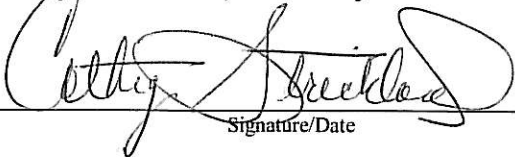
- Complete gravel mining ordinance
- Complete outbuilding ordinance
- Develop procedure for charitable business “easy permit” for portable business
- Review sign ordinance
- Establish standards for seasonal and portable businesses
- Study boat lift with canopies and boat lift standards
- Establish wind turbine ordinance
- Explore medical marijuana ordinance
- **Strongly** encourage all P.C. Members to successfully complete at least one MSU Citizen Planning event every year and to participate in other Planning and Land Use seminars
- Update Capital Improvement Plan

Frank Fiala, Chairman, Planning & Zoning



Signature/Date

Cathy Strickland, Secretary



Signature/Date