

# YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION ANNUAL REPORT, 2013

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2013 calendar year has been prepared for the Township Supervisor and Board members. This is a summary relating to the productive results of 19 regular monthly meetings and one joint meeting with the ZBA and Township Board in attendance.

## ATTENDANCE

Commissioner	Meetings attended				Term Expires
	2010	2011	2012	2013	
Frank Fiala (Chair)	12/12	12/12	12/12	20/20	12/2013
Cathy Strickland (Secretary)	10/12	11/12	11/12	20/20	12/2014
Gordon Wells	12/12	12/12	12/12	20/20	12/2013
Greg Purcell (Vice Chair)	1/1	11/12	10/12	16/20	12/2013
Mike Cunningham		12/12	11/12	18/20	12/2013
Rich Beukema (ZBA rep)			10/12	20/20	12/2016
Bruce Campbell (Board)			New	18/20	12/2013

## SYNOPSIS OF MAJOR ACTIVITIES

- Whispering Pines preliminary approval findings of fact and special conditions
- Made progress on sign Ordinance update
- Denied dredging special exception use permit on Gun Lake

**RESIDENTIAL SITE PLAN REVIEWS**  
(Zoning Administrator)

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>TOTAL</b>	<b>44</b>	<b>54</b>	<b>52</b>	<b>54</b>	<b>53</b>
-New Homes	16	7	10	10	10
-Accessory Buildings	17	19	10	6	17
-Additions	5	13	19	27	20
-Other	6	15	13	11	6

**COMMERCIAL SITE PLAN REVIEWS**  
(Planning Commission)

<b>Total</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
	1	1	4	4	3

**REZONING REQUESTS**

**2011**  
Ord 0-11 SF to RF  
@ 12753 Westwood Lane  
(RLF to RSF @ 2617 First St.)

**2012**  
C-2 to C-3  
11332 W. M- 179HWY

**2013 (2)**  
C-1 to C-3  
019-010-02 Chemical  
Bank (Curley Cone)  
GLRLF to R & Rec  
WP parcels

## SPECIAL EXCEPTION REQUESTS

<b>Total 2009</b>	<b>Total 2010</b>	<b>Total 2011</b>
<b>4</b>	<b>4</b>	<b>1</b>
Holes/B & B (withdrawn) Rector/Acc Bldg Count/Open Air Market Vandenburg/Fireworks(cancelled)	Hopkins/accessory bldg/denied Wetzel/farmers market/approved Warsen/accessory bldg/approved Bailey/portable business/approved	VanKampen/accessory bldg
<b>Total 2012</b>	<b>Total 2013</b>	
<b>2</b>	<b>7</b>	
H. Brewer Garage (5-17-12) W. Postema/Estelle's (used car sales)	Kothawala/Accessory building PPI MI, LLC/Fireworks Runge/Sandy's Restaurant (never completed) McCloskey Outbuilding Perrin Excavation/dredging Grashuis/Pole barn-garage Kozlowski/accessory building	

## SUBDIVISIONS, LAND DEVELOPMENT, SPLITS

<b>Total 2009</b>	<b>Total 2010</b>		
<b>2</b>	<b>1</b>		
PSD -09-01-01 Newell/Property split PSD 09-02-02 Wolowicz\property divide	PSD 10-04-02 Division of Property/Perkins		
<b>Total 2011</b>	<b>Total 2012</b>	<b>Total 2013</b>	
<b>2</b>	<b>0</b>	<b>4 (3)</b>	
PSD 11-03-01 Division of Property/Scai PSD 11-03-02 Chappel Realty/Weick Realty/Pennock		PSD 13-02-01 Nichols PSD 13-06-02 Ullery PSD 13-10-03 (Not required) PSD 13-11-04 Waddell	

## TEMPORARY CHARITABLE PERMITS

<b>2011</b>	<b>2012</b>	<b>2013</b>
<b>1</b>	<b>0</b>	<b>1</b>
Cycle Club Fund Raiser For Thomapple Library Books		Cycle Club Fund Raiser

### SIGN PERMITS

2009	2010	2011	2012	2013
1	1	5	2	2

### POPULATION CHANGES

2000 (census)	4219
2007 (est.)	4500
2008 (est.)	4532
2009 (est.)	4561
2010 (est.)	4550
2011 (census)	4065*
2012 (est.)	4065
2013 (est.)	4065

### MCKENNA & ASSOCIATES

Services rendered included General Planning Consultation and Assistance.

Billing for Services:	2007	\$18,565.25
	2008	12,988.25
	2009	10,689.00
	2010	14,278.75
	2011	9,686.25
	2012	7,852.50
	2013	1,512.50

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

All Planning Commission matters with legal implications were forwarded for discussion or written opinions. 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
	2011	3,520.00
	2012	2,850.00
	2013	14,605.00 (WP 9,080.00\5,525.00-other)

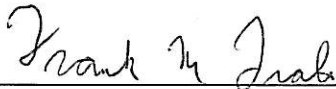
**EDUCATIONAL CLASS PARTICIPATION**

Cathy Strickland	MTA Place Making seminar June,2013 Land Division/MSU-E October, 2013 MTA Hot Topics seminar August, 2013
Frank Fiala,	MTA Conference/Detroit January, 2013 MTA Place making seminar June 13, 2013 MTA Hot Topics seminar August, 2013
Gordon Wells	
Greg Purcell	MTA Place making seminar June 13, 2013 MTA Hot Topics seminar August, 2013
Mike Cunningham	MTA Hot Topics seminar August, 2013 MTA Place making seminar June 13, 2013
Rich Beukema	MTA Place making seminar June 13, 2013
Larry Knowles	Land Division/MSU-E October, 2013 MTA Place making seminar June 13, 2013

**PLANNING COMMISSION  
MAJOR 2014 OBJECTIVES**

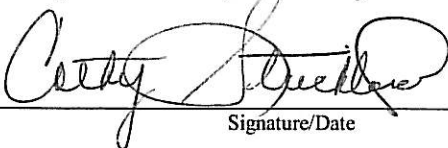
- Review and Update Sign Ordinance and propose a Welcoming Sign
- Support the Cuddy Drainage process & Payne Creek Obstruction
- Strongly encourage all PC members to successfully complete at least one MSU-E Citizen Planning event every year and to participate in other Planning and Land Use seminars
- Review and Update Article XII of the Zoning Ordinance
- Review and Update Land Use Plan
- Consider Bicycle Trail along M-179 corridor

**Frank Fiala, Chairman, Planning Commission**



Signature/Date

**Cathy Strickland, Secretary**

 1/23/2014

Signature/Date