

YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2018

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2018 calendar year has been prepared for the Township Supervisor and Board members. There were 6 meetings and 5 Joint Meeting with the Planning Commission and Board in attendance. The ZBA meets on the second Tuesday of each month as needed.

TOTAL MEETINGS

2014--7 2015--8 2016—6 2017---6 2018--8

ATTENDANCE

Commissioners	Meetings attended					Term expires
	2014	2015	2016	2017	2018	
Jake Welch (Chair)	0 of 0	8/8	6 of 6	5/6	4 of 11	2018
Ron Heilman (Secretary)			3 of 6	6/6	10 of 11	2019
Dave VanHouten (Vice Chair)				5/6	8 of 11	2019
John Frigmanski (alternate)				4/6	7 of 11	2019
Michael Boyson (Board Rep.)					4 of 11	2018
Patrick Jansen (PC Rep)					5 of 11	2019

ACCOMPLISHMENTS

- Joint meeting with the Various Boards
- Completed ZBA duties with minimal expense to township
- Increased participation of members in learning opportunities

SYNOPSIS OF VARIANCE REQUESTS

1. **ZBA 18-01-01** Parcel ID 050-004-00 A request by Bruce Helder for a Variance to construct a single family dwelling that would exceed the maximum lot coverage standard. **DENIED**
2. **ZBA 18-03-02** Parcel ID A request by Ronald Skelton of 1028 120Ave to have a variance from 10 ft. to 6 ft. for property at 4054 England Dr.(**Tabled**)
3. **ZBA 18-03-03** Parcel ID 240-004-00 A request by Tom and Linda Nash of 8269 Willson Drive, Middleville to have a variance with a 5 foot set-back to build a garage. **Approved**
4. **ZBA 18-03-04** Parcel ID 155-011-10 A request by James Robert TenHaaf of 1862 Parker Drive for a variance of 15 ft. setback. **Approved**
5. **ZBA 18-08-06 Parcel ID 16-020-005-12** A request by property owner Jon Holden, for a Variance to allow for the construction of a detached accessory building exceeding the maximum permitted square footage pursuant to Section 12.7 **APPROVED**
6. **ZBA 18-09-07/8 Parcel ID# 045-006-00** A request by D.K. Home for Ron Rodenhouse for a variance to construct a single family home that fails to meet the lakefront setback standard. **TABLED DUE TO NO SHOW/Reapplied for November 13, 2018 meeting and denied**
7. **ZBA 18-10-09 Parcel ID 029-007-00** A request by Michael Cutlip for a variance to construct and addition to detached accessory structure that fails to meet the side yard setback standard. **Approved**

EDUCATIONAL CLASS PARTICIPATION


Ron Heilman	Okemos Ed ABC of ZBA Lansing	June, 2018 March 2018 February of 2018
Dave VanHouten	MTA	March 20 8
John Frigmanski	MTA ZBA	March, 2018

MAJOR 2018 OBJECTIVES

1. Encourage ZBA members to complete MSU Citizen Planner events and attend other pertinent seminars.
2. Find ways to make Zoning Ordinances that generate numerous variance requests more compatible with needs of citizens.
3. Maintain updated Ordinance Books
4. Retain/Recruit Board members
5. Encourage Board of Trustees to enforce penalty fees



Jake Welch, Chair Date 5/14/19



Ron Heilman, Recording Secretary Date 5/14/19