

# YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2023

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2023 calendar year has been prepared for the Township Supervisor and Board members. There were 5 meetings and 1 Joint Meeting with the Planning Commission and Board of Trustees in attendance. The ZBA meets on the second Tuesday of each month as needed.

**TOTAL MEETINGS**

**2020-10                      2021- 8                      2022 - 14                      2023 - 6**

<b>ATTENDANCE</b>					
COMMISSIONERS	MEETINGS ATTENDED				Term Expires
	2020	2021	2022	2023	
Jake Welch (Chair)	9 OF 10	6 OF 8	10 OF 14	3/6	2024
Ron Heilman (Secretary)	9 OF 10	7 OF 8	14 OF 14	5/6	2025
Dave VanHouten	8 OF 10	7 OF 8	13 OF 14	6/6	2024
John Frigmanski (Vice Chair)	8 OF 10	8 OF 8	11 OF 14	6/6	2024
Michael Boyson	4 OF 10	4 OF 8	8 OF 14	6/6	2026*
Tom Mawson (1st Alternate)			2 of 12	3/3	2025

\*Mike Boyson reappointed in December 2023

## ACCOMPLISHMENTS

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

## Zoning Board of Appeals

**1. ZBA 23-2-001 PARCEL ID # 08-16-155-009-00. 1944 Parker Dr. Wayland, MI 49348.**

A. A request by Jim TenHaaf Builder for property owner, Jim and Heather Heyboer, for relief from the setbacks established by section **12.4 “Required Setbacks”**.

- i. The subject site is approximately .103 acres in size. The property is currently zoned Gun Lake Residential Front (GRLF) and the applicant is requesting relief to allow for the construction of rebuilding a portion of house that fails to meet the required setbacks. **Approved 2-14-23.**

**2. ZBA 23-3-002 PARCEL ID # 08-16-045-010-00. 726 Perch Cove Ct. Middleville, MI 49333.**

A. A request by property owner, Joy Aten, for relief from the setbacks established by section **12.4 “Required Setbacks”**.

- i. The subject site is approximately .15 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of rebuilding a portion of house with a new addition and roof system that fails to meet the required setbacks. **Approved 3-14-23.**

**3. ZBA 23-3-003 PARCEL ID # 08-16-065-002-00. 10784 Shady Ln. Middleville, MI 49333.**

A. A request by property owner, Paul & Leslie Nowaczyk, for relief from the setbacks established by section **12.4 “Required Setbacks”**.

- i. The subject site is approximately .167 acres in size. The property is currently zoned Gun Lake Residential Front (GRLF) and the applicant is requesting relief to allow for the construction of a new home that fails to meet the required setbacks. **Approved 3-14-23.**

**4. ZBA 23-03-04 Parcel ID 110-021-00 A request by Jim TenHaaf for Licari Giuseppe of 2121 Archwood Dr to seek relief from sq. ft size. **DENIED****

5. **ZBA 23-03-05 Parcel ID 030-003-00** A request by Benjie Yfsta of 2751 Russel Drive to build a garage on said property. **CANCELLED.ZBA 23-03-06 Parcel ID 155-045-00** A request by Thomas & Ashley Osterbrock of 2137 Parker Dr, Wayland for a variance from side yard setback **APPROVED**
  
6. **ZBA 23-04-07 Parcel ID 215-005-00** A request by Ashley & Doug Wierenga of 2731 Oakleigh Dr for a set back variance for deck & stairs. **DENIED BUT GRANTED A ONE FOOT VARIANCE FOR DECK DUE TO SAFETY REASONS.**
  
7. **ZBA 23-05-08 Parcel ID 217-015-00 CASE CANCELLED (SPOOR)**
  
8. **ZBA 23-05-09 Parcel 220-100-00** Request by Jennifer Cook and Brad Chase to build an addition to their home located at 12783 Sunrise Ct. (Case started as ZBA but changes to SPR...same number used.

### EDUCATIONAL CLASS PARTICIPATION

Jake Welch	None
Ron Heilman	<p>MSU Extension Building a foundation for attainable housing January 11 &amp; 13</p> <p>MSU Extension Introduction to lake and streams (Michigan Lakes and Streams Association member certification) January 25, February 1, 8, 15,22, &amp; March 1 &amp; 8.</p> <p>Blue Zones Barry County Chamber 12-7-23</p> <p>MSU ZBA Multi-part Certification --July</p> <p>MTA May 18 (Virtual)</p>

Dave VanHouten	Webinars: Safety, Now you know Meeting Mgt, A Leader Worth Following, Road Relations: Stay in You Lane, What Every Township Needs to Know About Investments.
John Frigmanski	ZBA Online Certification Course - MSU
Mike Boyson	ZBA Online Certification Course - MSU
Tom Mawson	ZBA Online Certification Course - MSU

**MAJOR 2023 OBJECTIVES**

1. Encourage attendance at educational and training workshops, including MSU Citizen Planner sessions.
2. Provide feedback to the Planning Commission on frequent requests for interpretation or variance approval.
3. Continue to strive for complete application submissions in support of achieving accurate ZBA findings.
4. Support fair and consistent enforcement of the Zoning Ordinance.
5. Attend and participate in scheduled joint meetings with the Township Board and Planning Commission.

  
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 Jake Welch, Chair

Date 1/25/24

  
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 Ron Heilman, Recording Secretary

Date 1/31/24