

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION 2024 ANNUAL REPORT

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2024 calendar year has been prepared for the Township Supervisor and Board members. This is a summary relating to the productive results of 12 monthly meetings, 3 special meetings, and 1 joint meeting with the ZBA and Township Board in attendance. The Planning Commission meets on the Third Thursday of each month.

2024 MEETING ATTENDANCE

Commissioner	Meetings Attended					Term Expires
	2020	2021	2022	2023	2024	
Shana Bush (Chair)	12 of 12	14 of 16	12 of 14	11 of 13	15 of 16	12/2028*
Frank Fiala (Secretary)	12 of 12	16 of 16	14 of 14	13 of 13	16 of 16	12/2025
Rich Beukema (Vice Chair)	12 of 12	15 of 16	14 of 14	13 of 13	16 of 16	12/2027
John Frigmanski (PC Rep to ZBA)	1 of 1	14 of 16	11 of 14	12 of 13	12 of 16	12/2028*
Larry Knowles (BOT Rep to PC)	NA	16 of 16	13 of 14	13 of 13	15 of 16	12/2028*
Lee Kooistra	NA	14 of 16	11 of 14	13 of 13	16 of 16	12/2027
Ryan Craven	NA	NA	NA	11 of 12	13 of 16	12/2026
Joe Shea Zoning Administrator	NA	NA	NA	0 of 1		12/2026

- Shana Bush, John Frigmanski and Larry Knowles were re-appointed to another term in December 2024.

SYNOPSIS OF MAJOR ACCOMPLISHMENTS

- Worked on many Special Exception Use cases and site plan reviews
- Addressed several requests for rezoning
- Recommended to BOT - contracting Granicus to assist with SRT ordinance enforcement efforts and an updated fee for SRT Application/Renewal
- Zoning Amendments sent to the Board of Trustees include:
 - Article IV Special Exception Uses Section 4.5 added V. Keeping of Chickens.
 - Article X Short Term Rentals (Feb 2024) – Many text changes most notable was allow nonconforming STR as a “grandfathered” permitted use for those with prior

permits and does not allow new STRs in the following zoning districts: SR, RSF, RLF and GLRLF

- Article XX Section 20.8 Authority of the Board of Appeals amendment regarding the determination of practical difficulty justifying a variance.
- Article X Short Term Rental (November 2024) – Language “clean-up”/clarification, amend definition of short term rental to include units that share a property line with or are directly across the street from the legal residence of the owner.
- Kicked off our Master Plan review/update. Public feedback survey results tallied with 430 responses.

PERMITS ISSUED
(Provided by the Zoning Administrator)

	2023	2024
Single Family Home	14	17
Mobile Home Park Homes	0	0
Accessory Structures	27	31
Demolitions	0	0
Residential Alterations/Remodels	17	21
Commercial Alterations/Remodel	2	1
Commercial New Construction	1	4
Decks	8	10
Pools	4	1
Solar units	1	0
Fences	11	15
Signs	2	2
Miscellaneous	7	2
TOTAL REVIEWS	93	104

REZONING REQUESTS

2020	2021	2022	2023	2024
1	2	6	3	7

SPECIAL EXCEPTION USE REQUESTS

2020	2021	2022	2023	2024
13	7	8	6	9

EDUCATIONAL CLASS PARTICIPATION

PC Commissioner	Training Name	Training Entity
Shana Bush	Basics of Non-Profit Governance	Venture International LLC
Shana Bush	MTA Fall Regional Meeting	MTA
Ryan Craven	Citizen Planner Program	MSU Extension
Lee Kooistra		
Rich Beukema		
John Frigmanski		
Frank Fiala	Highway Conference & Commissioners Seminar	Michigan County Road Association
Larry Knowles	Various Trainings through EGLE	State of MI - EGLE

PLANNING COMMISSION STRATEGIES 2025

1. Continue to strongly encourage all Planning Commissioners to attend Michigan Township Association, Michigan State University and Michigan Planning Association training opportunities - especially those needing continuing education credits to maintain Master Citizen Planner Credentials. Encourage Master Citizen Planner Accreditation
2. Continue execution of the plan to complete a review and update of the Yankee Springs Township Master Plan.
3. Assist the Township Board to undertake a “Strategic Planning” effort that conducts:
 - Identification of major goals and establishing priorities
 - Prioritize implementation on those goals
 - Assign goals to specific township officials for leadership

SUBDIVISIONS, LAND DEVELOPMENT, SPLITS

2020	2021	2022	2023	2024
3	4	0	2	0

POPULATION CHANGES

YEAR	POPULATION
2020 (est.)	4065
2021 (Census)	5322
2022 (est.)	5322
2023 (est.)	5322
2024 (est.)	5322

Rebecca Harvey, AICP

Services rendered included General Planning, Consultation and Assistance

Billing for Services:

YEAR	AMT
2020	\$6,700 (excl. Dec)
2021	\$5,975 (excl. Dec)
2022	\$4,506
2023	\$3,319 (excl. Nov & Dec)
2024	

Bauckham, Thall, Seeber, Kaufman & Koches, P.C.

Legal services supplied to PC by Catherine Kaufman

Billing for Services:

YEAR	AMT
2022	\$1,686
2023	\$901.50 (excl. Dec)
2024	

**PLANNING COMMISSION
WORK PLAN 2025**

1. Review and propose a modification to the existing Mining Ordinance that will bring us back into compliance with the recent changes in Michigan law.
2. Develop and propose text to provide regulations for creating ponds.
3. Continue work on the review and update of the township Master Plan.
4. Review the current ordinance regarding permanent docks and provide recommendation to BOT.
5. Explore an ordinance to address blight and make a recommendation to the BOT.
6. Timely preparation of Capital Improvement Plan Review

 _____ Date 1/20/25

Shana Bush, Chair

 _____ Date 1/20/25

Frank Fiala, Secretary