

YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2024

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2024 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

2021- 8

2022 - 14

2023 – 6

2024 - 6

COMMISSIONERS	ATTENDANCE				Term Expires
	2021	2022	2023	2024	
Jake Welch (Chair)	6 of 8	10 of 14	3 of 6	4 of 6	2027
Ron Heilman (Secretary)	7 of 8	14 of 14	5 of 6	6 of 6	2025
Dave VanHouten	7 of 8	13 of 14	6 of 6	6 of 6	2027
John Frigmanski (Vice Chair)	8 of 8	11 of 14	6 of 6	5 of 6	2027
Michael Boyson	4 of 8	8 of 14	6 of 6	5 of 6	2026
Tom Mawson (1st Alternate)		2 of 12	3 of 3	6 of 6	2025

ACCOMPLISHMENTS

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

Zoning Board of Appeals

2024

1. **ZBA 24-04-01 Parcel ID 155-057-00** A request by Doug Ybema to appeal the decision of the ZA with regards to moving a shed. **APPROVED**

2. **ZBA 24-04-02 PARCEL ID 217-003-00.** A appeal by Kay Cummiford to ever turn the ZA's decision of Dealing her STR due to non-residence. **ZA DECISION UPHELD**

3. **ZBA 24-04-03 Parcel ID None** The ZA is requesting the ZBA interpretation of definition of a structure in regards to a shipping container **SENT TO PC**

4. **ZBA 24-05-02 (4) Parcel ID 105-018-00** An appeal by Lara Brower and Stephanie Rutkowski to overturn the ZA decision of denying her STR. **ZA DECISION UPHELD - DENIED**

5. **ZBA 24-06-04 Parcel ID 125-215-00** An appeal by Sara Sanders of 1931 Heritage Bay to overturn her request for an STR. **ZA DECISION UPHELD - DENIED**

6. **ZBA 24-06-05 Parcel ID 030-040-51** An appeal by Erick Leep to overturn the decision of the ZA. **TABLED**

7. **ZBA 24-07-07 Parcel ID 215-034-00** Appeal by Honey B Holdings LLC (Angela Cassidy) for overturn of ZA decision. **Overtured...granted STR**

8. **ZBA 24-06-03 Parcel ID 030-003-10 (Contains 3 addresses) & 030-003-00 (Contains 2 home addresses)** Appeal by Benjie Vista to overturn ZA decision of STR properties. **Overtured.... granted 2 STR but denied 2753 Russell Dr.**

9. **ZBA 24-07-06 Parcel ID 217-015-00** Appeal by Gerald L Spoor Jr regarding violations issued on his property. **ZA DECISION UPHELD - DENIED**

EDUCATIONAL CLASS PARTICIPATION

Jake Welch	Barry County Leadership 2024
Ron Heilman	MAP Virtual & Zoning Board of Appeals March 6, 2024
Dave VanHouten	Back to Basics: Enhancing and performance in Fire Service
John Frigmanski	The ABCs of ZBAs Seminar-MTA
Mike Boyson	None
Tom Mawson	Township Legal Issues November 2024

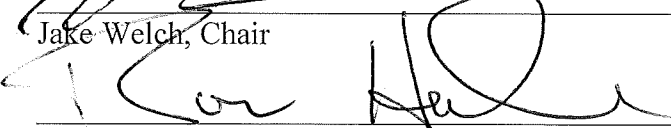
MAJOR 2025 OBJECTIVES

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.



Jake Welch, Chair

Date 1/20/25



Ron Heilman, Recording Secretary

Date 1/20/25