

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION ANNUAL REPORT, 2012

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2012 calendar year has been prepared for the Township Supervisor and Board members. This is a summary relating to the productive results of eleven regular monthly meetings and one joint meeting with the ZBA and Township Board in attendance.

ATTENDANCE

Commissioner	Meetings attended					Term Expires	
	2008	2009	2010	2011	2012		
Frank Fiala (Chair)	12/12	12/12	12/12	12/12	12/12	12/2013	
Cathy Strickland (Secretary)	11/12	10/12	10/12	11/12	11/12	12/2014	
Al Schwennesen (Board)	11/12	12/12	12/12	12/12	11/12	12/2012	
Gordon Wells (ZBA)	12/12	12/12	12/12	12/12	12/12	12/2013	
Greg Purcell			1/1	11/12	10/12	12/2013	
Mike Cunningham				12/12	11/12	12/2013	
Rich Beukema					10/12	12/2016	
Bruce Campbell (Board)					New	12/2013	

SYNOPSIS OF ACCOMPLISHMENTS

- Modified roadside setback formula removing skewed data
- Required driveway permit prior to land split approval
- Removed fireworks exclusion in portable businesses per state law
- Designate Zoning Administrator to grant portable business permits
- Begin Review of Sign Ordinance
- Review Article XII Standards
- Amended accessory building maximum size to 1,600sf. in res. Zones.

RESIDENTIAL SITE PLAN REVIEWS
(Zoning Administrator)

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
TOTAL	62	53	44	54	52	54
-New Homes	17	8	16	7	10	10
-Accessory Buildings	23	20	17	19	10	6
-Additions	15	11	5	13	19	27
-Other	12	14	6	15	13	11

COMMERCIAL SITE PLAN REVIEWS
(Planning Commission)

Total	2007	2008	2009	2010	2011	2012
	6	1	1	1	4	4

REZONING REQUESTS

2009	2010	2011	2012
0	0	1	
		ORD 05-03-11 RSF to RLF @ 12753 Westwood Lane (RLF to RSF @ 2617 First St.)	C-2 to C-3 11332 W. M- 179HWY

SPECIAL EXCEPTION REQUESTS

Total 2007

3

Vanderslick-Conditional C-3 (denied)
 Drake-RMF to C3
 Cummiford C1 to C3

Total 2008

3

Seger/ New Pole Barn
 Cotant/ New Storage Bdlg
 Boysen/Nash Accessory Bdlg

Total 2009

4

Holes/B & B (withdrawn)
 Rector/Acc Bldg
 Count/Open Air Market
 Vandenburg/Fireworks
 (cancelled)

Total 2010

4

Hopkins/accessory bldg/denied
 Wetzel/farmers market/approved
 Warsen/accessory bldg/approved
 Bailey/portable business/approved

Total 2011

1

VanKampen/accessory blg

Total 2012

2

H. Brewer Garage (5-17-12)
 W. Postema/Estelle's
 (used car sales)

SUBDIVISIONS, LAND DEVELOPMENT, SPLITS

TOTAL 2007

5

TOTAL 2008

5

PSD- 08-08-01 Division of Property/ Lowe
 PSD- 08-09-02 Division of Property/ Knowles
 PSD- 08-09-03 Division of Property/Kuhtic
 PSD- 08-10-04 Division of Property/Lamb
 LD 07-01-02 Rison/ Amended Condo Agreement

Total 2009

2

PSD -09-01-01
 Newell/Property split
 PSD 09-02-02
 Wolowicz/property divide

Total 2010

1

PSD 10-04-02 Division of Property/Perkins

2011

2

PSD 11-03-01 Division of Property/Scai
 PSD 11-03-02 Chappel Realty/Weick
 Realty/Pennock

2012

0

TEMPORARY CHARITABLE PERMITS

2011	2012
1	0

Cycle Club Fund Raiser
For Thornapple Library Books

SIGN PERMITS

2007	2008	2009	2010	2011	2012
2	0	1	1	5	2

POPULATION CHANGES

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

MCKENNA & ASSOCIATES

Services rendered included participation in all 11 monthly meetings. McKenna & Associates provided original drafts of all proposed Zoning Ordinance amendments and assisted the Planning Commission with the more complicated and controversial issues that came before it over the past 12 months. Additionally, advice on zoning and planning matters was provided frequently in the course of the work week.

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

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

EDUCATIONAL CLASS PARTICIPATION

Cathy Strickland	Sustainable Communities	06-2012
Frank Fiala,	Sign Regulations	01-2012
	Sustainable Communities	06-2012
	Legal Speed Bumps	04-2012
	MTA Conference Hot Topics in P & Z	08-2012
Bob Lippert, ZA	Sign Regulations	01-2012
	MTA Conference	01-2012
	Legal Speed Bumps	04-2012
	MTA Conference Hot Topics in P & Z	08-2012
Gordon Wells	Sign Regulations	01-2012
	Legal Speed Bumps	04-2012
Greg Purcell	Sign Regulations	01-2012
	Sustainable Communities	06-2012
Al Schwennesen	Sign Regulations	01-2012
	Legal Speed Bumps	04-2012
Mike Cunningham	Sign Regulations	01-2012
	Legal Speed Bumps	04-2012
	Sustainable Communities	06-2012
	MTA Conference Hot Topics in P & Z	08-2012
Rich Beukema	Legal Speed Bumps	04-2012
	Sustainable Communities	06-2012
	Sign Regulations	01-2012

**PLANNING COMMISSION
MAJOR 2013 OBJECTIVES**

- Review and Update Sign Ordinance
- Strongly encourage all P.C. Members to successfully complete at least one MSU 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 Master Plan
- Consider Bicycle Trail along M1-79 corridor

Frank Fiala, Chairman, Planning Commission

Frank M Fiala 1/17/2013
Signature/Date

Cathy Strickland, Secretary

Cathy Strickland 1/17/2013
Signature/Date