

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION ANNUAL REPORT, 2011

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2011 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	
Frank Fiala (Chair)	12/12	12/12	12/12	12/12	12/2014
Cathy Strickland (Secretary)	11/12	10/12	10/12	11/12	12/2011
Al Schwennesen (Board)	11/12	12/12	12/12	12/12	12/2011
Gordon Wells (ZBA)	12/12	12/12	12/12	12/12	12/2013
Greg Purcell			1/1	11/12	12/2013
Patrick Jansens			3/3	9/12	12/2011
Mike Cunningham				12/12	12/2014

SYNOPSIS OF ACCOMPLISHMENTS

- Completed Charitable Portable business request
- Updated the Out building Ordinance for vacant lots
- Completed the comprehensive gravel mining Ordinance
- Opted to not recommend the creation of a Yankee Springs Farmer's Market
- Completed the Capital improvement plan for 2011-2016
- Created a Boat House definition
- Conducted site Plan approval for Pennock's Physician Offices
- Discussed PC members concerns with the sign ordinance
- Started the update process for the sign ordinance
- Start the review process for Article XII
- Master Citizen Planners—Frank Fiala, Cathy Strickland, Bob Lippert, Greg Purcell

RESIDENTIAL SITE PLAN REVIEWS
(Zoning Administrator)

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

COMMERCIAL SITE PLAN REVIEWS
(Planning Commission)

	2007	2008	2009	2010
Total	6	1	1	1
	2011			
	4			
	CSPR 11-04-01 New Rison Storage Building		CSPR 11-07-03 New Rison Storage Building	
	CSPR 11-04-02 New Building		CSPR 11-10-04 New Rison Storage Building	

REZONING REQUESTS

2009	2010	2011
0	0	1
		ORD 05-03-11 RSF to RLF @ 12753 Westwood Lane (RLF to RSF @ 2617 First St.)

SPECIAL EXCEPTION REQUESTS

Total 2007

3

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

Total 2008

3

Sege/ 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Holes/B & B (withdrawn)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

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

TEMPORARY CHARITABLE PERMITS

2011

1

Cycle Club Fund Raiser
For Thornapple Library Books

SIGN PERMITS

2007	2008	2009	2010	2011
2	0	1	1	5

POPULATION CHANGES

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

*Amended 2-16-12

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

EDUCATIONAL CLASS PARTICIPATION

Cathy Strickland	Planning & Zoning Hot topics	06-2011
	Master Citizen Planner Workshop	06-2011
Frank Fiala,	Master Citizen Planner Workshop	06-2011
Bob Lippert, ZA	On the Road Workshop	10-2011
	MTA Conference	01-2011
Gordon Wells	Planning & Zoning Hot Topics	06-2011
Greg Purcell	Planning & Zoning Hot Topics	06-2011
	MTA Workshop	01-2011
	Master Citizen Planner Workshop	06-2011
Al Schwennesen	MTA Workshop	01-2011
	Planning & Zoning Hot Topics	06-2011
	On the Road Workshop	10-2011
Mike Cunningham	Planning & Zoning Hot Topics	06-2011
	Master Citizen Planner Workshop	06-2011
Patrick Jansens	Planning & Zoning Hot Topics	06-2011

**PLANNING COMMISSION
MAJOR 2012 OBJECTIVES**

- Update the sign Ordinance
- Create wind power 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
- Consider a fireworks ordinance
- Update Article XII of the Zoning Ordinance
- Update Master Plan
- Update Zoning Map

Frank Fiala, Chairman, Planning Commission



Signature/Date

Cathy Strickland, Secretary



Signature/Date