

YANKEE SPRINGS TOWNSHIP PLANNING COMMISSION ANNUAL REPORT, 2014

In compliance with Michigan Planning legislation the following report on Planning Commission activities for the 2014 calendar year has been prepared for the Township Supervisor and Board members. This is a summary relating to the productive results of 17 monthly meetings and one joint meeting with the ZBA and Township Board in attendance.

ATTENDANCE

Commissioner	Meetings attended					Term Expires
	2010	2011	2012	2013	2014	
Frank Fiala (Chair)	12/12	12/12	12/12	20/20	18/18	12/2016
Cathy Strickland (Secretary)	10/12	11/12	11/12	20/20	17/18	12/2017
Greg Purcell (Vice Chair)	1/1	11/12	10/12	16/20	14/18	12/2017
Mike Cunningham		12/12	11/12	18/20	18/18	12/2015
Rich Beukema (ZBA rep)			10/12	20/20	17/18	12/2016
Bruce Campbell (Board)			New	18/20	15/18	12/2015
Paul Heystek					6/7	12/2017*

*New to PC

SYNOPSIS OF MAJOR ACTIVITIES

- Completed Sign Ordinance Re-write
- Completed Water runoff Ordinance
- Worked with Whispering Pines issues
- Completed 5 year Capital Improvement Plan (CIP)
- Worked with Middleville Tool & Die Major Expansion
- Brought in PCI, County Planner and Gull Lake Planner
- Began work with Article XII

RESIDENTIAL SITE PLAN REVIEWS
(Zoning Administrator)

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
TOTAL	44	54	52	54	53	57
-New Homes	16	7	10	10	10	20
-Accessory Buildings	17	19	10	6	17	10
-Additions	5	13	19	27	20	17
-Other	6	15	13	11	6	10

COMMERCIAL SITE PLAN REVIEWS
(Planning Commission)

Total	2010	2011	2012	2013	2014
	1	4	4	3	3

REZONING REQUESTS

2011
Ord 0-11 SF to RF
@ 12753 Westwood Lane
(RLF to RSF @ 2617 First St.)

2012
C-2 to C-3
11332 W. M- 179HWY

2013 (2)
C-1 to C-3
019-010-02 Chemical
Bank (Curley Cone)
GLRLF to R & Rec
WP parcels

2014
Middleton Tool & Die
Sharon Jackson withdrew request
Melissa Schilthroat

SPECIAL EXCEPTION REQUESTS

<p>Total 2010 4 Hopkins/accessory bldg/denied Wetzel/farmers market/approved Warsen/accessory bldg/approved Bailey/portable business/approved</p>	<p>Total 2011 1 VanKampen/accessory bldg</p>	<p>Total 2012 2 H. Brewer Garage W. Postema/Estelle's</p>
<p>Total 2013 7 Kothawala/Accessory building PPI MI, LLC/Fireworks Runge/Sandy's Restaurant (never completed) McCloskey Outbuilding Perrin Excavation/dredging Grashuis/Pole barn-garage Kozlowski/accessory building</p>		<p>2014 3 PPI MI Fireworks Dean Kuipers/Outbuilding David Neeson/Taxidermy</p>

SUBDIVISIONS, LAND DEVELOPMENT, SPLITS

<p>Total 2010 1 PSD 10-04-02 Division of Property/Perkins</p>		
<p>Total 2011 2 PSD 11-03-01 Division of Property/Scai PSD 11-03-02 Chappel Realty/Weick Realty/Pennock</p>	<p>Total 2012 0</p>	<p>Total 2013 4 (3) PSD 13-02-01 Nichols PSD 13-06-02 Ullery PSD 13-10-03 (Not required) PSD 13-11-04 Waddell</p>
<p>Total 2014 1 PSD 14-12-01 Stolsonburg/Adgate</p>		

TEMPORARY CHARITABLE PERMITS

2011	2012	2013	2014
1	0	1	1
Cycle Club Fund Raiser For Thornapple Library Books		Cycle Club Fund Raiser	YSGC/Concert

SIGN PERMITS

2010	2011	2012	2013	2014
1	5	2	2	1

POPULATION CHANGES

2000 (census)	4219
2007 (est.)	4500
2008 (est.)	4532
2009 (est.)	4561
2010 (est.)	4550
2011 (census)	4065*
2012 (est.)	4065
2013 (est.)	4065
2014 (est)	4065

MCKENNA & ASSOCIATES Rebecca Harvey, AICP

Services rendered included General Planning Consultation and Assistance.

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
	2013	1,512.50
	2014	2,662.50 (RH)

BAUCKHAM, SPARKS, LOHRSTORFER, THALL & SEEGER, 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
	2013	14,605.00 (WP 9,080.00\5,525.00-other)
	2014	10,279.20

EDUCATIONAL CLASS PARTICIPATION

Cathy Strickland	MTA Citizen Planner Advanced Academy 6-2014
Frank Fiala,	MTA Citizen Planner Advanced Academy 6-2014 MTA Annual Planning Conference Jan, 2014
Greg Purcell	MTA Citizen Planner Advanced Academy 6-2014
Mike Cunningham	MTA Citizen Planner Advanced Academy 6-2014
Rich Beukema	MTA Citizen Planner Advanced Academy 6-2014
Larry Knowles	MTA Board of Review 2-16-14
Bruce Campbell	MTA On the Road 6-11-14

**PLANNING COMMISSION
MAJOR 2015 OBJECTIVES**

1. Update Article XII of the Zoning Ordinance
2. Update Anti-Funneling Ordinance
3. Propose Accessory Dwellings Ordinance Language
4. Create Capital Improvement Plan
5. Storngly encourage all PC member to successfully complete at least one MSU-E Citizen Planning event every year and to participate in other Planning and Land Use seminars
6. Support the Cuddy Drain process & Payne Creek Obstruction
7. Review and Update Land Use Plan
8. Consider Bicycle Trail along M-179 corridor
9. Review Vanderslik Condo Association Completion of Project

Frank Fiala, Chairman

Frank Fiala 1/15/15
Signature/Date

Cathy Strickland, Secretary

Cathy Strickland 1-15-2015
Signature/Date