

# YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2019

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2019 calendar year has been prepared for the Township Supervisor and Board members. There were 6 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

2015--8                  2016—6                  2017---6                  2018—8                  2019 - 7

## ATTENDANCE

<b>Commissioners</b>	<b>Meetings attended</b>					<b>Term expires</b>
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	
Jake Welch (Chair)	8/8	6 of 6	5/6	4 /11	3/7	2022
Ron Heilman (Secretary)		3 of 6	6/6	10 /11	7/7	2022
Dave VanHouten (Vice Chair)			5/6	8 /11	7/7	2020
John Frigmanski			4/6	7 /11	7/7	2022
Michael Boyson 1 <sup>st</sup> Alternate				4 /11	2/7	2022
Patrick Jansen (PC Rep)				5 /11	4/7	2019
Jim Courtney 2 <sup>nd</sup> alternate					3/7	2022

## ACCOMPLISHMENTS

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

## SYNOPSIS OF VARIANCE REQUESTS 2019

1. **ZBA 19-04-01 Parcel ID 090-003-00** A request by Ben Barghahn to have a variance to construct a deck with a gazebo that fails to meet the front yard setback standard. **APPROVED**
2. **ZBA 19-04-02 Parcel ID 200-040-00** A request by Gary Kimble for a variance to construct an attached garage that fails to meet the front yard setback standard. **APPROVED**
3. **ZBA 19-04-03 Parcel ID 155-046-00** A request by property owner Merle Edgell for a variance to construct an addition to a single-family dwelling that fails to meet the front yard setback standard. **APPROVED**
4. **ZBA 19-05-04 Parcel ID 217-017-00** A request by Ronald & Velvet Pease for a variance to construct a single family dwelling that fails to meet the front yard setback and side yard setback. **DENIED**
5. **ZBA 19-06-05 Parcel ID 177-006-00** A request by James Mulder for a variance in buildable size. **APPROVED**
6. **ZBA 19-06-06 Parcel ID 120-008-00** A request by Dave Newell of 11020 Hasting Pt. RD to build a new home in same footprint. **APPROVED**
7. **ZBA 19-07-07 Parcel ID 115-016-00** A request by Ben DeKline of 11626 Barlow Lake Rd for a variance of side lot setbacks. **APPROVED**
8. **ZBA 19-09-09 Parcel ID 065-013-00** A request by Tom Hopkins of 10910 Shady Lane to construct a single family dwelling failing to meet front yard setback. **APPROVED WITH CHANGE OF SET BACK**
9. **ZBA 19-09-10 Parcel ID 070-058-00** A request by Shashin Kothawala of 3088 Elmwood Beach to construct a single family dwelling failing to meet the front yard setback. **APPROVED**
10. **ZBA 19-11-12 Parcel ID 045-006-00** A request by Rodenhouse for a setback on the lakeside and roadside. **APPROVED**
11. **ZBA 19-11-13 Parcel ID 070-056-00** A request by Lisa Pishevar' of 3104 Elmwood Beach to construct a pergola on said property. **APPROVED**


Per Eric ZBA numbers 08 and 11 were skipped

**EDUCATIONAL CLASS PARTICIPATION**

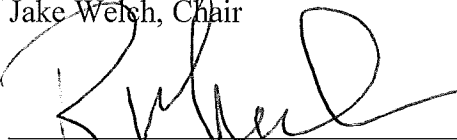
Ron Heilman	Citizen Planner Update May, 2019 MSU, Lansing June, 5, 2019 MTA Hot Topics, Aug 14, 2019
Dave VanHouten	MTA Aug, 2019
John Frigmanski	MTA Aug. 2019
Jim Courtney	MTA Aug. 2019
Mike Boyson	MTA Aug. 2019

**MAJOR 2020 OBJECTIVES**

1. Encourage ZBA members to complete MSU Citizen Planner events and attend other pertinent seminars.
2. Find ways to make Zoning Ordinances that generate numerous variance requests more compatible with needs of citizens.
3. Maintain updated Ordinance Books
4. Retain/Recruit Board members
5. Encourage Board of Trustees to enforce penalty fees

  
\_\_\_\_\_  
Jake Welch, Chair

Date 1/21/20

  
\_\_\_\_\_  
Ron Heilman, Recording Secretary

Date 1/21/20