

YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2022

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2022 calendar year has been prepared for the Township Supervisor and Board members. There were 13 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

2019 – 7 2020-10 2021- 8 2022 - 14

ATTENDANCE				
COMMISSIONERS	MEETINGS ATTENDED			Term Expires
	2020	2021	2022	
Jake Welch (Chair)	9 OF 10	6 OF 8	10 OF 14	2022
Ron Heilman (Secretary)	9 OF 10	7 OF 8	14 OF 14	2022
Dave VanHouten	8 OF 10	7 OF 8	13 OF 14	2024
John Frigmanski (Vice Chair)	8 OF 10	8 OF 8	11 OF 14	2022
Michael Boyson (1st Alternate)	4 OF 10	4 OF 8	8 OF 14	2022
Bill Staub 2nd Alternate		4 OF 8	Resigned	2024
John Jerkatis		4 OF 8	7 of 14	2024
Tom Mawson (2nd Alternate)			2 of 12	2024

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

2022

1. **ZBA 21-11-11 Parcel ID 080-009-00 (CASE HEARD IN 2022)** A request by Jack and Julie Wever of 3979 England Dr requesting a variance to build a roof over existing deck. Variance... supports closer to water. **DENIED**
2. **ZBA 22-02-02 Parcel ID 130-008-00** A request by Mary Liechty of 2876 Beatrice Ave to extend her current deck **Approved 12-8-22**
3. **ZBA 22-02-01 Parcel ID 120-005-00** A request by Julie fox of 11066 Hastings Point Rd for a variance to accommodate living space and a stair way in the proposed addition. **Approved 2-8-22**
4. **ZBA 22-03-03 Parcel ID 120-005-00** A request by Julie Fox of 11066 Hastings Point Rd for a variance to enlarge a boat house on said property. **DENIED**
5. **ZBA 22-04-05 Parcel ID 145-049-00** A request by Kim & Claudette Lozano of 12235 Oak wood Shores for a variance to build closer to the water. **DENIED.**
6. **ZBA 22-06-06 PARCEL ID # 08-16-210-014-00. 1188 Lynn Dr., Middleville, MI 49333.**
A request by property owner, Jack Dewey, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**. The subject site is approximately .15 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of a roof over patio that fails to meet the required setbacks. **APPROVED 7-2022**
7. **ZBA 22-06-07 PARCEL ID # 08-16-055-020-00. 703 Palmer Dr., Middleville, MI 49333.**
A request by property owners, Deborah and John Mulligan, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**. The subject site is approximately .45 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of an addition to accessory building that fails to meet the required setbacks. **APPROVED 7-2022**

8. **ZBA 22-06-08 PARCEL ID # 08-16-090-001-00. 12503 Terry Ln., Wayland, MI 49348.**

A request by property owners, Emmy and Joe Jandernoa, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**. The subject site is approximately .27 acres in size. The property is currently zoned Residential Single Family (RSF), and the applicant is requesting relief to allow for the construction of a pool that fails to meet the required setbacks. **APPROVED**

9. **ZBA 22-07-09 PARCEL ID # 08-16-008-008-10. 509 N Briggs Rd., Middleville, MI 49333.**

A request by property owner, Steven Rosenberg, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately 2.265 acres in size. The property is currently zoned Rural Residential (RR) and the applicant is requesting relief to allow for the construction of storage shed that fails to meet the required setbacks. **TABLED**

10. **ZBA 22-07-10 PARCEL ID # 08-16-008-008-10. 509 N Briggs Rd., Middleville, MI 49333.**

A request by property owner, Steven Rosenberg, for variance relief from the size requirements established by section **12.7 "Outbuildings"**.

The subject site is approximately 2.265 acres in size. The property is currently zoned Rural Residential (RR) and the applicant is requesting relief to allow for the construction of an accessory building that fails to meet maximum size requirements. **DENIED**

11. **ZBA 22-07-011 PARCEL ID # 08-16-055-003-00. 971 Palmer Dr., Middleville, MI 49333.**

A request by property owner, Ryan Asbury, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .32 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of an addition to principle dwelling that fails to meet the required setbacks. **APPROVED**

12. **ZBA 22-07-012 PARCEL ID # 08-16-115-007-00. 11662 Barlow Lake Rd., Middleville, MI 49333.**

A request by property owners, Earl and Laurie Krol, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .231 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of a roof over deck that fails to meet the required setbacks. **APPROVED**

13. **ZBA 22-07-013 PARCEL ID # 08-16-205-024-00. 3287 Sandy Beach., Wayland, MI 49348.**
A request for property owners, Ryan and Kendra Craven, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.
The subject site is approximately .189 acres in size. The property is currently zoned Gun Lake Residential Front (GRLF) and the applicant is requesting relief to allow for the construction of a new home that fails to meet the required setbacks. **APPROVED**
14. **ZBA 22-08-014 PARCEL ID # 08-16-165-003-00. 2364 Vista Point Dr. Wayland, MI 49348.**
A request by property owner, **Gerard Wordhouse Jr**, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.
The subject site is approximately .22 acres in size. The property is currently zoned Gun Lake Residential Front (GRLF) and the applicant is requesting relief to allow for the construction of an addition to existing home that fails to meet the required setbacks. **APPROVED**
15. **ZBA 22-09-15 PARCEL ID 205-024-00. 3287 Sandy Beach, Wayland, MI**
A request by property owner to build a 24 x 24 garage in same location that it was before the windstorm. **Approved**
16. **ZBA 22-09-016 PARCEL ID # 08-16-110-021-00. 2121 Archwood Dr. Wayland, MI 49348.**
A request by property owner, Giuseppe Licari, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.
The subject site is approximately .386 acres in size. The property is currently zoned Residential Single Family (RSF) and the applicant is requesting relief to allow for the construction of an addition to an accessory building that fails to meet the required setbacks. **WITHDRAWN**
17. **ZBA 22-09-017 PARCEL ID # 08-16-200-008-00. 1305 Manitou Ln. Middleville, MI 49333.**
A request by property owner, Dean and Pam Hubbard, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.
The subject site is approximately .282 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of a porch/entrance that fails to meet the required setbacks. **APPROVED**

18. ZBA 22-09-018 PARCEL ID # 08-16-005-002-00. 1731 Manitou Ln. Middleville, MI 49333.

A request by property owner, Donald J. and Elizabeth L. Klein, for variance relief from the size requirements established by section **12.7 "Outbuildings"**.

The subject site is approximately 4.6 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of an accessory building that fails to meet maximum size requirements. **DENIED**

19. ZBA 22-09-019 PARCEL ID # 08-16-055-005-10. 935 Palmer Dr. Middleville, MI 49333.

A request by property owner, Peter J. DeMann, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .162 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of a new single family dwelling that fails to meet the required setbacks. **APPROVED**

20. ZBA 22-009-20 PARCEL ID #08-16-065-012-00. 10896 Shady Lane, Middleville, MI 49333.

A request by property owner, KLH Custom homes, builder for property owners Edward and Kathy Wilcox, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**

The subject site is approximately .205 acres in size. The property is currently zoned Gun Lake Residential Lake Front (GLRLF) and the applicant is requesting relief to allow for the construction of an single family residence that fails to meet the required side yard setbacks. 5' side yard setback is required – 4'4" is provided. **APPROVED**

21. ZBA 22-009-21 PARCEL ID Formal interpretation of zoning ordinance

A request by Township Zoning Administrator Eric Thompson of PCI, for a formal interpretation of section 12.4.2.c "Side Yard Setbacks"

22. ZBA 22-10-02 PARCEL ID # 08-16-110-021-00. 2121 Archwood Dr. Wayland, MI 49348.

A request by property owner, Giuseppe Licari, for variance relief from the size requirements established by section **12.7 "Outbuildings"**.

The subject site is approximately .386 acres in size. The property is currently zoned Residential Single Family (RSF) and the applicant is requesting relief to allow for the construction of an addition to accessory building that fails to meet maximum size requirements. **Denied 10-4-22**

23. **ZBA 22-10-021 PARCEL ID # 08-16-055-017-00. 752 Palmer Dr. Middleville, MI 49333.**

A request by property owner, Pam Washburn, for relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .259 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of a new home that fails to meet the required setbacks. **APPROVED**

24. **ZBA 22-10-022 PARCEL ID # 08-16-120-001-01. 11136 Hastings Point Rd. Middleville, MI 49333.**

A request by property owner, Emil and Judy Przeklasa, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .333 acres in size. The property is currently zoned Gun Lake Residential Front (GRLF) and the applicant is requesting relief to allow for the construction of an addition to existing dwelling building that fails to meet the required setbacks. **APPROVED**

25. **ZBA 22-11-023 PARCEL ID # 08-16-215-005-00. 2731 Oakleigh Dr. Middleville, MI 49333.**

A request by Renaissance Roofing and Exteriors for property owner, Cynthia Wierenga, for relief from the setbacks established by section **12.4 "Required Setbacks"** and relief from lot coverage requirements established by section **12.6 "Maximum Building Coverage"**.

The subject site is approximately .087 acres in size. The property is currently zoned Gun Lake Residential Lake Front (GRLF) and the applicant is requesting relief to allow for the construction of a deck that fails to meet the required setbacks and lot coverage requirements. **Denied**

26. **ZBA 22-11-024 PARCEL ID # 08-16-190-003-00. 2812 Beatrice Ave. Middleville, MI 49333.**

A request by, Walter and Sharon Jalowiecz, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .339 acres in size. The property is currently zoned Gun Lake Residential Lake Front (GRLF) and the applicant is requesting relief to allow for the construction of a pergola and deck that fails to meet the required setbacks. **APPROVED**

27. **ZBA 22-12-025 PARCEL ID # 08-16-210-009-00. 1166 Lynn Dr. Middleville, MI 49333.**

A request by Randall Burri Builder for property owner, Larry and Carol Ditekof, for relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .216 acres in size. The property is currently zoned Residential Lake Front (RLF) and the applicant is requesting relief to allow for the construction of an attached garage with second story that fails to meet the required setbacks. **APPROVED**

28. **ZBA 22-12-026 PARCEL ID # 08-16-030-039-00. 12748 Russell Dr. Wayland, MI 49348.**

A request by, Andrew James Wyman, for variance relief from the setbacks established by section **12.4 "Required Setbacks"**.

The subject site is approximately .071 acres in size. The property is currently zoned Residential Single Family (RSF) and the applicant is requesting relief to allow the continuing placement of a shed that fails to meet the required setbacks. **APPROVED**

EDUCATIONAL CLASS PARTICIPATION

Jake Welch

None

Ron Heilman

MSU Extension...Building a foundation for attainable housing in your community. January 11 & 13. **MSU Extension...**Introduction to lakes and streams. Michigan Lakes and Streams Association member certification. January 25, February 01, 08, 5, 22, March 01, 08.

Blue Zones....Barry County Chamber. December 07.

Dave VanHouten

Drafting Ordinances Webinar 3-16-22

John Frigmanski

Mike Boyson

MAJOR 2023 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

5/9/23



Ron Heilman, Recording Secretary

Date

05/09/2023