

YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2012

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2012 calendar year has been prepared for the Township Supervisor and Board members. There were five meetings and 1 Joint Meeting with the Planning Commission and Board in attendance.

TOTAL MEETINGS

2010—3 2011---8 2012-- 6

ATTENDANCE

Commissioners	Meetings attended					Term expires
	2008	2009	2010	2011	2012	
Mary Cook	7 of 7	5 of 5	3 of 3	8 of 8	4 of 5	12-2013 (Trustee)
Gordon Wells	7 of 7	5 of 5	3 of 3	8 of 8	5 of 5	12-2012 (PZ)(2013)
Keith Middlebush	N/A	1 of 1	3 of 3	7 of 8	3 of 5	12-2012
Scott Havens, Alt.	N/A	1 of 1	2 of 3	6 of 8	5 of 5	12-2012
Chuck Biggs, Alt.	5 of 7	2 of 5	2 of 3	2 of 8	4 of 5	12-2015
Paul Heystek			2 of 2	5 of 8	4 of 5	12-2013
Patrick Jansens					2 of 5	12-2015
Richard Beukema					1 of 5	12-2016

ACCOMPLISHMENTS

- Joint meeting with the Various Boards
- Completed ZBA duties with minimal expense to township
- No Court actions/contestations regarding ZBA decisions

SYNOPSIS OF VARIANCE REQUESTS

1. **ZBA 12-01-01 Parcel ID 115-017-00** A request by Paul Weniger for a variance of a street back set back for a garage at 11614 Barlow Lake road, Middleville, MI **Approved 1-10-2012**
2. **ZBA 12-04-02 Parcel ID 140-002-00** A request by Gerold Klompjen to build a new house with a variance of 25 feet lake setback and a road set back of 39.44 on his property at 12395 Oakwood Shores. **Approved 5-8-12**
3. **ZBA 12-06-03 Parcel ID 033-002-00** A request by Stanley Cordts (builder) to construct a new garage with a variance of 20 foot roadside setback to base of new garage on property located at 3520 Elmwood Beach, Middleville, MI. **Approved 7-10-2012**
4. **ZBA 12-08-04 Parcel ID 020-023-00** A request by Herbert J. Welz for a variance of the 150 foot Road Frontage requirement I the C-3 Zoning district to 123 ft for his property t 11332 W M 179 Hwy, Middleville, Mi **Approved 9-11-12**

Denials

No Denials in 2012

EDUCATIONAL CLASS PARTICIPATION

Richard Beukema	Legal Speed Bumps	4/2012
	Sustainable Communities	6/2012
Gordon Wells	Legal Speed Bumps	4/2012
	Sign Regulation Workshop	1/2012
Paul Heystek	Legal Speed Bumps	4/2012
	MTA Conference Hot Topics in P & Z	8-2012
	*Fema Governors aide, DEQ	
Mary Cook	Sustainable Communities	06-2012
	MTA on the Road	09-2012
	MTA Conference Hot Topics in P & Z	08-2012
Patrick Jansens		

*Special voluntary research

MAJOR 2013 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.

Chair

 Date 03 12 2013

Recording Secretary

 Date 3/12/13