

# YANKEE SPRINGS TOWNSHIP

## ZBA ANNUAL REPORT

### 2021

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2021 calendar year has been prepared for the Township Supervisor and Board members. There were 7 meetings and 1 Joint Meeting with the Planning Commission and Board of Trustees in attendance. Four of the meetings were via Zoom due to Covid. The ZBA meets on the second Tuesday of each month as needed.

### TOTAL MEETINGS

2018—8	2019 – 7	2020-10	2021- 8
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### ATTENDANCE

Commissioners	Meetings attended				Term expires
	2018	2019	2020	2021	
Jake Welch (Chair)	4 /11	3/7	9/10	8/6	2022
Ron Heilman (Secretary)	10 /11	7/7	9/10	8/7	2022
Dave VanHouten	8 /11	7/7	8/10	8/7	2024
John Frigmanski (Vice Chair)	7 /11	7/7	8/10	8/8	2022
Michael Boyson 1 <sup>st</sup> Alternate	4 /11	2/7	4/10	8/4	2022
Bill Stoub 2 <sup>nd</sup> Alternate				8/4	2024
John Jerkatis				8/4	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

2021

1. **ZBA 21-01-01 Parcel ID 120-012-00** A request by Klas Hjelm of 11143 Hastings Point for a variance setback of 19 ft. from the water.
2. **APPROVED 01-12-21**
3. **ZBA 21-03-002 Parcel ID 16-350-003-00** A request by Timothy Flynn of 1321 Crystal Way Ct for a side yard setback for out building.  
**APPROVED 3-9-21**
4. **ZBA 21-04-03 (21-05-02) Parcel ID 017 002 30** A request by Amber Valley Construction for a variance so they can extend a deck. Robert Kozminski at 900 Rock Drive **Approved 5-11-2021**
5. **ZBA 21-04-04 (21-05-03) Parcel ID 220-080-00** A request by Renee and Dennis DeVries of 12940 Sunrise Ct for an addition to existing deck. This project was approved in 11-2011 but job not started due to family issues.  
**Approved 5-11-21**
6. **ZBA 21-05-05 Parcel ID 220-106-00** A request by Ron Sweeney of 12867 Sunrise Ct for variance relief **Approved on 6-8-21**
7. **ZBA 21-07-05 Parcel ID 125-047-00** A request by Ronald VanNoord for variance relief from setbacks **APPROVED 7-13-21**
8. **ZBA 21-08-10 Parcel ID 070-027-00** A request by John Kuiper of 3424 Elmwood Beach to build an addition on his garage. He needed roadside setback and sq. ft. addition. **Approved 9-14-21 Denied**
9. **ZBA 21-11-06 Parcel ID 065-007-00** A request by Patricia Moretti of 10830 Shady Lane to replace existing deck and add additional shingled overhang. **Approved 12-15-21**

## EDUCATIONAL CLASS PARTICIPATION

Jake Welch	None
Ron Heilman	Managing Risk 3-2021 Master Plan Process March 2021
Dave VanHouten	Planning for electric vehicles & affordable housing. 6-8/9 MSU
John Frigmanski	Master Citizen Planner 6-21
Mike Boyson	None

## MAJOR 2022 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.

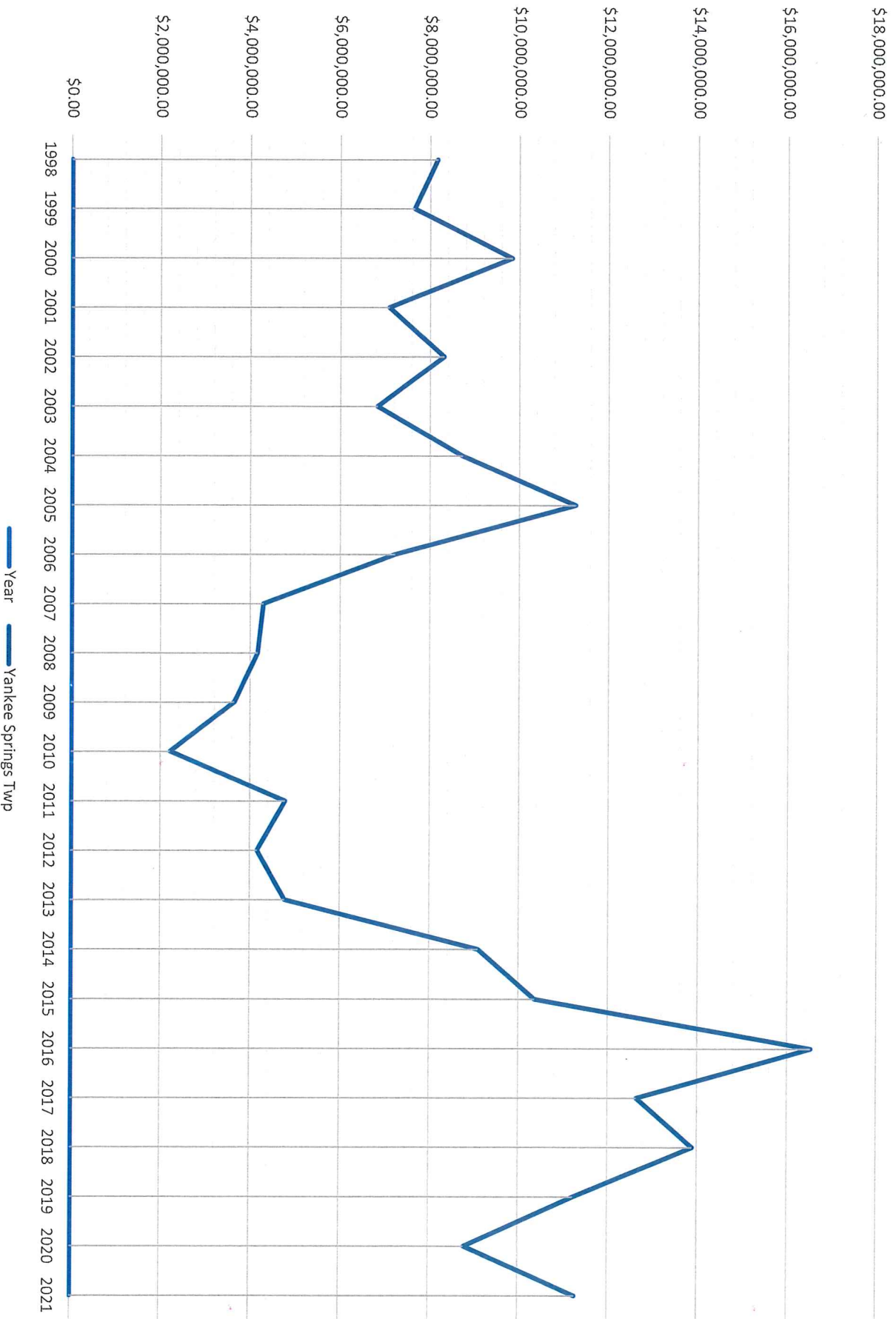
  
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Jake Welch, Chair

Date 1/26/22

  
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Ron Heilman, Recording Secretary

Date 01/26/2022.

# Yankee Springs Township Construction Value





# Barry County Building Permits Township Summary 2019-2021

TOWNSHIP	2019		2020		2021	
	PERMITS	PROJECTS	PERMITS	PROJECTS	PERMITS	PROJECTS
Assyria	24	\$1,790,999.00	29	\$1,942,745.00	20	\$2,013,646.00
Baltimore	30	\$1,464,864.71	17	\$1,038,657.00	31	\$1,766,202.00
Barry	41	\$2,621,625.07	65	\$5,848,157.00	52	\$4,645,918.00
Carlton	33	\$2,873,908.00	33	\$2,019,540.00	48	\$4,037,826.00
Castleton	16	\$536,100.00	14	\$272,338.00	14	\$756,627.00
Freeport Village	5	\$295,900.00	1	\$100,000.00	1	\$2,000,000.00
Hastings Township	28	\$1,634,180.00	36	\$2,545,052.00	42	\$11,945,457.00
Hastings City	122	\$19,286,936.00	154	\$9,157,170.00	116	\$9,324,041.00
Hope	61	\$6,257,924.00	42	\$2,871,466.00	65	\$6,325,835.00
Irving	51	\$5,502,100.66	53	\$7,234,307.00	43	\$9,050,611.00
Johnstown	45	\$2,114,185.00	46	\$1,666,176.00	43	\$2,819,992.00
Maple Grove	27	\$1,070,291.00	9	\$549,294.00	21	\$1,792,368.00
Middleville Village	101	\$11,284,580.32	75	\$8,764,590.00	100	\$27,871,565.00
Nashville Village	7	\$201,458.00	6	\$227,000.00	12	\$256,195.00
Orangeville	97	\$7,305,084.00	49	\$4,340,135.00	57	\$5,452,767.00
Prairieville	45	\$3,835,623.00	49	\$5,166,723.00	60	\$6,066,875.00
Thornapple	92	\$9,379,789.00	75	\$4,882,993.00	62	\$5,216,363.00
Woodland Twp	14	\$774,853.00	18	\$1,650,696.00	29	\$3,567,531.00
Woodland Village	1	\$70,000.00	3	\$316,627.00	3	\$37,800.00
Yankee Springs	149	\$11,233,720.00	112	\$8,789,378.00	110	\$11,267,767.00
<b>TOTAL</b>	<b>989</b>	<b>\$89,534,120.76</b>	<b>886</b>	<b>\$69,383,044.00</b>	<b>929</b>	<b>\$116,215,386.00</b>

Report does not include Rutland Twp.

# Barry County Construction Value

