

YANKEE SPRINGS TOWNSHIP ZBA ANNUAL REPORT 2025

At the recommendation of the Township Attorney and the YST Board the following report on Zoning Board of Appeals activities for the 2024 calendar year has been prepared for the Township Supervisor and Board members. There were 3 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

2022 - 14 2023 - 6 2024 - 6 2025 - 4

ATTENDANCE					
Commissioners	Meetings Attended				Term Expires
	2022	2023	2024	2025	
Jake Welch (Chair)	10 of 14	3 of 6	4 of 6	4 of 4	2027
Ron Heilman (Secretary)	14 of 14	5 of 6	6 of 6	2 of 4	2025
Dave VanHouten	13 of 14	6 of 6	6 of 6	4 of 4	2027
John Frigmanski (Vice Chair)	11 of 14	6 of 6	5 of 6	4 of 4	2027
Mickael Boysen	8 of 14	6 of 6	5 of 6	2 of 4	2026
Tom Mawson (1st Alternate)	2 of 12	3 of 3	6 of 6	3 of 4	2026

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

2025

ZBA 24-11-09, Parcel ID: 16-370-005-00 and 370-006-00, 2739 Sandon Circle #6, and 2739 Sandon Circle #5, Wayland. The owners, Richard and Starr Adams, appeal the decision of the Zoning Administrator requiring them to obtain a short-term rental permit before operating a short-term rental unit, pursuant to the Township Zoning Ordinance, *Article X, Short Term Rentals* **Dismissed based on date of appeal**

ZBA 25-01-01; Parcel ID 16-030-003-00; 2751 Russell Road and 2753 Russell Road, Wayland MI 49348. The property is zoned Gun Lake Residential Lakefront. The property owner, Benjie Vista, requests a variance to allow division of this parcel into two parcels pursuant to Article XX of the Yankee Springs Township Zoning Ordinance. **APPROVED**

ZBA 25-03-02; Parcel ID 16-030-040-51; 2173 Mac Drive, Wayland MI 49348. The owners, Erick Leep and Susan Fox, appeal from the decision of the Zoning Administrator requiring them to remove an outbuilding constructed without a zoning permit in violation of Articles V and XII of the Yankee Springs Township Zoning Ordinance. **DENIED**

ZBA 25-11-05 Parcel ID 16-30-040-00 Owner Andy Northey is appealing the decision of the ZA regarding STR denial after the purchase of property at 12774 Russell Drive. **DENIED**

Zoning Board of Appeals

EDUCATIONAL CLASS PARTICIPATION

Jake Welch

Ron Heilman

February 2025 Bonanza (Transportation & New Avenues)

Dave VanHouten

John Frigmanski

Mike Boyson

Tom Mawson

MAJOR 2026 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 1/29/26



Ron Heilman, Recording Secretary

Date 01/20/2026

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12/11/2025 10:10 AM