

HAYES TOWNSHIP
ZONING ADMINISTRATOR REPORT
February 29, 2012

NAME	LOCATION	PROP. #	DESCRIPTION	PERMIT #
Moore	09224 Boyne City Rd	004-002-00	34' x 70' x 25' single family home	242884
Kojian	7801 See Rd	130-007-00	Landscape shoreline protection strip	242885
North Shore Holding	05095 Terrace Beach Rd	001-008-20	Addition to existing single family home w/ attached garage	242886

Enforcement/Complaints/Actions

Indian Trails Rd, Mowery Point 130-010-20 I received a plan for a large single family home with an inland marina cutting through the shoreline protection strip. I have asked the township attorney for an opinion if the plan meets the ordinance standards for the shoreline protection strip and setbacks. The township attorney will draft a response letter to the applicant outlining the township concerns.

Henrietta Moore Trust Boyne City Rd I received a complaint of a second story addition built without a zoning permit. I researched the zoning file and found no permit and then researched the Charlevoix County Building Department's records. They also did not have permits for the second story addition. I have written an enforcement letter requesting information on approval or removal of the structure if no approval was given. I have received a response from Mr. Phil Moore stating he disagrees completely with my assertion that he has expanded his structure without the proper permits. I have also spoken to him on the phone with no movement to a solution. I am turning over the file to the township attorney asking him to do what is legally necessary to bring the property into compliance with the ordinance. ***I have spoken to Mr. Moore recently asking him for any additional information he can present for his position.***

Toyboxes Inc. US 31 North 109-024-30 I have received a verbal request for information on change of use for the storage condominium project. The owner is proposing residential one bedroom units over the existing condominium units. This property is zoned General Commercial District C-2 and in Section 4.11 2. Permitted Uses N. allows "One residential dwelling unit, as an accessory use to an on-site commercial/business use." I am putting together a list of questions and concerns for the township attorney if I receive additional requests from the owner. John Ferguson represented the owner at the January 5, 2012 PC meeting. He informed the PC of the owner's intentions. The PC has told the owner of major concerns that they have with residential at that location. ***I have sent correspondence to the township attorney asking for an opinion on the property owner's proposal of multiple residential dwellings on a single parcel, but having been approved for fourteen site condominiums.***

01-012-00 Graham 7205 Birdland Dr, I have sent a new notice to the property owner demanding removal of a deck in the 50 foot

Shoreline Protection Strip. I have been working on this case over the past year and have spoken with the township attorney. The owner had notified me of his intent to remove the structure but did not follow through. My goal is to have this violation resolved this fall. . I have sent the Township Attorney the property file asking them to issue an infraction ticket. I am asking them for injunctive relief. I am asking to have the deck removed and all to replant the shoreline protection strip. We have a court hearing in late December. There will be a settlement agreement approved by the court on the removal of the deck. ***The deck will be removed when the frost goes out.***

I reviewed Building Department software by BS&A. The software allows an electronic file of all properties in the township. Included could be pictures, zoning applications, and other correspondence. It also provides enforcement tools with the capability of having pre-prepared violation notices. Also the software allows a follow up calendar to flag when second notices or other follow up responses need to happen. ***I have reviewed additional planning and zoning software. The software that most matches the needs of the township are based on developing land, and/or building department needs. There is very little strictly “zoning” software. I am trying out a software based on Development over the next few weeks to see the differences from the BS &A software.***