

HAYES TOWNSHIP
ZONING ADMINISTRATOR REPORT
July 31, 2012

NAME	LOCATION	PROP. #	DESCRIPTION	PERMIT #
Little Traverse Conservancy	Boyne City Charlevoix Rd	002-001-00	12 sq ft sign	242899

Enforcement/Complaints/Actions

I have received numerous complaints regarding Eastern Avenue Beach. These complaints mainly revolve around the new owners of the Darton property (the eastern side of the Township property.) Most of the issues seem to be a misunderstanding of the changes of usage to the public property since the sale of the Darton property, both by the public, and the new owners. Some of the issues are; private docks and boats on the public property, trespass and vandalism by the public on private and public property. I have met the new owners multiple times, once with the supervisor to explain the townships stance on the issues. I have also spoken to and emailed two Pine Point residents. I will be requesting some help by the Board to solve some of these issues.

I received a complaint on an abandoned trailer on a lot on Townline Road in Bay Shore. I have notified the Health Dept.

Visited the American Waste property on US 31 to monitor the SUP requirements for their trucking business. The driveway has been moved according to the approved site plan. A new gate is being installed and the old drive is scheduled to be removed in the next two weeks.

I received a complaint on an un-permitted structure at 07050 9 Mile Pt Dr. I have visited the site and spoken to the owner.

I have had a request for information on a possible re-zone of the Bethany Lutheran Church property on US 31. This property is currently zoned Agriculture and surrounded by Commercial. The church would like to split the property and sell a portion.

Kelly 6675 Woods Creek Drive, 007-132-003-40, Complaint of a single family dwelling operating a short term rental business from the home. Recently purchased home being used exclusively as a short term rental property. I have written a letter asking to cease the rental of the property as this is a business in a single family residential zone district. After numerous discussions with the owner's attorney and with the complaint, I am not close to a resolution. I also received a letter of explanation from the owner's attorney that was insufficient. I have given this enforcement action to the township attorney. After meeting with the township attorney it was suggested that the township board discuss the

issue of short term rentals to assure agreement that the township wants to eliminate all short term rentals in every zoning district. This discussion will happen at the July Board of Trustee meeting. I have received an additional complaint of trees being cut down on this property. I have inspected the property and found no violation. ***I have received another complaint on noise and parking problems.***

Toyboxes Inc. US 31 North 109-024-30 ***The tenant that was performing industrial work in the commercial zone has moved out of the complex. I expect no new complaints from the remaining tenants.***

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. While reviewing the Master Deed for this PUD I noticed the wording regarding Units 2, 4, and 5 was contradictory to the PC approval. I asked the attorney for the owner to amend the Master Deed with the conditions set by the township PC. I received a recorded copy of the changes requested. I conducted a site visit on the PUD property for a single family home permit I issued a couple of months ago. While I was there I noticed a large addition being constructed on an existing home on the property. I notified the builder there was no zoning permit and asked him to stop. I also notified the County Building Dept. The Building Dept put a stop work order on the addition and tagged the original second story addition for not having building permits. I received a zoning application and issued a permit for the most recent violation. I am continuing working to rectify the original violation by asking for a written explanation by the owner why he feels he has not enlarged the structure by enclosing the second story deck. ***I am at an impasse with the owner on a resolution to the enlargement of the home. I am asking the township attorney for advice on how to proceed. The owner has communicated to me that he will be hiring an attorney to fight my determination.***