

HAYES TOWNSHIP
ZONING ADMINISTRATOR REPORT
August 31, 2012

NAME	LOCATION	PROP. #	DESCRIPTION	PERMIT #
Nachazel	Burgess Road	122-009-00	60' x 60' pole barn	242900
Skeel	08926 See Road	120-005-00	14' x 24' screened in porch	242901
Quintiliano	06699 Bay Shore West Dr	270-017-00	8' x 27' deck	242902

Enforcement/Complaints/Actions

I met with representatives of the Charlevoix Lake Association and a Township Board member to answer questions on the inland marina project on Lake Charlevoix

I was invited MSU Extension and attended a group meeting of Zoning Administrators that work for communities on Lake Charlevoix. We discussed common issues dealing with Lake Charlevoix properties.

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 am bringing my request to the September 11, 2012 Board meeting***

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 complainant, 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. ***The Township has received additional complaints this month. I have given input to the new draft Short Term Rental Ordinance.***

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. ***No additional information at this time***