

Zoning Administrator Report

July 2019

Zoning Permits/Actions for July 2019				
Permit #	Parcel #	Owner Name	Address	Improvement
19-07-01	465-009-06	North Star Development	11720 North Star Dr.	30' *40' Storage Building
19-07-02	475-014-00	Jerry & Jorge Allen	07465 Oyster Bay Rd.	Add dormers to existing dwelling

Zoning Permits

Two zoning permits were issued, as noted above. A fair amount of time has been spent dealing with proposed changes to the site plan for the Elliot Falls property just east of the Americinn at which the Planning Commission approved a special use permit and gave site plan approval in 2018. Due to the fact that Mr. Falls has an approved site plan, I have not stepped in and shut down the earth moving activities. Prior to him being issued permits to allow construction of any buildings, the Township will need to have the letter from the Fire Chief approving his newly submitted plans. Should the Fire Chief raise issues with his site plan and the ability of the fire department to deal with potential fires on the property, the site plan will need to go back before the Planning Commission for reconsideration and potential revisions.

I have also been in contact with Team Elmer's regarding their proposal for a concrete batch plant on the former C.H. Smith property. They are continuing their discussions with attorneys representing neighboring property owners. They have requested the Planning Commission further table consideration on their Special Use Permit application until the October meeting. The Township Office has been approached for any information that would be useful in conducting a Phase One Environmental Assessment of the property by an environmental consulting firm.

Land Divisions

Three land divisions have been approved during the month of July, two of which has been in limbo since last summer/fall awaiting legal descriptions. The first has been for the Mary Wilson property, the second has been for the Kraft property. The third land division has been a transfer of property from the Kilander's to the Frick's; in the plat of Susan Shores Number One.

Nuisance Complaints

Two nuisance complaints were received during the month of July. One for a property where a considerable amount of debris has been deposited upon a parcel of property by a individual that does work of various types on residences in the area. The second was for a lot on Nine Mile

Point Drive where a number of vehicles are parked of various vintages and questions exist as whether or not they are licensed.

Zoning Violations

No complaints were received during the month of July.

Short Term Rental Licenses

One property owner called and left a message at the Township Hall indicating that she needs to update her Short Term Rental License. I have made numerous phone calls back but have not been able to leave a message due to her phone mail box being full.

I would like the opportunity to review both the Short Term Rental Ordinance with the Township Board for the purpose of making changes to the Ordinance to make it easier to enforce and to take into account the current methods of advertising the residences for rent. Most of the online rental sites list the number of persons that are allowed to occupy a dwelling. Our current Ordinance language allows two (2) adults per bedroom and an unlimited number of children. This makes the task of enforcement difficult as the dwelling can contain 4 bedrooms but be advertised for 16 people resulting in my having to check on it to determine if there are only 8 adults out of the 16 people the property is advertised for online. I also believe the fee schedule should be revised. An after the fact permit is double the fee of a permit requested prior to the dwelling being rented. I believe this is somewhat excessive. I also believe that a fee should be charged for the updating of the rental license because this involves labor, time and materials on the part of the Township to notify property owners within 300 feet.

One complaint regarding an unlicensed short term rental taking place within the Township was received in May. The property did not meet all of the requirements of the ordinance and I am working with the property owner to resolve the remaining issues.

Secretarial Work on behalf of the Planning Commission

The Planning Commission packets were assembled; copies made and mailed out to the Planning Commission members for the July regular and special Planning Commission meetings.

Zoning Board of Appeals

No ZBA meetings were held during the month of July. The party that requested an appeal of the my administrative decision regarding Concrete Batch Plants being allowable with a Special Use Permit has requested the ZBA delay consideration of this request until late September or early October.

Meetings Attended

I have attended the Township Board meeting, the regular and the special Planning Commission meetings in July.