

Zoning Administrator Report

August 2019

Zoning Permits/Actions for August 2019				
Permit #	Parcel #	Owner Name	Address	Improvement
19-08-01	107-002-85	Art & Susan Kleinpell	11875 Pa Ba Shan Trail	Attach 2 decks to existing single family residence
19-08-02	118-015-30 & 119-065-45	Falls Enterprises LLC	09045 North Star Drive Pvt.	Construct 40' * 290" Storage Building
19-08-03	121-018-00	Matt Henninger	08025 Mulberry Lane	Construct addition to existing deck

Zoning Permits

Three zoning permits were issued, as noted above. The notable permit which has been consuming time over the past year and a half has been the Falls Enterprise LLC Rental Storage Facility located adjacent to the Americinn property on US-31. The properties were rezoned in 2018 and a Special Use Permit was approved in 2018 to allow for rental storage units. A site plan was approved at that time but came back this summer with revisions due to the lending institution having concerns over the marketability of the project as proposed. The Planning Commission approved revisions subject to the approval of the Fire Chief who did approve the site plan with some further revisions by the applicant to improve traffic flow around the end of one of the buildings. This revision was of a nature that the Zoning Administrator could approve it as it resulted in a reduction of the size of one building with no other changes. I approved the revision and issued a zoning permit for building number 2 of a total of 4 buildings contained on the Site Plan. Building number 1 will be permitted next year and the remaining 2 buildings as the market warrants the need for them.

There has been no news in regard to the Elmer's property on the corner of Maple Grove Road and the Boyne City Road. Rumors continue to fly but nothing which can be backed up with facts.

Other Zoning Related Activities

A number of parcels of property have been purchased by Scott and Debra Law. They have applied for a permit to construct a boat basin and a boat house. In August, I began the process of researching a number of issues relative to this request. The specific issues are outlined below.

1. Where is the current Ordinary High Water Mark and where will the Ordinary High Water Mark be considered to be located upon the creation of the Boat Basin for the purposes of the Hayes Township Zoning Ordinance.
2. Is the Boat Basin or its walls considered as being a "Structure" or not for zoning purposes and must it meet the setback requirements of the Zoning Ordinance.

3. Is the Boat House considered as being a structure and must it also meet the setback requirements of the Zoning Ordinance.
4. Are the number of docks proposed, in compliance with the numbers allowed by the Zoning Ordinance.

My research will be based upon past decisions of the current and past Hayes Township Zoning Administrators regarding similar issues, my interpretation Zoning Ordinance as well as the potential input from the Township Attorney.

Land Divisions

One land division which was approved a few years ago but that was not recorded was brought into the office. Following the recommendation of Supervisor VanZee, I issued a letter extending the time period to register the land reconfiguration.

Nuisance Complaints

I met with three board members of the Northern Michigan Shores Board of Directors regarding issues that are facing the Association. I am working on the particular issue of paramount concern to the Association at the current time.

Zoning Violations

No complaints were received during the month of August.

Short Term Rental Licenses

No short term rental licenses have been received during the month of August.

Secretarial Work on behalf of the Planning Commission

The copying, assembling and mailing of the Planning Commission packets has been shifted to Kristin Baranski.

Zoning Board of Appeals

No ZBA meetings were held during the month of August. 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.

A number of persons have discussed the possibility of seeking a variance but nothing has become of those discussions during the month of August

Meetings Attended

I have attended the Township Board and the regular Planning Commission meetings in August.