

Zoning Administrator Report

September 2019

Zoning Permits/Actions for September 2019				
Permit #	Parcel #	Owner Name	Address	Improvement
19-09-01	520-003-10	Richie Sweet	08292 Shrigley Road	Attached Garage
19-09-02	004-001-90	William Peifer	5800 Parsons Road	Shoreline Protection Device
19-09-03	124-012-00	Eddie Louch	8285 Pincherry Road	Construct 40' * 60' Pole Barn
19-09-04	113-021-01	John & Betsy Hicks	09030 Sugar Tree Land	Construct 40' * 50' Pole Barn
19-09-05	200-004-00	Frank Dufon	11182 Spring Street	Construct Deck attached to Dwelling

Zoning Permits

Five zoning permits were issued, as noted above. The Elmer's property on the corner of Maple Grove Road and the Boyne City Road has been sold and deed restrictions have been attached which state that Industrial Use of the property is not permitted. Deed restrictions that limit the use of property are not enforced by the Township but rather, by the party that places the deed restrictions on the property. I have not been contacted regarding future uses of the property. Based upon the sale of the property, Elmer's has withdrawn their request for a Special Use Permit to locate and operate a concrete batch plant on the property.

Other Zoning Related Activities

One request to rezone a parcel of property located at 08292 Pincherry Road was received and a public hearing date was set for the October Planning Commission meeting. The parcel is currently zoned Agricultural and does not meet the minimum land area requirements for the Agricultural District. The property owner is requesting a rezone to Rural Residential which will still result in the parcel being non-conforming but it will be much closer and will allow the owner to construct a pole barn where he desires to construct it on the property due to the setbacks differing from those required in the Agricultural District.

As a result of a brief lull in zoning activity, I took the opportunity to organize my desk and put a number of files that had been closed out into their respective files in the filing cabinets.

Land Divisions

No land division applications have been received during the month of September.

Nuisance Complaints

A complaint was filed regarding a property on Nine Mile Point Drive. I met with the property owner and gave him until mid- October to correct the violation or be cited for being in violation of the Nuisance Ordinance. He indicated that he would correct the problems.

Zoning Violations

No complaints were received during the month of September.

Short Term Rental Licenses

No short term rental licenses have been received during the month of September; however a few inquiries were made regarding the process the Township uses to consider approving or denying Short Term Rentals. I reviewed the AirBnB website and have determined that a number of rentals are listed in Hayes Township that do not currently have Short Term Rental Licenses. Following a review of other rental websites, time will need to be spent over the course of the winter contacting those property owners who are operating short term rentals and bring them into compliance with all applicable Township ordinances.

Zoning Board of Appeals

No ZBA meetings were held during the month of September. The party that requested an appeal of the my administrative decision regarding Concrete Batch Plants being allowable with a Special Use Permit has withdrawn as a result of the Elmer's property having been sold and their request for a special use permit having been withdrawn.

Meetings Attended

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