

# Zoning Administrator Report

## February 2018

Zoning Permits/Actions: No Zoning Permits Applied for During January 2018				
Permit #	Parcel #	Owner Name	Address	Improvement
18-02-01	136-013-30	Dale Gardner	6259 Pincherry Road	Temporary placement of mobile home while fire damaged home is being rebuilt
18-02-02	001-019-35	Delp / Landscape Logic	7000 Boyne City Road	Shoreline Protection Strip Restoration
18-02-03	425-011-00	Robert Koaches	08175 Trillium Ct #11	Garage Addition 15'*26'

### Land Divisions

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

### Nuisance Complaints

No nuisance complaints were filed during the month of February. I was notified by an attorney that a resident had been evicted from a dwelling following the issuance of a court order and that the contents of the property were going to be removed to from the property and placed upon the road right-of-way. The placement of the contents would allow the evicted resident to pack up and remove the items he desired to keep, with the remaining items to be loaded into dumpsters and disposed of at a landfill. I visited the site on four occasions over the course of the weekend and following week to ensure that the materials were being removed in a timely fashion.

### Zoning Violations

I have not been contacted by Grady Graham as of yet regarding his landscaping plan that he was going to meet with me to discuss. I mailed a letter to Grady Graham's attorney requesting that he encourage Mr. Graham to move forward towards resolving the restoration of the greenbelt.

I am still waiting for the amendments to move forward with regard to Section 3.14 of the Zoning Ordinance. I will ramp up my enforcement activities with regard to shoreline protection strip following adoption of these amendments.

## Short Term Rental Licenses

Two short term rental licenses have been applied for; one which was submitted late in 2017 did not contain all of the required information. After repeated discussions with the representatives of the rental management agency, the information was received in late February. The second application was submitted late in February and was administratively complete. Inspections will be conducted in early March and pending that inspection, licenses will be issued.

## Meetings Attended

I attended the February Township Board, Zoning Board of Appeals and Planning Commission meetings.

## Upcoming Meetings

A number of meetings are on the agenda for the month of March. I will be attending both the March Township Board and Planning Commission meetings, as well as a "Pipeline Safety" Meeting in Petoskey on March 12<sup>th</sup>, a Zoning Board of Appeals training program put on by the Michigan Township Association on March 27<sup>th</sup> in Gaylord and a Lake Charlevoix Watershed Plan Advisory Committee on March 15<sup>th</sup> in East Jordan.

No variance requests have been made and none appear to be on the horizon for the Zoning Board of Appeals.

## Other items of Interest

I spent a considerable amount of time performing tasks for the Planning Commission that has formally been performed by the Secretary. Preparing the public notices, mailings to property owners within 300 feet of the property proposed to be rezoned and compiling, copying and mailing packets to the Planning Commission members consumed approximately 12 hours of my time.

I have numerous contacts from the public ranging from information regarding short terms rental requirements, setbacks on waterfront properties, runoff of water from one property onto an adjoining property, inquiries regarding the ability of utilities to install structures throughout the township to enable them to expand their services. I have been contacted regarding zoning information on properties that have been foreclosed upon by lending institutions, information as to the ability to place storage buildings on vacant parcels of property. Most of the contacts have been by telephone but two contacts have resulted in meetings either at the property or in the township hall. These face to face meetings generally take a considerable amount of time but they do result in the person getting much more detailed information and typically are the result of the party getting closer to making a decision to either purchase a parcel of property for a specific use or to move forward with plans for a parcel of property which they already own.

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