

# Zoning Administrator Report

April 2018

Zoning Permits/Actions: No Zoning Permits Applied for During April 2018				
Permit #	Parcel #	Owner Name	Address	Improvement
18-04-01	570-019-00	Paul Ryan	11495 Summer Hill Way	Permit to Construct Single Family Dwelling
18-04-02	560-213-00	Jack Niswander	7815 Charlevoix View Drive	Permit to Construct Single Family Dwelling and Detached Accessory Building

## Land Divisions

Two land divisions were received late in the month; the first is for the Cannarsa Property on Boyne City/Charlevoix Road. The second is owned by Michael Foltz and is located on Maple Grove Road.

## Nuisance Complaints

One nuisance complaint was filed during the month of April. This was in regards to the property located at 6208 Division Avenue in Bayshore. This property was a foreclosure and is currently owned by Ditech Financial LLC, located in Tempe AZ. When the occupants moved out, a substantial amount of refuse including books, TV's and syringes were left in the yard and at the edge of the road. I attempted to contact the property owner by phone and left a message but it was not returned. I also mailed a letter giving them until May 9, 2018 to clean up the property. In addition, I notified the Charlevoix County Sheriff's Department and the Health Department of Northwest Michigan. The Sheriff's Department sent an officer out to the property who picked up the syringes according to a telephone message from the officer. The Health Department also cited the property owner.

It also appears that the Marcia Raby property located on Townline Road on the Lake Michigan side of US-31 is again in violation of the Township Nuisance Ordinance. The owner has been cited once again.

## Zoning Violations

Grady Graham has secured the services of an architect to develop landscape plans to restore the shoreline protection strip. I have received the plans and am in the process of reviewing

them. As soon as I am comfortable that their plan complies with the agreement reached years ago, I will notify him to proceed with the plantings.

A violation from last fall regarding two horses on a residentially zoned parcel of property which was less than 5 acres in size has been resolved. The first horse was relocated right away with the second horse having been relocated this month. Due to the onset of winter and the owner sincere efforts to relocate the horses, I elected to provide some additional time which resulted in the violation be resolved without the need to resort to legal action.

Spare Key Winery located on Upper Bay Shore Road has been placing signs around the Township in violation of the Zoning Ordinance. The owners have been cited and if the signs reappear they will be removed and enforcement action begun against the owners.

### Short Term Rental Licenses

A short term rental application for the Glen Catt property on Indian Trail was processed and an inspection was conducted of the property. I am still awaiting word from the Health Department as to whether or not the sanitary waste disposal system is capable of handling the number of people proposed for use of the home.

The Kozma/Boal property on Woods Road has been inspected and was found to be lacking a CO2 detector, a secure trash container as well as the tenant Information packet. At such time as this information has been provided/received, I will be able to issue the license.

### Meetings Attended

I attended the regular March Township Board meeting as well as a special meeting at which time they approved the rezone of the property next to the Americinn from C-1 to C-2 Commercial. I also attended the Planning Commission meeting. No ZBA meetings were scheduled for April. A training session put on by Bryan Graham for the Township Board, Planning Commission and ZBA was held in April which I attended as well.

### Upcoming Meetings

The only meetings for the month of March are a Township Board and Planning Commission.

No meetings appear to be on the horizon for the Zoning Board of Appeals.

### Other items of Interest

With the assistance of Annie Burnett, I have been researching the issue of the access road parallel to US-31 between the Bethany Lutheran Church and American Waste. This is due to the fact a real estate agent contends that the easement for this access road is no longer valid or in effect and it could have an impact on a site plan for the Elliott Falls project..