

# Zoning Administrator Report

## September 2018

Zoning Permits/Actions for September 2018				
Permit #	Parcel #	Owner Name	Address	Improvement
18-09-01	114-012-10	Kent & Linda Larsen	09491 Burnett Road	Storage Building
18-09-02	540-008-00	Charles Schilling	11810 Stone Bridge Drive	Construct Attached Garage
18-09-03	134-003-40	Michael Beachy	06395 Maple Grove Road	Storage Building
18-09-04	400-008-00	Helga Strey	07333 Nine Mile Point Drive	Construct Attached Garage

### Zoning Trends

Last month (September) four zoning permits were issued, two of which were for the construction of storage or pole type buildings. In the month of August, eight zoning permits were issued, of which six were for storage buildings. Four of the six were for buildings in the North Star Development just off of US-31. I would like to point out that there appears to be an emerging trend toward the construction of storage buildings in Hayes Township. I am not certain if this trend is unique to Hayes Township or is being experienced in other townships as well. This is a trend that I believe bears monitoring into the future.

### Land Divisions

One land division application was received in July but was not acted upon due to the need for both property owners party to the agreement needing to sign off on the boundary line adjustment. I am still awaiting the signature from the second party. A property line adjustment application was received in August involving two property owners and three parcels. I am awaiting legal descriptions, surveys and the permit application fee. Since these three parcels are located in a recorded subdivision, I am checking to determine whether or not surveys would be required. The intent of the realignment is to split the middle parcel of the three parcels such that the resulting two parcels would each have an equal lot width.

These two applications are still awaiting complete information submittal prior to being processed.

## Nuisance Complaints

A complaint was received from a property owner regarding two properties on Nine Mile Point Drive. This complaint was received during September and the complaint is being looked into to verify whether or not they are in fact violations. Should they be found to be violations, notices of violation will be sent to the respective property owners.

A complaint was also received regard two waterfront parcels on Lake Charlevoix, one of which involved activity within the Shoreline Protection Strip and the other in regards to a dwelling being constructed. I have been actively working with both property owners and/or their agents to ensure that the activities taking place are in compliance with the Zoning Ordinance provisions

## Zoning Violations

I was contacted by an agent of the “Mondry’s” regarding their effort to develop a Shoreline Protection Strip renovation. I am awaiting plans outlining how they intend to comply with the Zoning Ordinance provisions.

## Short Term Rental Licenses

No applications have been received for short term rental licenses during the month. I have had numerous conversations with representatives of the Catt Family regarding their property located on Indian Trails Drive. I believe we may be close to resolving the issues that have prevented the short term rental license from being issued.

## Secretarial Work on behalf of the Planning Commission

The packet was copied and mailed out for the September Planning Commission meeting. This included the materials relevant to the Special Use Permit and Site Plan for the Elliot Falls proposed rental storage units off of US-31.

## Zoning Board of Appeals

A meeting of the Zoning Board of Appeals was held on September 26<sup>th</sup>, at which meeting, the Zoning Board Appeals granted approval for the request to construct an attached garage to the a dwelling owned by Helga Strey on Nine Mile Point Drive. The ZBA had granted their approval in the past but due to the passage of time and the plans having changed, a new approval was necessary.

## Meetings Attended

I have attended the September Township Board, Planning Commission, and Zoning Board of Appeals meetings. I also attended the dedication and ribbon cutting of phase two of the Charlevoix to Boyne City Non-Motorized Trail.