

# Zoning Administrator Report

## January 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
11519 Stonebridge	118-012-10	Blake Holdings LLC	17-01-01	Conversion of maintenance building and restrooms addition
6290 N. US-31	888-503-00	SBA	17-01-02	Generator and Propane tank at Cell Phone Tower
		Sprint	17-01-03 Not issued	Awaiting fee payment
6800 Boyne City Road	001-019-50	Cynthia Williams	16-11-05 A	Amended existing permit
05850 Henny Lane	004-002010	Hassan Azar	17-010-04	Recontour slope and install 4' path to the shoreline

### Land Divisions

An application for a land split was received late in January but was not administratively complete so action is contemplated at such time as lacking items are supplied. No other applications were received during January.

### Nuisance Complaints

No nuisance complaints were received during the month of January.

### Zoning Violations

Letters were sent to a number of parties who are alleged to be in violation of Hayes Township Zoning Ordinance during the month of January. One letter was to a property owner having two dwellings on a parcel which only allows for one dwelling. Discussions have been taking place with both the Township Attorney and the Attorney for the property owner, in an attempt to resolve this issue. An owner of an Agriculturally zoned parcel was advertising the rental of space for the storage of boats and recreational vehicles. A second letter has been sent out to the owner of a Commercially Zoned parcel upon which the storage and stockpiling of soils removed from other sites has been taking place. This second notice was mailed return receipt requested in the middle of January and no response has been received as of the end of the month.

Additional complaints have been made late in January and will be dealt with during the month of February.

### Meetings Attended

I attended the Township Board, Planning Commission and Zoning Board of Appeals meetings. In addition, I have met with a subcommittee of the Planning Commission that is working on potential rewriting of the sign section of the zoning ordinance.

### Other Items of Interest

The Quada family has taken Hayes Township to Circuit Court challenging the wording of the Zoning Ordinance in regard to whether or not the ZBA has the ability to hear variance requests within the 100 setback from the Lake Charlevoix Shoreline. The case was heard in December of 2016 but Judge Hayes has yet to release his written decision as of the end of January. The Grady Graham violation resulted in a mediated settlement which was to be complied with in 2016. Due to the Graham's not having complied with the mediated settlement, this case was heard on January 19<sup>th</sup> in District Court. The Graham's were given a period of time in which to bring their property into compliance with the zoning ordinance requirements of the point in time at which they became in violation, as opposed to complying with the mediated settlement. Fines and Court costs were also assessed.

I have recently visited most of the sites for which I have issued zoning permits or violation notices during the 2016 calendar year and I am in the process of updating my spreadsheet as to where each issue currently stands and what the steps are moving forward.