

Zoning Administrator Report

March 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
06266 US-31	007-112-006-10	Anthony Diaz	17-03-01	Placement of 14*70 mobile home with 7*26 addition
08315 Mulberry Lane	007-121-016-00	Roger & Lilly Crawford	17-03-02	Single Family Dwelling and Detached Garage
09155 Pincherry Road	007-113-017-55	Kelly & Thersa Graham	17-03-03	Single family Dwelling
09578 Pincherry Road	007-113-008-10	Matthew Berg	Pending	Pole Barn

Land Divisions

One land division application was received during March for the split of a parcel located in the County Club with the portion being split off from an existing parcel to be joined with an existing parcel. With this being the case, I deemed it as an exempt split and approved it as such.

Nuisance Complaints

Two complaints were received in March. I will be investigating both complaints in early April. One is related to junk autos and appliances being stockpiled on a parcel of property. I felt it best to wait until all of the snow has melted to get a total picture of the property. The second is regarding runoff of surface water onto a neighboring property. This complaint was received late in March so I was unable to look at the property before the end of the month.

Zoning Violations

Letters were sent out to two property owners during the month of February regarding zoning issues. The first was sent to the owner of property located along US-31 having the identification number of 007-270-006-00 regarding the use of a pole building for auto repair. The property is zoned R-2 which does not allow for this type of use as a use by right. It could be allowed as a use under a special use permit as a cottage industry if operated by a resident of the property. The information I have been provided with indicate that a non-resident of property is conducting the business. No response has been received from the property owner during February. A certified letter will be sent to that property owner as he had not responded by the date specified in my letter to the property owner. The second letter was addressed to the owner of a property on US-31 upon which a mobile home was moved to under a zoning permit but the permit has since expired and the mobile home has not been properly placed with skirting installed. This property owner did respond following the receipt of a certified letter. The property owner has arranged for the mobile home to be properly located on the property and obtained a zoning permit to do so.

A series of letters have been sent to the owner of the Argonne Supper Club including a registered letter regarding the continued use of a portion of the property for the storage of fill material after the special use permit expired in 2015. I will be contacting the attorney in early April to commence legal action on this issue.

Meetings Attended

I attended the Township Board, and Planning Commission meetings during March.

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 foot setback from the Lake Charlevoix Shoreline. The case was heard in December of 2016, but no word has been received as to the Judge's decision as of the end of March.

The District Court Judge has issued a bench warrant for Grady Graham due to his not complying with the Court Order regarding his violation of the Shoreline Protection Strip and his failure to pay fines and court costs by the required dates.

A Zoning Board of Appeals meeting has been scheduled for April 19th to hear a request of the Love's to add an addition to their deck and single family home. A portion of the structure is located within the 100 foot waterfront setback although the additions are proposed to be located in excess of the 100 foot from Lake Charlevoix.

A site plan review has been scheduled for the March Planning Commission meeting for Northstar Development LLC for storage buildings to be located on a parcel of property to the east and south of the Americinn on US-31.