

Zoning Administrator Report

April 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
09578 Pincherry	007-113-008-10	Matthew Berg	17-04-01	Construction of 40*64 Pole Barn
10965 Burnett Rd	007-111-009-70	Abe Dhaseleer	17-04-02	16 * 48 Lean To Addition to Existing Structure
10965 Burnett Rd	007-111-009-80	Abe Dhaseleer	17-04-03	20 * 36 Garage Addition
8429 Old US-31	007-110-021-00	Ron Nuttall	17-04-04	Construct Attached 28 * 28 Garage
06530 Brown Rd	007-133-004-20	Leslie Cunningham	17-04-05	Construct Attached 24 * 22 Garage

Land Divisions

One land division application was received during April to split off a parcel of property and combine it with another parcel on Stolt Road. This is being processed and will be completed in early May.

Nuisance Complaints

Two complaints were received in March which are still ongoing. I am continuing to investigate both complaints through the month of April. One is related to junk autos and appliances being stockpiled on a parcel of property. The second is regarding runoff of surface water onto a neighboring property. Numerous nuisance complaints were received during the month April included garbage being stockpiled on a parcel of property on Maple Grove Road which is blowing onto adjacent properties, refuse being stored on a parcel located on Burnett Road, continuing refuse violations at a property on Townline Road, refuse being stored on a parcel of property on Spring Street, and refuse at a home on Hemlock Avenue. Letters have been sent to the property owners for which I received complaints during the month of April.

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 or March. The property owner has since returned from being out of the area during the winter. He has since contacted me and I am working to set up a meeting with the owner to conduct an inspection of the property.

A letter is being sent to the Township Attorney regarding the activities taking place at the Argonne Supper Club property.

Letters have been sent to two property owners in violation of the Zoning Ordinance. The first letter is to perform a follow up inspection to insure that the property is now in compliance with the Zoning Ordinance after having been notified some time ago of the violation and having been given time to bring the property into compliance with the ordinance. The second letter was to a property owner who constructed an animal enclosure without a permit and in addition, the enclosure is too close to the front lot line.

Meetings Attended

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

The Planning Commission considered and approved a Special Use Permit and Site Plan to allow for Northstar Development Charlevoix LLC to develop 30 storage buildings adjacent to the Americinn.

The Zoning Board of Appeals granted approval for Mr. and Mrs. Love to expand a non-conforming building (a residence) which is non-conforming based upon the porch being located within 100 feet of Lake Charlevoix. The residence itself is located a distance greater than 100 feet from the record high water mark. Conditions were placed on the approval regarding the need for gutters and restoration of the shoreline protection strip.

Upcoming Meetings

The Planning Commission and Township Board will be holding a joint meeting on May 4th to discuss waterfront zoning issues.

A Zoning Board of Appeals meeting has been scheduled for May 24, 2017 to hear the request for an approval to construct an attached garage onto the Helga Strey residence on Nine Mile Point Drive.

Other Items of Interest

Still no word has been received as to the Judge's decision on the Quada Court Case as of the end of April.