

Zoning Administrator Report

May 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
08720 Boyne City/Charlevoix Rd	007-003-019-45	Gentry Peevyhouse	17-05-01	Construction of Single Family Home
08011 Upper Bayshore Rd.	007-110-034-00	Mark Donker	17-05-02	36*72 Pole Barn
6727 Woods Creek Drive	132-003-55	Piotr & Anna Walter	17-05-03	Construct Single Family Dwelling
11905 Old US-31 N	118-001-55	Charlevoix Pool	17-05-04	Exterior addition to existing building
10970 Burnett Rd.	111-004-00	William & Mary Lee Huber	17-05-05	Exterior addition to existing building
09480 Old US-31 N	116-003-10	Jerry & Vera Keie	17-05-06	30'*32' Pole Barn
07690 Indian Trail	116-003-10	Jerry Love	17-05-07	Residential addition and Deck extension

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 has been processed and completed in May. A parcel split application was received in mid-May to create a total of four parcels out of one parcel. This was initially approved some years ago but was not recorded within the time period specified in the Parcel Split Ordinance so the owner was required to refile. All of the required documentation was not received during the month of May so it was not able to be processed during May. At such time as the proper materials have been submitted, the application will be processed.

Nuisance Complaints

Follow up activities regarding nuisance complaints received during the month April included garbage being stockpiled on a parcel of property on Maple Grove Road which is blowing onto adjacent properties, a letter was sent which was not responded to, a follow up letter mailed registered, return receipt requested. No response has been received as of yet from the Post Office. Typically, the Post Office attempts three deliveries before returning it to the sender. At such point in time as I receive something back from the Post Office, I will proceed with further action. I have had a discussion with the owner of the property upon which refuse is being stored on Burnett Road and he has indicated that it will be gone with the spring cleanup. No response has been heard from the property owner on Townline Road, I will attempt to catch them at home and explain what needs to take place. The owner of the property on Hemlock Road has contacted me but due to our schedules we have not been able to meet at his property as of yet.

I met with Gerald Kyles on May 11th at his property on Spring Street. We agreed that he would clean up the property and bring it into compliance with the Nuisance Ordinance no later than June 15th. A second complaint was made during May but the complaint was outside of the scope of the Nuisance Ordinance and I notified both the property owner and his attorney that the Township had no legal means of addressing the issue. A complaint was made regarding an erosion issue but again, this is outside of the realm of the Nuisance Ordinance.

Zoning Violations

A letter was sent to the Township Attorney in May regarding the earth moving and stockpiling activities taking place at the Argonne Supper Club property. No response has been received from the Attorney.

A number of the violation letters that were sent out in April have not been responded to and as a result, registered letters will be mailed out in early June.

A complaint was made regarding non-compliance with a condition placed on a parcel of property a few years ago. I am reviewing the file and will take action if appropriate.

I have received verbal authorization by the owner of a parcel at which a violation occurred to allow me to inspect the property owner at the end of May. I will be inspecting the property in early June and if the violation has ceased, I will note that in the file and close that case.

Meetings Attended

I attended the Township Board and Zoning Board of Appeals meetings during the month of May.

Zoning Board of Appeals

The Zoning Board of Appeals at their April meeting approved an expansion of a structure which is partially located within the 100 foot set back. The addition itself is not within the 100 foot set back from Lake Charlevoix. The ZBA directed me to withhold issuing the zoning permit until the shoreline protection strip is restored. Following the planting of ground shrubs, I issued the zoning permit with the conditions that no vegetation be cut or fertilizer be spread within 50 feet of Lake Charlevoix. The shrubs that were planted do not currently restore the shoreline protection strip but upon reaching maturity will restore a substantial portion of it. The Zoning Ordinance does not require 100% of the shoreline protection strip. This site is the Love property located on Indian Trails. Along with the planting, the ZBA also required that a gutter system be installed with the roof runoff being directed away from Lake Charlevoix.

The May ZBA meeting was to consider a request for a garage and covered porch to being attached to the Helga Strey residence on Nine Mile Point Drive. This permit was approved with some conditions regarding the need to install gutters to control rain runoff and general drainage on the site.

Upcoming Meetings

A Zoning Board of Appeals meeting has requested for the Ariano property on Nine Mile Point Drive and I am still waiting on dates from the Quada's attorney as to when they would like to schedule the hearing for the items that were remanded by Judge Roy Hayes III.