

# Zoning Administrator Report

June 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
8622 Old US-31	007-110-022-00	Kerrie Hunter	17/06/01	Sign Permit
6860 Long Lane Rd	007-001-019-40	Steve & Toni Wildern	17/06/02	Deck Extension
7790 Burgess Road	007-006-40	Travis & Christalle Burke	17/06/03	Install 20 * 40 Modular Home

## Land Divisions

One land division application was received during May but was incomplete so it was unable to be approved in May. The material that was lacking was submitted in June and it met the Ordinance requirement so it was approved during the month of June. This application was to split the Martin Property on See Road into 4 parcels.

## Nuisance Complaints

Seven nuisance letters have been sent out to property owners in the Township. Two of these letters are follow up letters, four are letters resulting from persons putting out refuse during the spring cleanup which the company was instructed not to collect. Most of these were related to televisions, appliances and/or tires. The seventh letter was to attempt to schedule a meeting with the owner of a property to discuss what needed to be done to bring his property into compliance with the Nuisance Ordinance. I have spoken with the Township Attorney and am trying to determine how to get ahold of the property owner. The property is registered to a Mr. Cesaro and the address of Mr. Cesaro is the address for the property which is also where he is registered to vote. I have spoken to current residents and they have indicated that Mr. Cesaro is currently living in West Branch but they were not willing to provide me with a mailing address.

## Zoning Violations

Grady Graham is to bring his property into compliance with the Zoning Ordinance by July 5<sup>th</sup>. I will be inspecting the property at that time to determine if it is in compliance at that time. Compliance is the removal of his deck and restoring the shore line protection strip.

Toy Boxes Inc. located on US-31 has been having an additional sign placed in front of the property at various times. I have informed the owner that this is a violation and subsequent appearances of the sign will result in citations being issued. The Toy Boxes website also advertised the units as residential condominium units. I have directed the owner to correct the website or face a citation. The website listing has been changed to eliminate the reference to "residential" usage.

Violation notices have been sent out to two parties having horses on their residentially zoned property. One party responded that the horses are therapy companions which was followed up by a letter from her medical care provider. The party is also looking for another parcel of property to which to relocate herself and her horses to. I am suspending enforcement actions at this time. The second letter was sent to a property owner in Bayshore who has multiple horses in a subdivision zoned R-3. Horses are allowed provided the property owner has five acres or more, however, both of these property owners have less than five acres.

The attorney and I have been discussing the Argonne Super Club property. The property appears to have been cleaned up in terms of being leveled off but it does not appear to have been seeded.

The Packer property on Lake Charlevoix was the site of sand being brought in and placed on the beach to restore damage resulting from repair work having been conducted on their break wall. I have sent them a letter notifying them of the violation and I met with them as well. The Soil Erosion and Sedimentation Control Officer has been notified and he has notified the DEQ as well.

A property owner in Bayshore has a camper located upon their property which is allowed provided it is being used for temporary purposes while a residence is being constructed or for a maximum of 90 days a year provided it is not connected to water or a septic system. I have sent them a notice informing them as to their options and I am awaiting a response. I am coordinating my efforts with the Health Department Sanitarian.

#### Meetings Attended

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

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.

A county wide Zoning Administrators meeting has been scheduled for July 21<sup>st</sup> and is to be held at the Hayes Township Hall.