

Zoning Administrator Report

November 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
08843 Burgess Road	007-121-001-30	Great Lakes Basin LLC	17/11/01	Construct Pole Building with 2 nd floor residence
08843 Burgess Road	007-121-001-30	Great Lakes Basin LLC	17/11/02	Construct Pole Building (80'*100') and Lean To (14'*100')
07203 Nine Mile Pointe Drive	007-400-011-10	Roy Griffitts	17/11/03	Replace canvas roof over deck with permanent roof and redo roof over garage and portion of home to improve runoff

Land Divisions

One application was received September which was incomplete, additional information was submitted during the month of November which resulted in the application being administratively complete. This split was basically a realignment of property boundary lines. A letter has been sent approving the proposed split/property boundary realignment. A second parcel split application was received during the month of November which was approved following the submittal of additional information. An approval letter was sent to the owner of the property as well as to the parties required by the Parcel Division Ordinance.

Nuisance Complaints

No nuisance complaints were received during the month of November. During a drive around the Township in late November, I noticed an effort underway to burn materials on the former C.H. Smith property on the corner of Maple Grove and the Boyne City/Charlevoix Road. The material being burned appeared to be primarily trees, stumps and brush.

Zoning Violations

Grady Graham has made progress in bringing his property into compliance with the Zoning Ordinance but is still some ways from complying. The deck has been removed and at the District Court appearance on November 14th, Mr. Graham indicated he would meet with me within the next couple of weeks to go over what exactly the Township would require to bring his property into compliance with the Zoning Ordinance. Following that meeting, Mr. Graham would have until May 1, 2018 to complete the work. If the property complies by May 1st, further legal action would be cancelled.

A letter has been sent to Mr. and Mrs. Pierce regarding their property on Indian Trails for a violation of the Shoreline Protection Strip. The Pierce's have retained Drost Landscaping who has prepared two different landscape plans, neither of which complied with the requirements of the Hayes Township Zoning Ordinance. I send an email to Mr. Drost outlining the shortcomings with the latest plan he submitted to me. Bob Drost, at the urging of the Township Supervisor, prepared a new site plan and met with Marilyn Morehead to discuss the plan. My brief review of plan number three indicates that the plan does not comply with the current ordinance language and falls short of meeting the requirements contained in the proposed ordinance revisions which may or may not ever be adopted.

A party began construction of a horse shelter on their property which was located to close to the property line. I have had discussions with the property owner and have requested they move the structure voluntary to prevent the need for enforcement action on the part of the Township. Confusion came about in that the property owner believed the property was zoned Residential rather than Agricultural. The property owner's property is taxed as a Residential parcel and they thought that the zoning was Residential as well.

Meetings Attended

I attended the November Township Board and Planning Commission meetings.

Upcoming Meetings

The only upcoming meetings on my calendar include the December Township Board and Planning Commission meetings.

No variance requests have been made and none appear to be on the horizon for the Zoning Board of Appeals.

Other items of Interest

With the upcoming Christmas holidays, my schedule will vary to some extent, in light of the fact that I do not imagine that too many people will be interested in discussing zoning issues or applying for zoning permits on the last Monday of December (December 25th).