

Zoning Administrator Report

May 2015

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit Number	Improvement
10114 Anglers Cove	132-004-00	Douglas & Melissa LaBelle	15-04-02	New 7000 square foot single family residence
08785 Quarterline Road	127-006-35	Nancy Bishop & David Britton	15-04-03	24' x 26' residential addition

Pending Short Term Rentals:

1. 09224 Boyne City Road. [Waiting for final inspection from building department.](#) [No occupancy as of 3-9-15.](#)

Current:

Working with owner of property on Boyne City Road on fence installation in greenbelt area.

Sent letter for blight at 09522 Pincherry Road.

Working with Building Department to determine if two structures on Boyne City Road are unsafe.

Working with owners of Lake Michigan Heights concerning relocation of units from original plan.

Met with owner of Toy Boxes concerning advertising and use of units.

Working with applicant on variance application on Nine Mile Point. [Applicant revising application.](#) [Application Received and accepted.](#) [ZBA meeting hearing scheduled for May 20, 2015.](#)

Continue working with owners, neighbors and contractor to ensure conformance with ZBA conditions of variance granted for property on Nine Mile Point. [Met again on site with contractor and reviewed alternatives for drainage.](#)

Informed owner of 15-007-119-006-40 that site plan for proposed storage buildings has expired. Owner will petition Planning Commission to extend site plan deadline to match conditional rezoning for same property. [Planning Commission approved extension.](#)

Wrote letter to Army Corp's of Engineers concerning proposed permanent dock in Oyster Bay. [Received acknowledgement and consideration from the Corp's.](#) [No approval as of 3-9-15.](#) [Forwarded comments and questions to DEQ and have received comments back.](#) [Several meetings and calls from concerned citizens regarding this issue.](#) [Wrote the Corp's again as requested by Planning Commission to rescind original concerns.](#)

Received application for variance for a parcel on Burns Road previously granted a variance with restrictions to consider a request to relieve property owner from some those restrictions. Owner has surveyor working on reconfiguring plan for application. **New application will be made in June 2015.**

Sent letter of violation for blight at 08988 US 31 N. Sent second letter of violation. Owner has responded and indicated cleanup will start soon. **No action as of 1-28-15. Sent another letter 1-28-15. Clean up started on 3-4-15. Clean up progressing slowly.**

Sent greenbelt violation notice to property located at 07606 Indian Trails. **Received response letter from property owners attorney. Waiting for Spring.**

Sent greenbelt violation notice to property located at 07644 Indian Trails. Owners representative met with PC. **Waiting for Spring.**

Presented proposed changes/considerations to zoning ordinance at Januarys Planning Commission meeting. Continue to work with Mary Campbell on proposed changes.

Previous Violations:

- 07205 Birdland Drive, Lot 12, alleged greenbelt violation. Township Attorney sent owners a letter on June 25, 2014. Civil Infraction issued. **Owner served with civil infraction and has contacted me/waiting for attorney response. .Owner has contacted me several times to schedule meetings but has not shown up as scheduled. Waiting for the legal process.** Owner contacted me on 12-11-14 indicating that he still would like to meet with me.
- Inspected property at 07216 Birdland. Property is under construction with prior zoning permit approval/variance granted. It appears construction is not within the requirements granted under variance. Construction is in violation of variance granted. Working with owners, Soil Erosion Department and Building Department to rectify. **Waiting for wetlands determination. DEQ has indicated that the area of historic fill is not an area they would require a permit for.** Owner is working on variance application.
- Received complaint of hot tub being located too close to property line at 06758 Boyne City Road. Discovered violation of hot tub, outdoor lighting and greenbelt. Letter of violation mailed July 9, 2014. Owners have removed lighting and are in process of removing hot tub. **Sent second letter of violation. Sent third letter of violation with intent to issue civil infraction within 10 days. Certified mail received-civil infraction will be issued. HOT TUB HAS BEEN REMOVED. Will check greenbelt in spring.**

Attended Planning Commission meeting on April 21, 2015.

Attended webinar on Urban Agriculture on April 16, 2015.

Attended County Planning Commission meeting on May 7, 2015.

Normal number of calls for the month of May concerning zoning ordinance requirements, zoning districts and parcel divisions/combinations.