

## Hayes Township

09195 Old US 31 N.  
Charlevoix, MI 49720

### Zoning Administrator Report

December 2015

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit Number	Improvement
11025 Townline Road	200-026-00	Ed & Holly Russell	15-11-26	New 1244 sq ft single family with attached garage
11515 US 31 N	315-001-00	Jake Jensen	15-12-27	New 36' x 56' storage building

#### Zoning Actions since November 9, 2015:

This violation dates back to 1996. Attended court for 07205 Birdland Drive, Grady and Wendy Graham, Lot 12 on 10-22-15 and again on 11-17-15. After hearing arguments the court requested case be sent to mediation. Re-served defendants, posted property and forwarded documentation to Township Attorney. Mediation is tentatively scheduled for mid-January 2016.

This case dates back to Zoning Board of Appeals condition in 2012. Made presentation to Zoning Board of Appeals for property located at 07216 Birdland Drive, Jeffery and Veronica Lear, on November 18, 2015.

Received information concerning application requirements from MDEQ for Eastern Avenue proposed beach alterations. Forwarded that information to Township Supervisor and Jesse Halstead.

Received and approved application for property reconfiguration at 11515 US 31 N, Jake Jensen.

This property was originally cited for violation in August 2015. Made presentation to Planning Commission, William and Laurie Wolfer, property located at 11033 Burnett Road for Cottage Industry on 11-17-15.

This property was originally cited in October 2015. Made presentation to Planning Commission, Steven Crandell, property location at 06821 Pincherry Road for special use permit/saw mills and other mills with site plan review on 11-17-15.

Received partial application for variance at 06069 Nine Mile Point, Vincent & Cheryl Zuellig on December 7, 2015. Reviewed application and documents with architect. Owners will be submitting completed application with revisions.

Sent letter of violation for violation of greenbelt at 05095 Terrace Beach Lane, North Shore Holdings, LLC September 2015. Contractor has provided plans and Township Attorney has commented on request for how to proceed.

Sent letter of violation of greenbelt at 06675 Woods Creek, Lloyd Kelly, in September 2015. Met with representative concerning violation greenbelt letter in November 2015. Provided him with copies of several pictures which would indicate alterations/violations are current. Owner working on restoration plan.

Sent letter of violation of greenbelt at 09384 Boyne City Road in September 2015. Received and responded to a letter from attorneys representing owner concerning violation of greenbelt in October 2015. Had conference call with attorney and property owner in November 2015. Owner working on partial greenbelt restoration plan.

Received application for Special Use permit on November 9, 2015, FLOH, Subaru by the Bay, 06432 US 31 N. Prepared request for Planning Commission to schedule public hearing for this case in November 2015. Public Hearing scheduled for December 15, 2015.

This violation for property located at 07441 Nine Mile Point, David and Jan Kemme, is the result of a condition to a variance granted by Zoning Board of Appeals on June 12, 2013. Requested detailed plan for drainage system for property at 07441 Nine Mile Point to ensure compliance with ZBA condition for variance. Received plans and inspected property on December 7, 2015. Plans did not depict what is actually on site. Wrote letter to property owners on December 7, 2015. Owner has responded that corrections will be made with a gutter system attached to eave with inground drainage to divert water away from adjacent property.

**Waiting Action:**

08988 US 31 N for blight. Cleanup still progressing slowly.

07644 Indian Trails waiting for action on proposed text amendment changes dealing with patio area in 100' setback area. This is in response to a letter of violation.

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

Ron Van Zee