

Zoning Administrator Report September 2014

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit Number	Improvement
11149 Summerhill Way	570-004-00	Thomas Waier	14-08-20	24' x 24' detached garage
06432 US 31 N	112-005-00	FLOH	14-08-21	Signs as permitted by SUP & 1 building mounted service sign
05759 Maple Grove Road	003-001-20	Tim Novotny	14-09-22	17' x 48' addition to existing accessory structure
08075 Stolt Road	115-017-25	Rich Lovore	Waiting for Health Department Permit	22' x 24' residential addition
Vacant parcel	121-005-00	Dennis & Mona	Denied	14' x 36' accessory

Short Term Rentals:

1. 09224 Boyne City Road. Inspected property-construction not complete. Building Department will call when final inspection and occupancy permit are finalized.
2. 10845 Maple Grove Road. Received application for STR. Denied permit-rental unit in unapproved detached garage.

Received and denied application for addition to a non-conforming structure at 08040 Indian Trails. Case will be heard by the Zoning Board of Appeals on August 20, 2014. Variance granted with conditions.

Received application for re-zoning for portion of a property located at 07196 Old US 31 N. Re-zoning request will be heard by the Planning Commission on August 19, 2014. Applicant ask to delay application.

Attended August 19, 2014 Planning Commission meeting.

Attended Charlevoix County Planning Commission meeting on September 4, 2014.

Attended August 20, 2014 Zoning Board of Appeals meeting.

Previous Violations:

- 09224 Boyne City Road, alleged alteration/addition to a non-conforming structure. Owners and Planning Commission have agreed to facilitative negotiations. Have received representative authorization and I will be meeting with representative on Wednesday, August 13, 2014.
- 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.](#)
- US 31 N, Manthei property, contacted owners concerning removal of sand from site. Excavation from a basement being dug on the north side of Charlevoix was hauled to this site last summer. Contractor was using the site on US 31 N as a staging area. Have received written confirmation from owners that site will be restored back to original condition as soon as weight limits are off and material can be hauled back to original site. Continue to make progress. **COMPLETED.**
- Re-Inspected property on US 31 N owned by Charlevoix Club Park, LLC. where fill from DeVos was being hauled. Owner of Hilltop Nursery had arranged for this fill. Rob Mobla has applied for SUP and will be heard by the Planning Commission on August 19, 2014. **SUP WITH CONDITIONS APPROVED.**
- Inspected 10965 Burnett Road for property being used for purposes only allowed by special use permit. Owner has applied for SUP and will be heard by the Planning Commission on August 19, 2014. **SUP WITH CONDITIONS APPROVED.**
- 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 to inspect with DEQ.](#)
- 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 letter of violation for using property as a short term rental without license for property located at 08091 Indian Trails on August 6, 2014. No response as of 9-8-14.
- Sent letter of violation for using property as a short term rental without license for property located at 07095 Birdland Drive on August 6, 2014. . No response as of 9-8-14.
- Sent letter of violation for using property as a short term rental without license for property located at 06805 Birdland Drive on August 6, 2014. No response as of 9-8-14
- Sent letter of violation for a deck in the greenbelt area for property located at 07225 Birdland Drive. Owner has responded to letter. No permit for deck, working with owner to rectify.