

Zoning Administrator Report

December 2017

Zoning Permits/Actions:				
Address	Parcel Number	Owner Name	Permit #	Improvement
07643 Upper Bayshore Road	007-111-019-00	Barry and Gwen Anderson	17/12/01	Construct Pole Building (Horse Shelter)

Land Divisions

No land division applications have been received during the month of December.

Nuisance Complaints

No nuisance complaints were received during the month of December.

Zoning Violations

I have not been contacted by Grady Graham as of yet regarding his landscaping plan that he was going to meet with me to discuss. I will be sending out a letter to both Grady Graham, the property owner and Bryan Graham, Township Attorney during the month of January to see if some activity can begin on this matter.

At such time as the amendments are made to the Section 3.14 of the Zoning Ordinance, I will ramp up my enforcement activities with regard to shoreline protection strip.

Plans have been presented to Marilyn Morehead regarding the Pierce property on Indian Trails which appear to meet with the requirements of the newly proposed language for Section 3.14. Provided the proposed language is adopted by the Township Board, this violation should be able to be easily rectified.

Regarding the Featherly property where fencing has been removed and needs to be replaced and a vegetative buffer planted, he has ordered the fencing and will be required to install it when the ground thaws in the spring. In regard to the vegetative plantings, he has indicated that since the furniture display is no longer in front of this property, he does not believe that he needs to put in any vegetation. I have indicated that the Planning Commission approval in the past has required the plantings which he never provided and that should he desire to not plant the vegetation as required, he will need to request the Planning to amend his site plan.

Meetings Attended

I attended the December Township Board and Planning Commission meetings.

Upcoming Meetings

The only upcoming meetings on my calendar include the January 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

An individual has expressed an interest in purchasing a parcel of property which is currently zoned C-1 Neighborhood Commercial for use as rental storage units with the potential for some business activities to take place on the property as well. I advised the party that could not operate rental storage on property zoned C-1 and indicated that their options would be to request a rezone to Industrial or to C-2. We have discussed the potential of the party requesting a conditional rezone to C-2 to allow a limited number of uses that he would like to conduct on the property. The party did meet with the Planning Commission in December to discuss his plans.

I have been contacted by the Bureau of Alcohol, Tobacco, Firearms and Explosives regarding a property owner in the Township who wishes to establish a fireworks magazine on his property which is currently zoned. The individual conducts fireworks shows around northern Michigan and operates his business out of his home. At the current time, he accepts delivery of the fireworks that will be used for each show by truck and assembles them at the site where the show will take place (this is my understanding). The person wishes to be able to store fireworks materials at his property for multiple shows which requires a Federal License with setbacks from residents based upon the quantity of materials stored on site. As a part of the Federal License, the party must be in compliance with Zoning and receive the approval of the local fire chief. I have taken the position that since the materials and activity will not be stored or take place in the residence or in an attached garage that the use cannot be classified as a Home Occupation; rather it falls under the Ordinance as a Cottage Industry which requires a special use permit.

I have also received a request to allow events to take place upon a parcel of property; these events could include weddings and receptions, parties and other similar activities.

The three items will need to be addressed by the Planning Commission at multiple meetings during the next couple of months.