

**WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS**

**Agenda for Regular Meeting on Thursday, June 25, 2020**

**7:00 p.m. at the Whitewater Township Hall**

**5777 Vinton Road, Williamsburg, MI 49690**

**Phone 231-267-5141/Fax 231-267-9020**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Set/Adjust Agenda
5. Declaration of Conflict of Interest
6. Approval of Minutes of January 23, 2020
7. Scheduled Public Hearing on Appeal #ZBA-2020-01
  - a. Open Public Hearing
  - b. Zoning Administrator Presentation
  - c. Petitioner Presentation
  - d. Report on Site Visit
  - e. Correspondence
  - f. Public Speaking in Favor of Appeal
  - g. Public Speaking in Opposition to Appeal
  - h. Anyone Wishing to Speak on the Appeal Who Has Not Already Commented
  - i. Close Public Hearing
  - j. Discussion of Appeal
  - k. Findings of Fact
  - l. Conclusion
  - m. Reasons for Conclusion
  - n. Decision
  - o. Motion
8. Other matters to be reviewed by the Zoning Board of Appeals
9. Report of Planning Commission Representative
10. Report of Township Board Representative
11. Report of Zoning Administrator
12. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township clerk at 231-267-5141 or the TDD at 800-649-3777.



**Whitewater Township**  
5777 Vinton Road  
P.O. Box 159  
Williamsburg, Michigan 49690

231-267-5141  
[www.whitwatertownship.org](http://www.whitwatertownship.org)

**STAFF REPORT/Zoning Board of Appeals**  
**Case # ZBA-2020-01**

1. Applicant(s)

Owner(s): Alfred, Catherine  
3765 Lander Road #2  
Chagrin Falls, Ohio 44022

Agent(s): Jurs, Robert and Christine  
20816 Beaconsfield Boulevard  
Rocky River, Ohio 44116

Site Address, None Assigned  
Parcel ID# 28-13-122-011-00

Zoned: A1 - Agriculture

Site Plan: Attached

2. Development Proposal

2.1 Property Description – W 514 A-1 N 450' OF S 470' OF SW 1/4 OF SW 1/4 E  
OF CRAM RD SEC 22 T28N R9W

2.2 Action Report – The Applicant is:

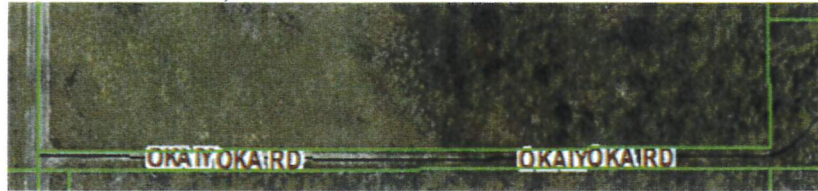
1) Appealing the decision of the Zoning Administrator in denying a Land Use (zoning) Application to place an 'Accessory Building' on an otherwise vacant parcel of land, and, if the decision of the Zoning Administrator is upheld:

2) Requesting a 'use' variance as outlined in Article XVIII, Section 18.70 of the Whitewater Township zoning ordinance.

2.3 Background:

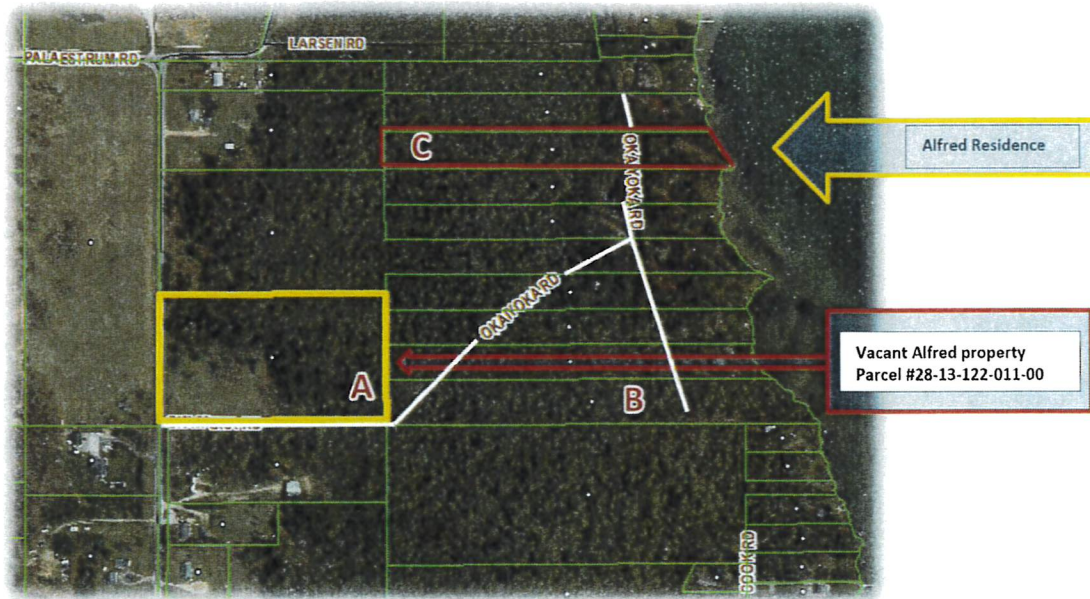
1. The owner(s) also own Parcel #28-13-122-015-00, a/k/a: 8212 Okaiyoka Road, Williamsburg, Michigan 49609 – shown as "C" in the *'property presentation image'*.

- a. The owner(s) of Parcel #28-13-122-015-00, a/k/a: 8212 Okaiyoka Road, Williamsburg, Michigan 49609 – also own a 1/9<sup>th</sup> interest in the parcel labeled as “B” in the ‘*property presentation image*’.
- b. The parcel labeled as “B” in the ‘*property presentation image*’ appears to be a ‘flag’ lot that provides ingress / egress to 9 (nine) lots; however, several of the legal descriptions for nearby properties utilizing Okaiyoka Road as ingress / egress describe a 1/9<sup>th</sup> interest in the south 20’ (twenty) feet of the subject parcel (#28-13-122-011-00).



2. The subject property (labeled as “A” in the ‘*property presentation image*’) is located wholly within the A1 - Agriculture Zoning District of Whitewater Township

***‘Property Presentation Image’***



**Zoning Map – area detail:**

## 2.4 Current Narrative:

1. Land Use (zoning) Permit application No. 2020-16 was received via email on May 14<sup>th</sup>, 2020.
2. The land Use (zoning) Permit application proposed to place an Accessory Building on parcel #28-13-122-011-00, located on the northeast corner of Cram Road at the intersection of Okiayoka Road - (labeled as "A" in the *'property presentation image'*)
3. Various emails between the applicant's agent and the zoning administrator lead to the conclusion (of the zoning administrator) that an approval would 'probably' not be possible based upon staffs understanding of the proposal. The agent of the applicant requested a formal denial and was advised that no formal decision would be rendered until such time that the appropriate fee was received to deem the application as being complete.
4. The requisite \$50.00 (fifty) dollar fee was received on May 28<sup>th</sup>, 2020.

The zoning administrator again reviewed the material presented by the applicant and **DENIED** the Land Use (zoning) Permit application after reviewing the zoning ordinance and finding that the requested 'use' was not permitted for the following reasons:

The Agricultural A-1 zoning district allows all uses as permitted and as regulated in Residential District R-2 ... The Residential R-2 zoning district allows all uses as permitted and as regulated in Residential District R-1 ... The Residential R-1 zoning district permits in Article VI, 6.10.H:

### A. Single family dwellings (et al).

### H. Accessory buildings and uses customarily incidental to the same.

a. The Whitewater Township zoning ordinance defines a building as: **BUILDING**: A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or property.

b. The Whitewater Township zoning ordinance defines an accessory building as: **ACCESSORY BUILDING**: A supplemental building or structure located on the same lot as or a lot contiguous to the primary building or where a primary use is being established.

c. The Whitewater Township zoning ordinance defines primary or principal building as: **PRIMARY** or **PRINCIPAL BUILDING**: A building which houses the main or principal use of the lot on which it is located. All other buildings are accessory structures.

5. *The agent of the applicant, Robert Jurs, appeals the decision of the zoning administrator in denying the Land Use (zoning) Permit application No. 2020-16 for placement of an Accessory Building on parcel #28-13-122-011-00 and requests a 'USE' variance in accordance with Article XVIII, Section 18.70*
6. Public Hearing Notification was published in the Record Eagle on June 7<sup>th</sup>, 2020; 18 days in advance of any required public hearing
7. 300 Foot Notices were sent out on June 9<sup>th</sup>, 2020 (via the U.S. Mail); 16 days in advance of any required public hearing.
8. Packets containing this report were distributed to the Zoning Board of Appeals (via the U. S. Mail) at least five business days prior to the published public hearing.

### **3. ZONING BOARD OF APPEALS QUESTION:**

- 3.1 Did the Zoning Administrator correctly read and administer the provisions of the Whitewater Township zoning ordinance and render an accurate decision?
  1. If 'yes', then the decision of the zoning administrator shall stand – and the Zoning Board of Appeals should address the variance request of the applicant.
  2. If 'no', then the Zoning Board of Appeals shall provide findings and conclusions to the contrary and render an official interpretation of the Whitewater Township zoning ordinance that permits an Accessory Building on otherwise vacant land that is not contiguous to land that has a primary or principal use established in common ownership.
  3. If 'no', then the interpretation of the Zoning Board of Appeals will become the final and official interpretation of the Whitewater Township zoning ordinance to be administered.

#### 4. STANDARDS FOR GRANTING A USE VARIANCE

- 4.1 Use Variance. The Zoning Board of Appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise prohibited in a zoning district. A finding of unnecessary hardship shall require demonstration by the applicant of the following:

1. The property cannot be reasonably used for any purpose permitted in the zoning district without the variance.

**Staff Comments:** *A search of the Whitewater Township property records indicated only that the site had a high water table and would be unsuitable for on-site sewage disposal and would be limited to holding tanks; hence, not a total hindrance for the property to be reasonably used for any purpose permitted (see attached labeled as: A1 and A2).*

2. The need for the variance is due to unique circumstances particular to the property and not generally applicable in the area or the others properties in the same zoning district.

**Staff Comments:** *The property is approximately 450' (four-hundred and fifty) feet by 1,312 (one thousand- three hundred and twelve) feet; approximately 13-1/2 acres of land. As noted above, sewage disposal capability may be limited but not to the point of making the land unsuitable for the permitted use(s) in the A1-Agriculture zoning district.*

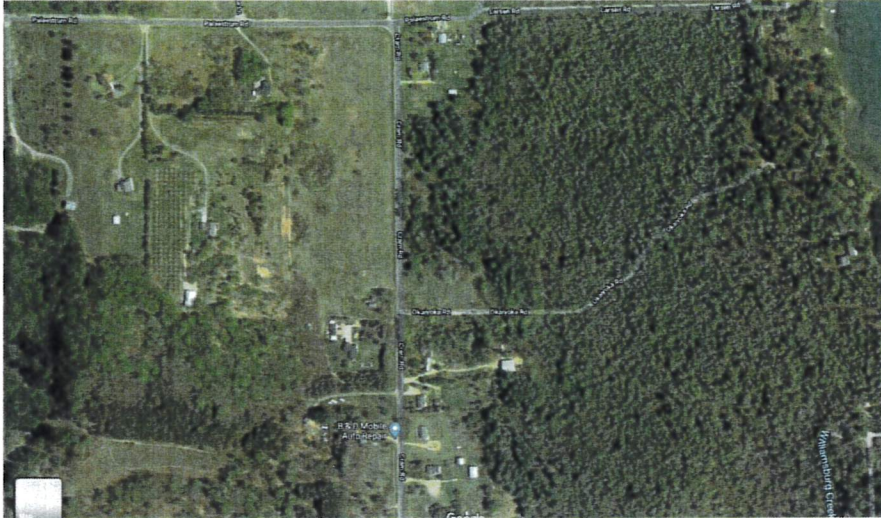
3. The problem and resulting need for the variance has not been self-created by the applicant and / or the applicant's predecessors.

**Staff Comments:** *Staff believes that this review standard has been met insofar as the 'property' is concerned; no physical changes have taken place in the better part of 30 years or more. However, it is the applicant's desire to erect an Accessory Building on the property (absent a primary / principal use being established first or consecutively) without demonstrating that an unnecessary hardship exists.*



4. The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristic of the site and the surrounding area will be considered.

***Staff Comments:*** Staff has observed and verified by searching the Whitewater Township property records that the essential character of the area appears to be large lot residential dwellings (homes) with 'Accessory Buuildings'.



***Staff recommends that the Whitewater Township Zoning Board of Appeals make independent findings and conclusions based upon the above review standards (Article XVIII, Section 18.70.A) that support a denial of the requested 'use' variance submitted by the agent and applicant by the required 2/3 membership vote.***

As the Whitewater Township ZBA has a membership of 5, any vote in favor of the request for the 'use' variance must have at least 4 to be granted.

Michigan Zoning Enabling Act – 125.3604

(10) The authority granted under subsection (9) is subject to the zoning ordinance of the local unit of government otherwise being in compliance with subsection (7) and having an ordinance provision that requires a vote of 2/3 of the members of the zoning board of appeals to approve a use variance.

Respectfully submitted for consideration by the Whitewater Township Zoning Board of Appeals,

A handwritten signature in blue ink that reads "Robert (Bob) Hall". The signature is written in a cursive, flowing style.

Robert (Bob) Hall  
Zoning Administrator

**Use Variances** § 24 (excerpt: Zoning Board of Appeals Handbook)

A use variance allows a use of land that is not permitted in the district in which the property is placed. Granting of a use variance requires that the applicant demonstrate that an “unnecessary hardship” would be imposed if the owner cannot use the property as requested. Use variances are permitted in cities and villages but limited in townships and counties. According to the Michigan Zoning Enabling Act, only the following townships and counties are eligible to hear use variances:

1. Those that as of February 15, 2006 had an ordinance that used the phrase "use variance" or "variances from uses of land" to expressly authorize the granting of use variances; and
2. Those that granted a use variance before February 15, 2006.

However, even if permitted and eligible to hear use variances, the Zoning Enabling Act allows community opt out of this procedure.

To prohibit use variances the community must adopt zoning ordinance language that prohibits submission of use variance requests.

From a community planning perspective, the indiscriminate granting of use variances is a poor zoning and planning practice. Given the long-term implications, it is important that the ZBA understand the ultimate effects of use variances on the master plan or zoning plan for the community. Approval of a use variance can change the overall land use character of a particular area. That is why strict attention to the use variance standards is necessary.





# WHITEWATER TOWNSHIP

5777 Vinton Road • P.O. Box 159 • Williamsburg, MI 49690 (231)  
267-5141 • FAX (231) 267-9020

Robert Jurs  
Agent for: Catherine Alfred  
20816 Beaconsfield Blvd.  
Rocky River, Ohio 44116

May 28, 2020

Re: Parcel #28-13-122-011-00 / Cram Road

Dear Robert Jurs,

Please allow this letter to serve as a formal **DENIAL** of your Land Use (zoning) Permit application to erect an Accessory Building on the above-referenced property. The referenced property is located in the A1-Agriculture zoning district of Whitewater Township.

Briefly, uses permitted in the A1 zoning district also include those permitted uses listed in the R1 and R2 – Residential zoning districts – this includes:

**Article VI**

**Section 6.10**

**H. Accessory buildings and uses customarily incidental to the same.**

Accessory Building is defined in the Whitewater Township Zoning Ordinance as:

**ACCESSORY BUILDING:** A supplemental building or structure located on the same lot as or a lot contiguous to the primary building or where a primary use is being established.

As our zoning ordinance is written, I cannot reasonably conclude that the requested use is permitted because:

1. There is no Primary or Principal use established on the referenced parcel.
- and
2. The referenced property is **not** contiguous with a parcel (under common ownership) with a Primary or Principal use established on which to be 'accessory' to.

There are options that you can pursue at this time in response to this **DENIAL** of your Land Use (zoning) Permit application.

1. You may choose to do nothing and abandon your request
2. You may appeal the administrative decision of the Zoning Administrator

3. You may seek a 'USE' variance as outlined in Article XVIII, Section 18.70

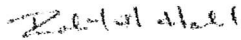
As previously discussed in our email correspondence, timing is critical as the Zoning Board of Appeals only meets once per month on the 4<sup>th</sup> Thursday of each month. This timing is further jeopardized in the State of Michigan under the Governors' current stay-at-home order.

In addition (and as I offered), I will apply the \$50.00 Land Use (zoning) Permit fee to the Appeals Board fee of \$250.00 should you decide to appeal and / or seek a variance. Therefore, should you decide to pursue Zoning Board of Appeals action, I will need \$200.00 submitted not later than 9:00 am on June 4<sup>th</sup>, 2020.

***Please understand that under Michigan law I am required to publish any notice of a required public hearing as well as mail notices to surrounding land owners within 300' (three-hundred) feet not less than 15 days before the hearing.***

Please let me know if I can be of further assistance.

Respectfully,



Robert (Bob) Hall  
Whitewater Township – Zoning Administrator

cc: property file



Property ID#

28-13-122-011-00

000707

**DENIED**

## WHITEWATER TOWNSHIP

### LAND USE PERMIT

**DENIED**

RESIDENCE  
W/GARAGE:

DATE: 05.29.2020

ACC.STRUCTURE:

X

COMMERCIAL:

EXPIRES: 05.29.2021

OTHER:

**DENIED**

ADDRESS:

N/A CRAWFORD ROAD

OWNERS LAST NAME:

ALFRED

NO. 2020.16

*Paul A. Hale*  
ZONING ADMINISTRATOR

**DENIED**

LAND USE PERMIT MUST BE POSTED



# WHITEWATER TOWNSHIP



5777 Vinton Road, PO Box 159 • Williamsburg, MI 49690 • PH (231) 267-5141 Fax (231) 267-9020

Case No. ZBA-2020-01 Date Rec. 06/04/2020 Fee: \$250

## Property Information

Date Filed: 5/21/20

(A1-AGRICULTURE)  
36

Tax ID #: 28-13-011-00 Subdivision: GOV LOT Lot #: 4 Zoning District: R-1

Flood Plain: NA Property Address: CRAW RD Year Property was Acquired: 40+ A60

Size of Lot: Front 450 Rear: 450 Side 1: 785 Side 2: 785

Present Use of Property: VACANT

Past Variances on Property in Question (Y/N) (N)

If So State Case No. and Resolution of Appeal: \_\_\_\_\_

## Request Information

Request: ☐ Dimensional Variance ☐ Use Variance ☐ Ordinance Interpretation ☒ Appeal Zoning Administrator Decision

Description of Request: PLACE A BARN ON ADJACENT PROPERTY  
OF 1/9<sup>th</sup> OWNER OF OKAYOKA DRIVE. PRESENT  
OWNER OF 8212 OKAYOKA LOT

Square Feet of Existing Structure to be demolished (if any): 0

New Structure (Y/N) If So, Size of Proposed Structure (Square Feet): 1500

New Addition to Existing Structure (Y/N) If So,

Size of Addition: \_\_\_\_\_ Size of Existing Structure \_\_\_\_\_ Size of Existing Structure + Addition: \_\_\_\_\_

Ordinance in Question (if any): \_\_\_\_\_

## Owner/Applicant Information

Owner Name: CATHERINE ALFRED

Mailing Address: 3765-2 LANDER RD City: CHAGRIN FALLS State: OH Zip: 44022

Phone: (440) 223-8259 Fax: ( ) - E-Mail: CELRJRS@COMcast

Applicant (if different from owner): ROBERTE CHASSINIE JURS

Mailing Address: 20816 BEACONSFIELD City: ROCKY RIVER State: OH Zip: 44116

Phone: (440) 343-6320 Fax: (440) 953-0580 E-Mail: RJURS@LIBLINE.COM

04 JUNE 2020 - 2020 CR# 178 IN AMOUNT OF \$200.00  
ARREAR OF \$50.00 (LUP APPLICATION) CR# 022306

# Parcel 13-122-011-00

## Grand Traverse County Property Information 2020

**Parcel:** 13-122-011-00

**Jurisdiction:** Whitewater Township

**Owner Name:** ALFRED CATHERINE

**Property Address:** CRAM RD  
WILLIAMSBURG, MI 49690

**Mailing Address:** 3765 LANDER RD #2  
CHAGRIN FALLS, OH 44022

## 2020 Property Information

**Current Taxable Value:** \$10,248

**School District:** 05060

**Current Assessment:** \$31,000

**Current S.E.V.:** \$31,000

**Current P.R.E.\*:** 0%

\* This percentage may pertain to exemptions other than the Principal Residence Exemption.

**Current Property Class:** 401 - Residential - Improved

## Tax Information

<b>Taxable Year</b>	<b>Summer Tax Amount</b>	<b>Winter Tax Amount</b>
2019	\$354.00	\$72.57
2018	\$346.14	\$71.61
2017	\$338.49	\$69.09

## Delinquent Tax Information

For current delinquent tax information or to pay your delinquent taxes online, [CLICK HERE](#) and you will be redirected to a third party site.

## Property Sale Information

Sale information is not available for this property

## Tax Description

W 514 A-1 N 450' OF S 470' OF SW 1/4 OF SW 1/4 E OF CRAM RD SEC 22 T28N R9W



05-14-2020 (3:07 pm)  
ZED'S LUP APPLICATION VIA EMAIL

05-29-2020  
EMAIL to U.S. MAIL  
LETTER OF DENIAL

WE STRONGLY SUGGEST YOU CONSIDER A LAND SURVEY

Permit Number: 2020-16

Form Number: 020707

Date Received: 05/14/2020

WHITEWATER TOWNSHIP  
LAND USE PERMIT APPLICATION  
LAND USE PERMITS ARE VALID FOR ONE (1) YEAR

Owner Name: <u>CATHERINE ALFORD</u>	Agent Name: <u>ROBERT JURS</u>
Street: <u>3765-2 LANDER RD</u>	Street: <u>2086 BEACONSFIELD BLVD</u>
City: <u>CHAMBERLAIN FALLS OH 44022</u>	City: <u>PARKEY RIVER OH 44116</u>
Ph: <u>440-223-0255</u>	Ph: <u>440-545-6320</u>
Email: <u>BEACONSFIELD@GMAIL.COM</u>	Email: <u>RJURS@LJBAINC.COM</u>
Property Address: <u>CREAM ROAD</u>	
Tax ID # <u>28-13-122-011-00</u> Zoning District: <u>R-1</u>	Flood Zone: <u></u>
Home: <u></u> Garage: <u>X</u> Accessory: <u></u> Size: <u></u> Bedrooms: <u></u> Bathroom: <u></u>	
Basement: <u>Poured Wall</u> or Block: <u></u> Structure within 500' of Lake, River or Stream: <u>No</u>	

THIS PERMIT APPLICATION AND INSPECTIONS UNDER IT ARE NOT TO BE CONSTRUED AS ESTABLISHING LEGAL RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE BUILDING, PREMISES OR SANITARY SYSTEM. PROPERTY OWNERS, BUILDERS AND CONTRACTORS ARE RESPONSIBLE FOR OTHER FEDERAL, STATE AND COUNTY CODE COMPLIANCE AND REASONABLE CARE IN CONSTRUCTION.

\*\* ALL PROPERTY TAXES MUST BE CURRENT BEFORE A PERMIT IS ISSUED. \*\*

TREASURER: Bob Alford DATE: 5-27-20

EMERGENCY PERSONNEL TRY THEIR BEST TO RESPOND TO CALLS IN A TIMELY MANNER, OFTEN WHILE NEGOTIATING DIFFICULT TERRAIN. DEFICIENCIES IN YOUR PROPERTY ACCESS POINTS COULD INCREASE AND/OR SEVERELY LIMIT EMERGENCY RESPONSE CAPABILITY.

The undersigned agrees to the provisions of this LAND USE PERMIT APPLICATION and also allows the ZONING/PLANNING DEPARTMENT personnel the right to inspect the described property.

Owner Signature: [Signature] Date: 5/14/2020 Agent: [Signature]

Office Use Only:

Date: 5/14/2020 Approved: [Signature] or Denied: [Signature] Fee Tendered: 5343 Check #: 5343

Permit Description: 05/14/2020 - BEACONSFIELD BLVD

05/28/2020 - BEACONSFIELD BLVD FROM CHAMBERLAIN FALLS

Zoning Administrator:  Date:

(231) 267-5141 (Ext. 21)

Permit Revised 01/30/18

Whitewater Township Zoning & Planning  
5777 Vinton Road  
P.O. Box 159  
Williamsburg, MI 49690  
Phone: (231) 267-5141 Ext. 21  
Email: zoning@whitewatertownship.org

AGRICULTURAL BUILDING CODE EXEMPTION AFFIDAVIT

Please Print

I, ROBERT LIPS, the Land Owner represent that the proposed building meets the exclusion of the definition of "building" under the State Construction Code Act in that the building is incidental to the use for agricultural purposes of land on which the building is located, that is for an "Agricultural or agricultural purposes" mean of, or pertaining to, or connected with or engaged in agriculture or tillage which is characterized by the act or business of cultivating or using land and soil for the production of crops for the use of animals or humans, and includes, but is not limited to, purposes related to agriculture, farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry and is not used in the business of retail trade. No residential storage of any kind can be stored in the building.

ADDRESS OF STRUCTURE: CARAM ROAD WHITE WATERS TOWNSHIP

Phone Number: 440-343-6320

Parcel or Tax ID Number: 28-13-122-011-00

I, the undersigned, will be building:

Type of Construction: STEEL BUILT POLE BARN

Building Length: 60'

Building Height: 10'

Building Width: 30'

Purpose of the Building: STORAGE OF BOATS FOR WINTER

By signing this request, you will be considered for exemption from the building process for the above described project.

Be advised that the County Building Official is authorized under the Michigan State Building Code to inspect the usage of the structure upon their convenience.

[Signature] (for owner)  
Signature of the Owner

5/14/2020  
Date

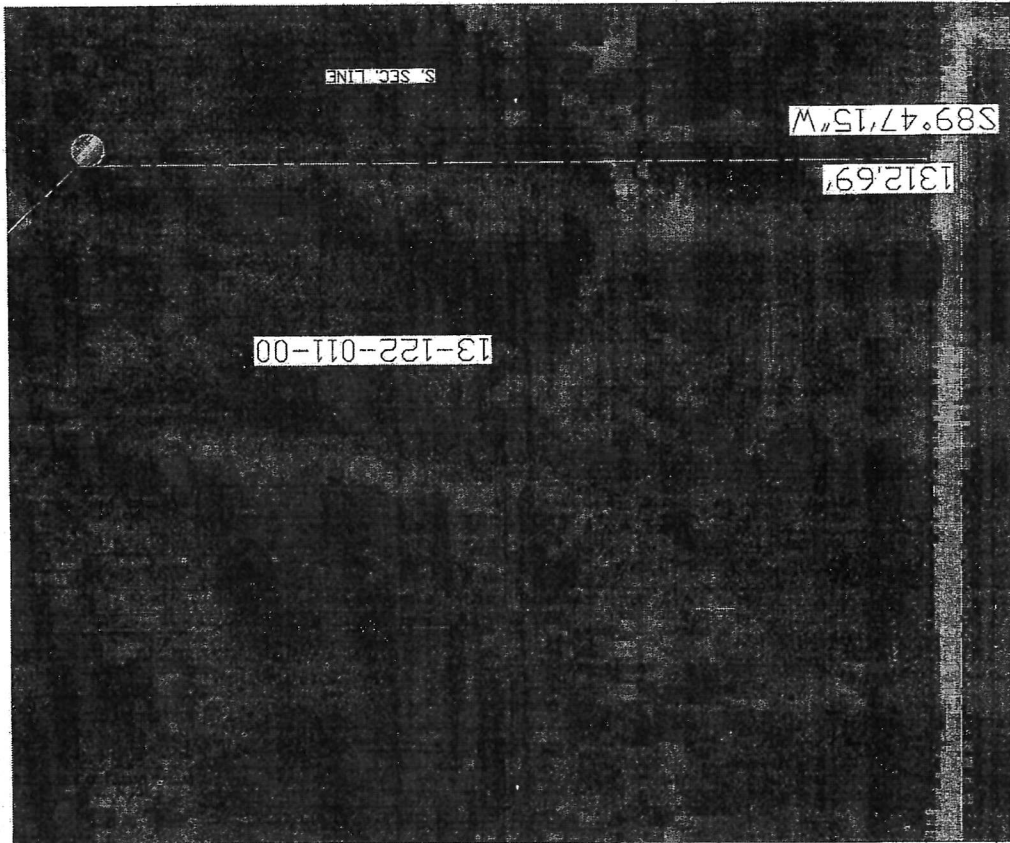
\_\_\_\_\_  
Code Official

\_\_\_\_\_  
Date

10102017 AG. EXEMPTION

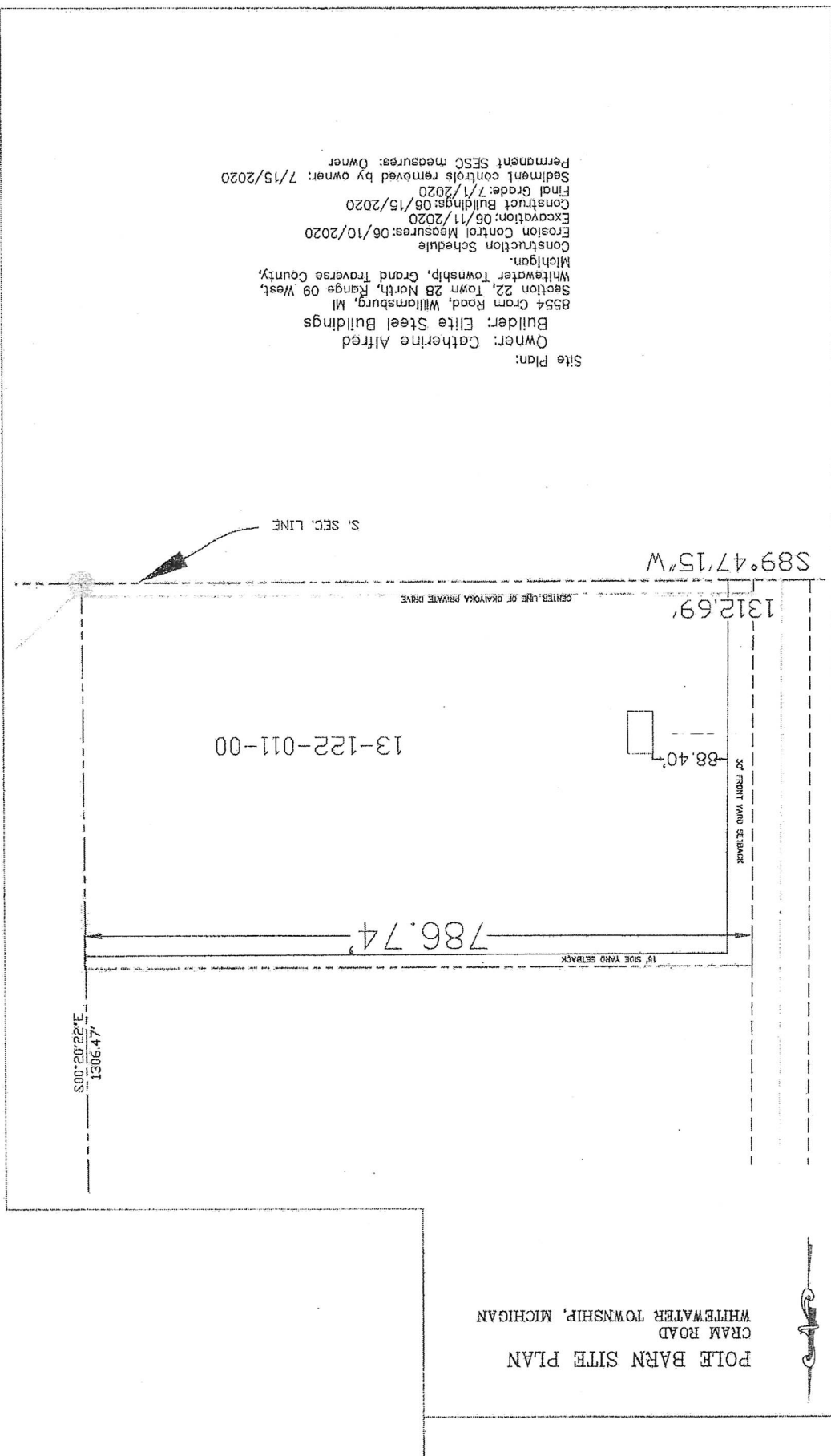
85085894

POLE BARN SITE PLAN  
 CRAM ROAD  
 WHITEWATER TOWNSHIP, MICHIGAN



Site Plan:  
 Owner: Catherine Alfred  
 Builder: Elite Steel Buildings  
 8554 Cram Road, Williamsburg, MI  
 Section 22, Town 28 North, Range 09 West,  
 Whitewater Township, Grand Traverse County,  
 Michigan.  
 Construction Schedule  
 Erosion Control Measures: 06/10/2020  
 Excavation: 06/11/2020  
 Construct Buildings: 06/15/2020  
 Final Grade: 7/1/2020  
 Sediment controls removed by owner: 7/15/2020  
 Permanent SESC measures: Owner

POLE BARN SITE PLAN  
GRAM ROAD  
WHITEWATER TOWNSHIP, MICHIGAN



Site Plan:  
Owner: Catherine Alfred  
Builder: Elite Steel Buildings  
8554 Cram Road, Williamsburg, MI  
Section 22, Town 28 North, Range 09 West,  
Whitewater Township, Grand Traverse County,  
Michigan.  
Construction Schedule  
Erosion Control Measures: 06/10/2020  
Excavation: 06/11/2020  
Construct Buildings: 08/15/2020  
Final Grade: 7/1/2020  
Sediment controls removed by owner: 7/15/2020  
Permanent SESC measures: Owner

1102-CASS STREET  
TRAVERSE CITY, MICHIGAN 49684  
PH: 922-4833

Benzie County Office  
Governmental Building  
P.O. BOX 335  
Beulah, Michigan 49617

SITE SURVEY

28-13-122-611-00  
Property Tax # 28-13-122-011-00

Requested by: Owner ( ), Agent ( ), Purchaser ( )

Name: THEODORE CATHINE ALPERT PH: GRAND TRAVERSE

Address: 8114 GRAM RD

WILLIAMSBURG MI 49690

Date: 9-15-90

Location of Property: (Include Driving Directions) GRAM RD

EAST SIDE APPROX 1/4 MILE SOUTH OF PALMSTRAUM

Subdivision: Lot No.

\*\*\*\*\*

SEE BACK

Soil Conditions:

On-Site Sewage Disposal

Suitable ( )

Unsuitable

Reasons/Suggestion for Solution:

Due TO HIGH GROUND WATER,

THESE PARCELS ARE UNSUITABLE FOR ON-SITE SEWAGE

DISPOSAL AND WILL BE LIMITED TO HOLDING TANKS

(Date of Inspection)

9-27-90

Received: 100 for Site Survey

Receipt No. 09690 Date: 9-17-90

Environmental/Health Representative

THIS IS NOT A PERMIT

9/86

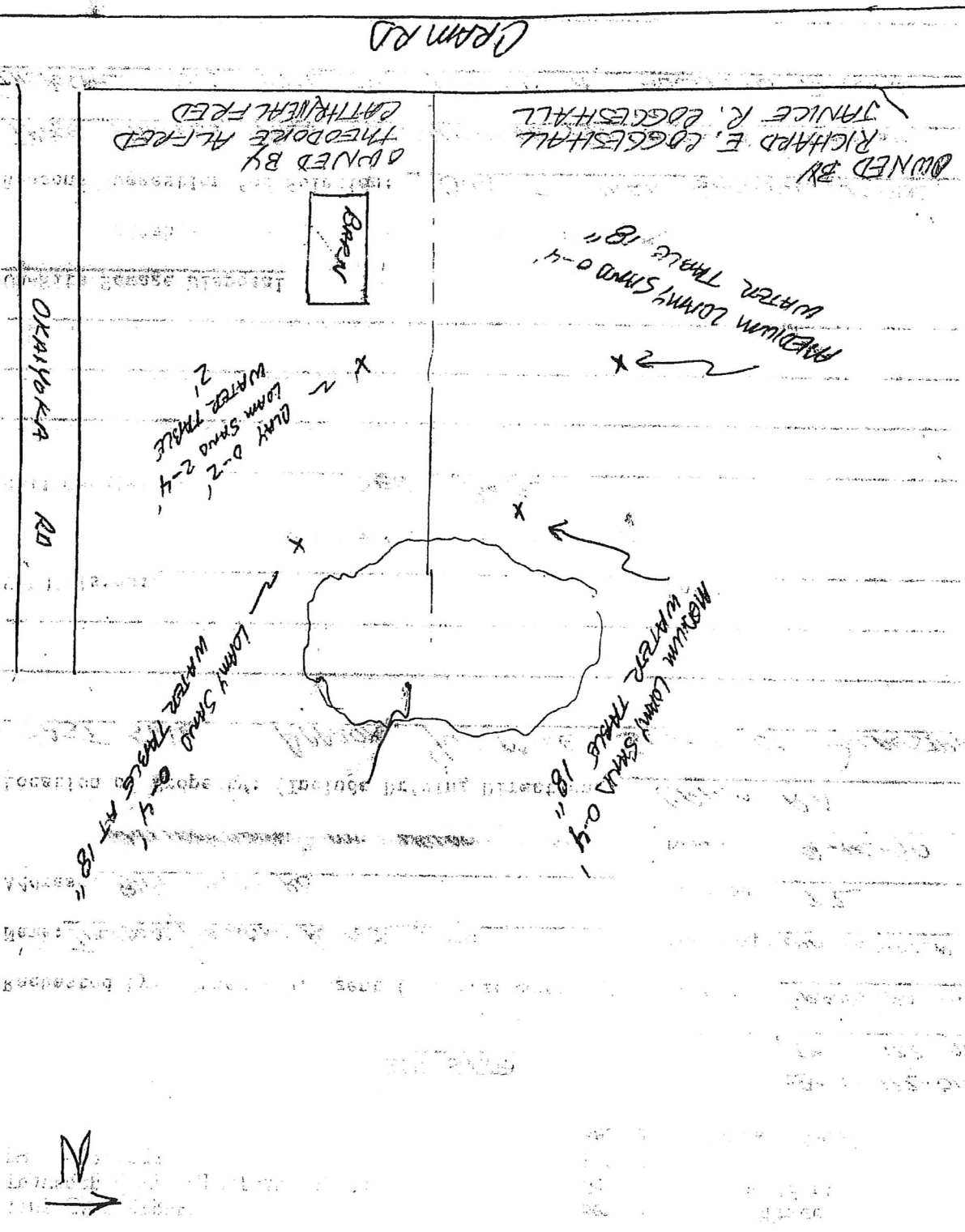
A1



THIS IS NOT A BEYOND

05-1-50

A2





5777 Vinton Road • P.O. Box 159 • Williamsburg, MI 49690 (231)  
267-5141 • FAX (231) 267-9020

## WHITWATER TOWNSHIP

Greetings –

June 8, 2020

In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006 (as amended), you are being notified that a 'public hearing' is scheduled to take place as outlined below. According to our records you own 'real' property located within 300' (three hundred) feet of the property subject to the public hearing, which is the reason you are receiving this notice.

Although no action is required on your part, all meetings of the Whitewater Township Zoning Board of Appeals are open to the public.

Very truly yours,

Robert (Bob) Hall  
Whitewater Township – Zoning Administrator

### LEGAL NOTICE WHITWATER TOWNSHIP ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Please be advised that on JUNE 25, 2020 the Whitewater Township ZONING BOARD OF APPEALS will conduct a public hearing at a regular meeting at 7:00 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI. The public hearing will be to consider the following:

The applicant Catherine Alfred, through their agent Robert Jurs, is: 1) appealing the decision of the Zoning Administrator in denying a Land Use (zoning) Application to place an 'Accessory Building' on an otherwise vacant parcel of land, and: 2) requesting a 'use' variance as outlined in Article XVIII, Section 18.70 of the Whitewater Township zoning ordinance. The subject property is located at the northeast corner of Cram Road and Okatyoka Road in Williamsburg, MI 49690. Parcel ID #28-13-122-011-00. Case #ZBA-2020-01.

All persons are welcome and will be heard concerning the request. A copy of the application and zoning ordinance are available for viewing at the township hall. Written comments will be received up and until the time of the meeting on JUNE 25, 2020 and should be addressed to the Whitewater Township Zoning Department, PO BOX 159, Williamsburg, MI 49690. Whitewater Township will provide necessary reasonable auxiliary aid and services to individuals with disabilities who plan on attending. Contact the Township Clerk at (231)267-5141 ext. 24 as soon as possible or the TDD at 800-649-3777.

This meeting may be accessed digitally; please check our website at: [www.whitewatertownship.org](http://www.whitewatertownship.org) for detailed instructions on how to join our meeting remotely.