

PLANNING & ZONING UPDATE
Trustees Meeting – March 19, 2024

Permits

Five permits have been processed to date. Four have been approved and one is pending more information.

Zoning Board of Appeals

There are currently no issues pending before the ZBA.

Special Land Use Permits

An application to build an RV park and campground on the “Herban farm” property was received on March 6, 2024 and the process of reviewing the application will begin shortly. We are responding to a FOIA request by Howard & Olson attorneys for the information we have received.

Enforcement

Broadway, Linden and Vine (off Mollineaux).

The background information and the draft ordinance by Brian Graham has been sent to Foster Swift for their review and comment.

Short-Term Rentals

The Planning Commission has reached general consensus on the language for a Short-Term Rental ordinance. In the next month or so, the Planning Commission finalize their review and will forward their suggested ordinance language to Foster-Swift for their preliminary review. Following Foster-Swift’s review, the PC will forward the ordinance to the Board for the process of public hearings and approval.

Frankfort, Elberta and Lake Township have now adopted STR ordinances. Benzonia Township is also in the process of reviewing an STR ordinance for adoption.

Kullenberg Appeal

The Township has received a “Notice to Appear” in Benzie Circuit Court on March 26, 2024. Apparently, the “administrative stay” has been lifted. Foster-Swift has filed a “Substitution of Attorney” advising the Court of the change in attorneys representing the Township. Young, Graham and Wendling have transferred some files to Foster-Swift. I have spent two hours discussing the case with Mike Homier to bring them up to speed. Once Foster-Swift has reviewed the case, we will discuss what action by the Township is needed at the March 26-Court appearance.