

ZONING ADMINISTRATOR CASE REPORT

Prepared for: SBT Zoning Board of Appeals; SBT Planning Commission; SBT Board
Regarding: DV; Interpretation; SUP/SPR; Rezoning; Amendment Proposal; Other

Report Date: 6/26/2020
Owner/Applicant: Thompson, Richard & Tammy
Address: 597 Lynn Dr., Roscommon, MI 48653
Zoning: Mixed Residential
PID #: 064-420-000-013-00

Case #: ZBA/PC-2020-02
Site Insp. (SI) Performed: YES, NO
Hearing Date: 7/20/2020
Hearing Type: Dimensional Variance & Special Use Permit/Site Plan Review

Case Details:

Applicant is seeking a Special Approval from both the Zoning Board of Appeals and the Planning Commission Request is for a Special Use Permit (SUP) for annual camping on a parcel without a primary dwelling without a restriction on the number of nights allowed in the Mixed Residential (MR) zoning district. Parcel size is less than the minimum required by the Ordinance standard, therefore, applicant is also seeking a dimensional variance to the Ordinance standard for parcel size requirements.

Site Details:

Parcel is approximately a half acre (0.53) in area, which represents a twenty thousand, five hundred, sixty (20,560) square foot, or forty-seven percent (47%) variance to the Ordinance standard of one (1) acre. Parcel is ~125' wide by ~184' deep for an area of ~23,000 sq. ft. Site contains a District Health Department #10 permitted and approved well and septic disposal system. (See Exhibit #6) Parcel contains a 38' x 8' RV in a location that is ~75' from the front lot line to the South and ~15' off the side lot line to the East. (See Exhibit #3) Site inspection shows the required district setback distances have been met. Site is located off Lynn Drive, which is a private road. (See Exhibit # 5) Site contains a metal fire ring and two (2) small sheds.

Zoning Details:

Parcel is located in the Mixed Residential (MR) zoning district and meets the minimum size requirements to be considered a buildable lot for a primary dwelling. Minimum lot area for MR is 20,000 square feet, with a 100' lot width, to which the subject parcel complies. Overnight camping, with a single recreational vehicle, on private property without a dwelling unit shall be an allowable special use in the MR district without a restriction on the number of nights in a calendar year, subject to all of the following conditions listed in Section 3.06.3, A through J of the SBT Zoning Ordinance. (See Exhibit #2) Subject parcel does NOT condition E of Section 3.06.3, therefore,

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applicant is seeking a dimensional variance from the SBT Zoning Board of Appeals in conjunction with the Special Use Permit.

Other Considerations:

Applicant contacted the zoning office shortly after receiving the Winter 2019 Newsletter to obtain the proper permitting for the land use of annual long-term camping. Applicant applied for annual long-term camping in May 2020 and was subsequently denied by the zoning office due to not meeting the ordinance standard. (See Exhibit #6) Applicant then applied for a land use for temporary camping and was subsequently issued an approved zoning permit for temporary camping on 6/6/2020. (See Exhibit #8) After having the process explained by the zoning administrator, the applicants decided to seek a variance and then pursue the special use permit if approved for the variance.

PREPARED BY:

Bonnie J. Shunatona, *SBT Zoning Administrator*

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Attachments:

Site Photos; Site Inspection Report; Other: _____