

# 2011 ZONING COMPLIANCE & INSPECTION SUMMARY



## *Includes:*

### **Total Complaints:**

- Resolved Complaints
- Pending Complaints
- Frequent Complaints
- Violations By Township

### **Total Inspections**

- Ordinance Violations
- Setback Inspections



# CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ FAX: (231)627-3646

January 27, 2012

RE: Summary of 2011 Compliance and Inspections

Dear Mr. Steve Schnell,

Attached you will find a complete listing of the year 2011's zoning violation complaints and investigation results. Also included is a thorough list of enforcement and setback inspections. There were a total of 389 property inspections completed in 2011. Of these inspections, 147 were related to zoning enforcement matters while 242 were setback inspections.

While setback inspections have steadily increased, a significant decrease in overall enforcement investigations and inspections has occurred. This decrease can be directly attributed to the *significant change in enforcement staffing*. For the first six months of the year, Mr. George Gierschke was focused on wrapping up existing enforcement matters prior to his retirement. I was brought on staff in June and an appreciable amount of my time has been dedicated to training, development of procedures and education. The decrease in enforcement activity should be considered an anomaly rather than a trend and I would expect enforcement inspection numbers to normalize in 2012.

In 2010 the number of setback inspections relative to total permit numbers increased dramatically from 2009, proving that efforts to have property owner's call for inspections were having a positive impact. This trend of improvement continues in 2011. There were a total of 322 zoning permits issued and of these issued permits, only 80 are without inspections. Setback inspections have increased from a rate of 65% in 2010 to 75% in 2011.

While zoning complaints were registered from a wide range of the ordinance, the most frequent were those typically cited in previous years. The most prominent complaint was *Building without a Permit*. 22% of all zoning enforcement complaints were related to building without a permit. Following were the *Accumulation of Waste Materials* and *Inoperable Vehicles*, which combined represent 12% of all complaints. Many investigations of waste materials and vehicles are often not violations of the zoning ordinance. Blight ordinances at the township level could help to curb some of these complaints.

Camping related complaints increased slightly in 2011 and represent 8% of all complaints investigated. While many other types of complaints were taken and

investigated, none represent any significant trend or special enforcement challenge due to a high propensity of occurrence.

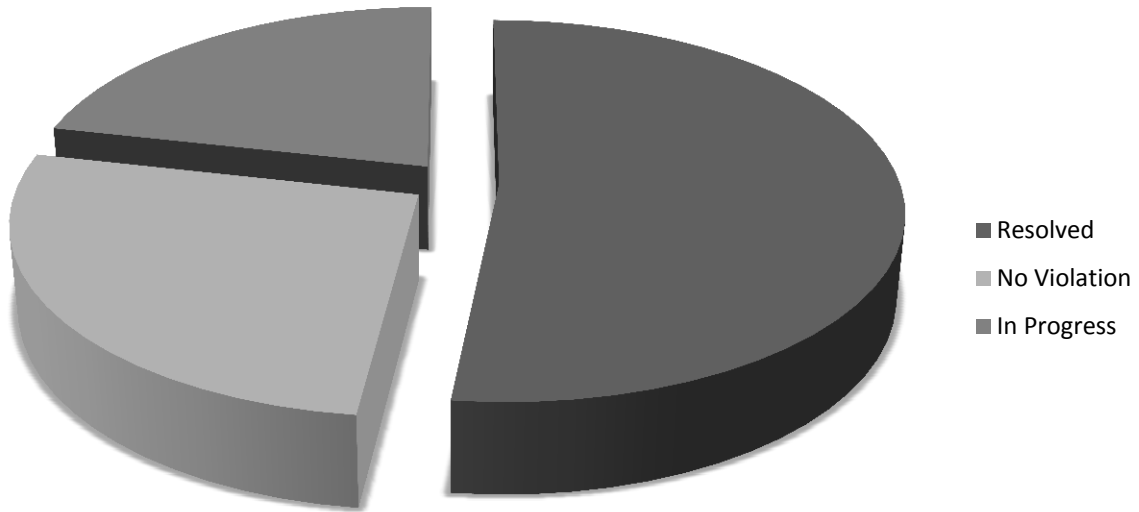
In looking forward to the new year, it is my thought that code enforcement will see steady improvements in efficiency, reporting and response time to complaints. Both internal and interdepartmental cooperation should allow us to handle complaints in a timely manner. This efficiency should allow for a more proactive approach in which more violations are discovered through consistent patrolling and monitoring.

Thank you for the opportunity to report and summarize the enforcement activities of 2011.

Sincerely,

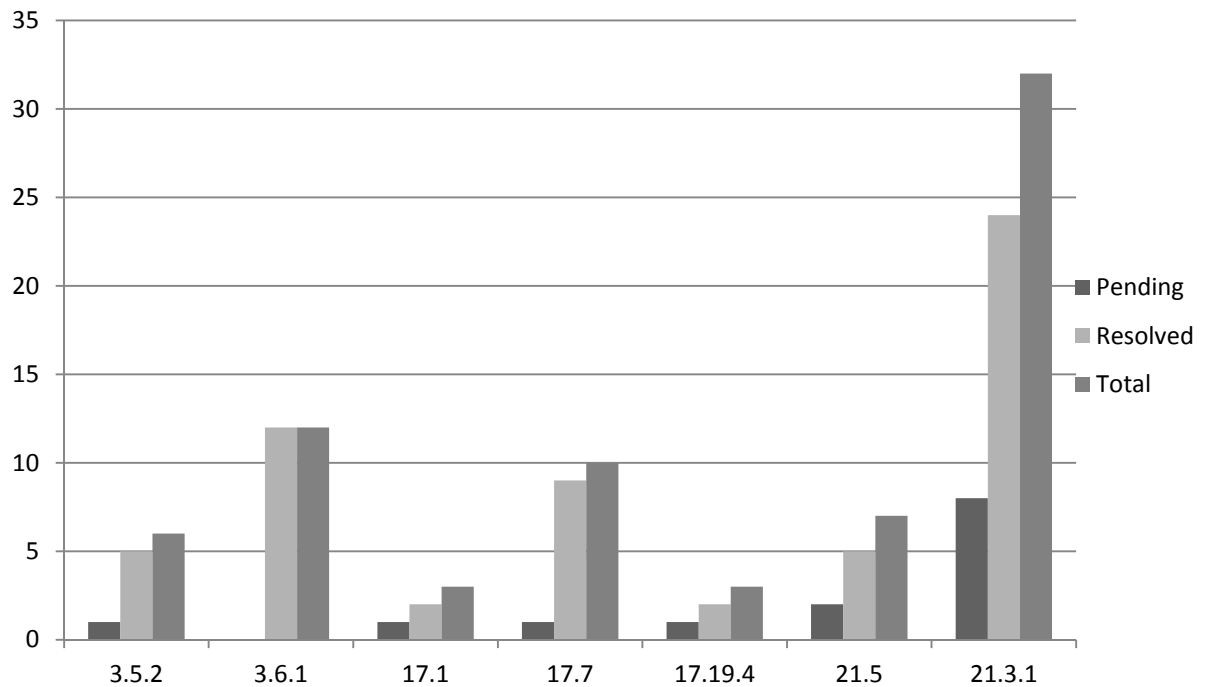
Matthew J. Cronk  
Code Enforcement Officer

## 2011 Zoning Complaint Totals



Status	Total
Resolved	41
No Violation	21
In Progress	17

## 2011 Frequent Complaints



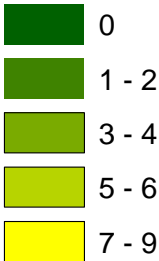
Section	Description	Pending	Resolved	Total
3.5.2	Inoperable Vehicles	1	5	6
3.6.1	Accumulation of Waste Materials	0	12	12
17.1	Setback Violations	1	2	3
17.7	Camping Violations	1	9	10
17.19.4	Animated or Flashing Signs	1	2	3
21.5	Non-Compliance with Permit	2	5	7
21.3.1	Building without a Permit	8	24	32

# Cheboygan County

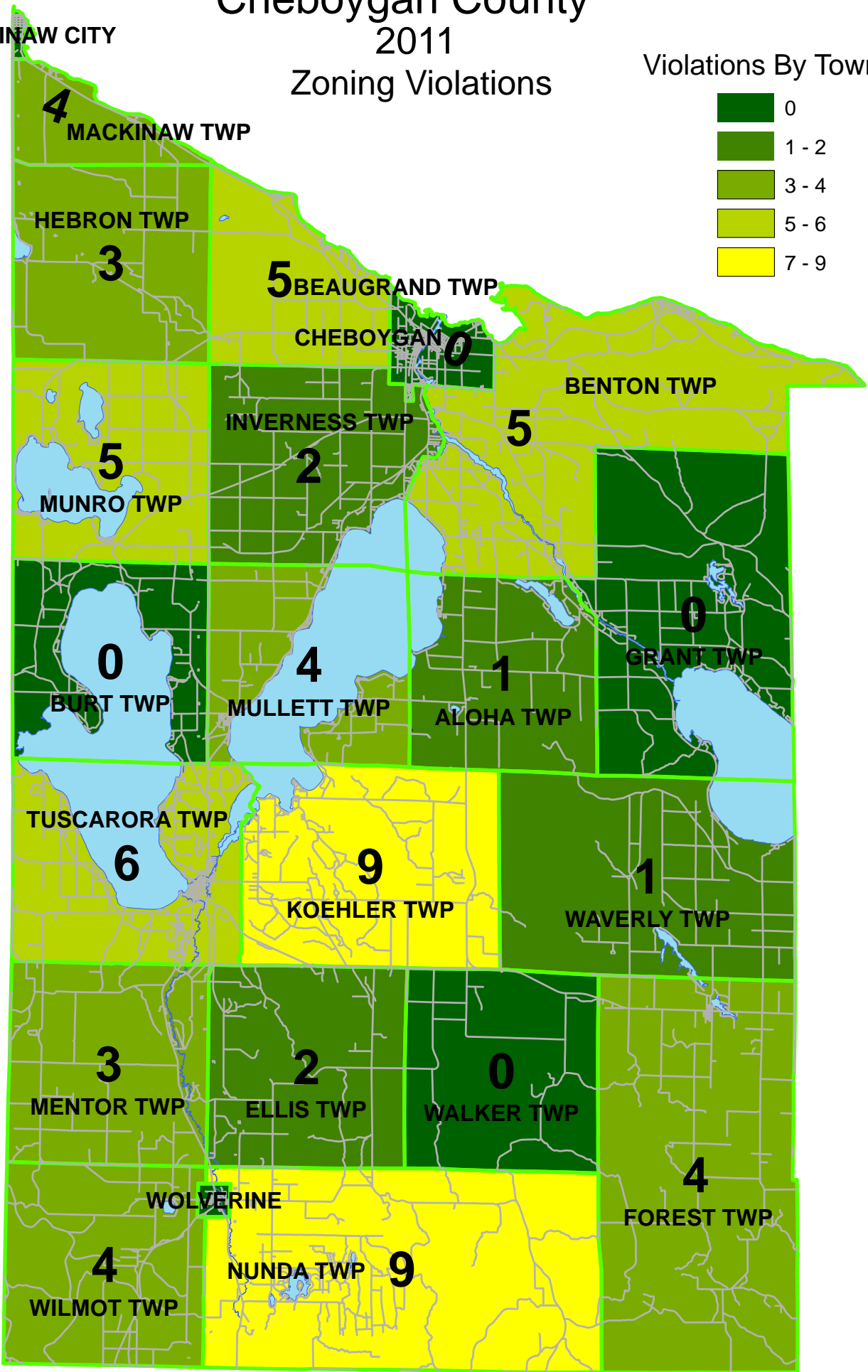
2011

## Zoning Violations

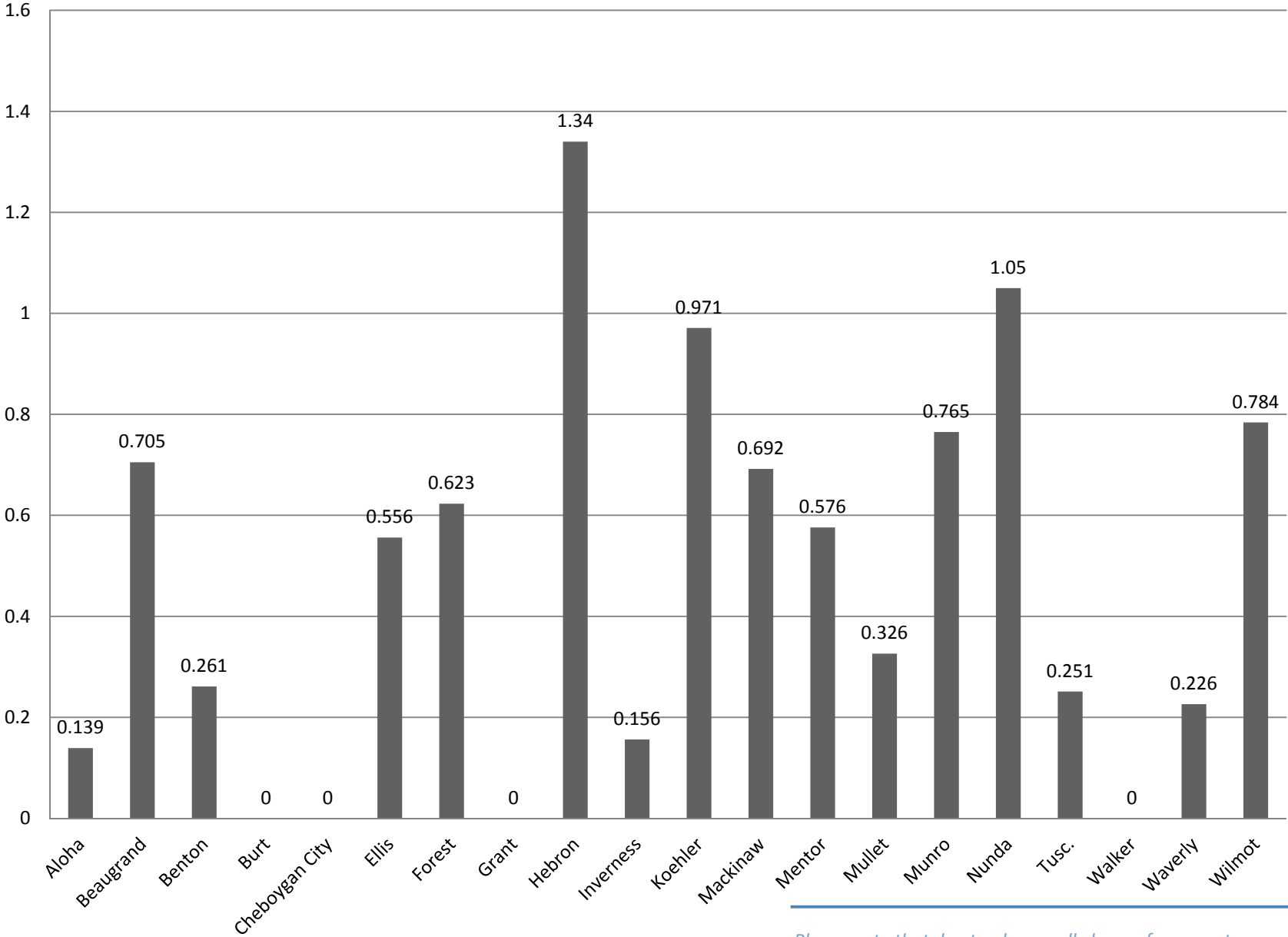
### Violations By Township



MACKINAW CITY



# 2011 Violations Per 100 Households



*Please note that due to abnormally low enforcement violations in 2011 some townships with a low population have an unusually high violation per population ratio. For instance, Hebron only had 3 violations.*

# Cheboygan County 2011

Violations per 100  
Households

Violations By Township

