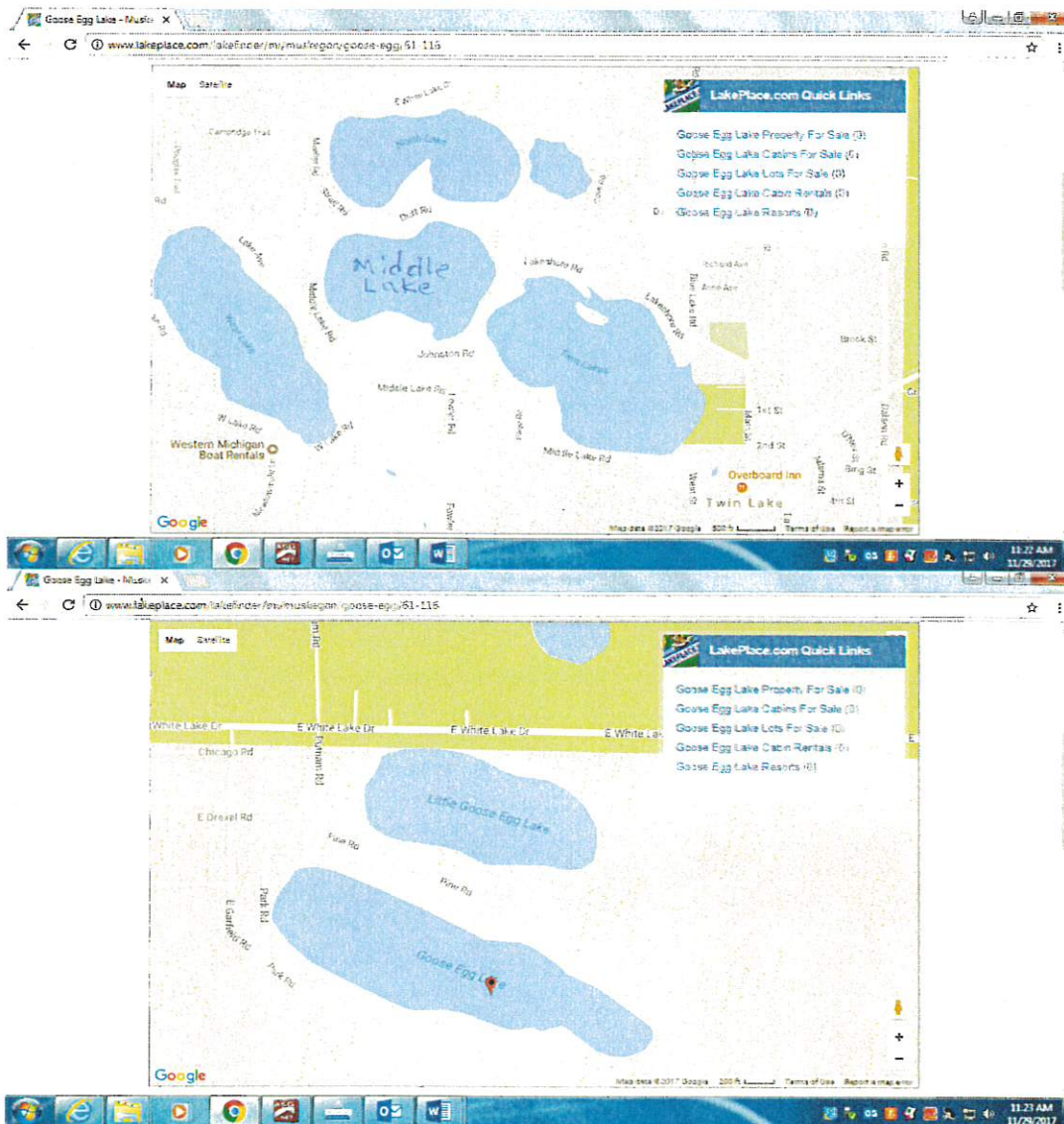


**DALTON TOWNSHIP  
1616 E. RILEY THOMPSON RD  
MUSKEGON, MI 49445**

To: Planning Commissioners/Township Board  
From: Lorraine Grabinski  
Date: January 9, 2020  
  
Re: Annual Report 2019

---



Lakefront properties continued to be a problem area in 2019, but we eventually adopted a Lake Residential Zoning District which should eliminate issues for property owners in this district. The 2 maps above show the areas included in this new district.

## PLANNING & ZONING

The zoning office was again very busy in 2019 with mainly residential projects and enforcement processing. Commercial projects were mainly remodels or additions to existing buildings.

Some of the planning activities of 2019 are:

- Master Plan Adoption
- Parks & Recreation Plan Adoption
- Zoning Map Adoption
- Approval of Phase II of Duck Creek RV Resort
- Six Public hearings were held for amending the Zoning Ordinance
- Approval of Remodel of the Oslund Building in Twin Lake

The information for applications submitted to the Planning Commission in 2019 are shown on the following page. The site plans and special use applications were very close to what they were in 2018 which correlates with the continuation of economic growth. We continue to have mainly residential growth in Dalton Township, and not commercial. As reported last year, there were 27 new house permits in 2018 and that decreased slightly to 22 in 2019, but the number of residential accessory structures increased. The economic forecast is for stability in 2020 from what I've read. We did have 5 applications submitted to the Planning Commission for commercial review. Each of those was approved.

The Planning Commission again saw lakefront property issues and reviewed additional information with the Health Department, which led to adoption of the Lakes Residential Zoning District. We also saw adoption of a Special Events Ordinance which by regulating, insures safety for our residents at those typed of events. Our applications for appeals remained low at 2 again in 2019; one was denied, and one was approved. This tells us that the changes to our zoning ordinance are keeping up with changes in the township.

Another very big issue in 2019 was the Hidden Creek Farm which created an extreme amount of controversy and negativity for Dalton Township. It was very difficult for all of us that were directly involved with the slander and threats from uninformed/misinformed residents, neighbors and in and out of state farmers. At the time of this writing, the case between the neighbor and the farm remains in litigation. Dalton Township took steps to prohibit one very large event that was to take place, but no additional legal action was taken by the township.

### PLANNING GOALS FOR 2020

In addition to continual work to improve the community through zoning enforcement and good working relationships with our existing businesses, I hope to accomplish the following items in 2020:

- Re-Adoption of the General Code of Ordinances by assigning section numbers for ordinances to be in their proper chapters, removing redundant sections and making corrections to existing language.
- Continue possibilities to redevelop the old Wayside Mobile Home Park
- Continue to make recommendations to the Township Board for Zoning Ordinance amendments for clarity or new regulations

## 2019 PLANNING STATS

SITE PLAN REVIEW	NUMBER	DATE	ADDRESS	DECISION
Roger Jourden/Duck Creek RV	SPR19-01	1/29/19	1155 W. Riley Thompson	Approved
McCormick Sand LLC	SPR19-02	2/26/19	5430 Russell Rd	Approved
Gary Charles/Preferred Lawn	SPR19-03	3/26/19	2471 Whitehall Rd	Approved
McCormick Sand LLC	SPR19-04	6/25/19	286 E. Michillinda	Approved
Roger Jourden/Duck Creek RV	SPR19-05	10/29/19	1155 W. Riley Thompson	Approved

SPECIAL USE	NUMBER	DATE	ADDRESS	DECISION
Storage of Sanitation Trucks	SU19-01	2/26/19	2707 Holton Rd	Approved
Gard Dog Storage	SU19-02	3/26/19	3165 Whitehall Rd	Approved
Private Road	SU19-03	4/30/19	Park Ave	Approved
Used Vehicle Sales	SU19-04	4/30/19	1077 W Tyler	Approved

ZONE CHANGE	NUMBER	DATE	ADDRESS/PARCEL NO.	DECISION
R-1 to AG/RC	ZC19-01	2/26/19	Vacant Land Russell/Michillinda	Applicant Rescinded
R-2 to AG/RC	ZC19-02	5/28/19	313 W. Tyler	Approved

PUBLIC HEARING	ORDINANCE AMEND NUMBER	PUBLIC HEARING DATE	TITLE	DECISION
Dalton Twp.	19-01	2/26/19	Rec. of Master Plan & Parks & Rec. Plan	TB Approved
Dalton Twp.	19-02	5/28/19	Special Events Ordinance	TB Approved
Dalton Twp.	19-03	7/30/19	Lake Residential District	TB Approved
Dalton Twp.	19-04	8/27/19	Creation of Marijuana Production Overlay District	TB Approved
Dalton Twp.	19-05	8/27/19	Adopt Zoning Map	TB Approved
Dalton Twp.	19-06	10/29/19	Regulation of Marijuana Facilities	PC Recommendation being Reviewed at Work Session 2020

APPLICANT	ZBA NUMBER	DATE	ADDRESS	DECISION
John Gorenflo	19-01	5/22/19	2649 White Lake Dr	Denied
Harvey/Dianna Clover	19-02	8/7/19	1151 Pine Ave	Approved

## PLANNING STATS COMPARISON

APPLICATION TYPE	2017	2018	2019	2020
Site Plan Review	2	5	5	
Special Use	5	6	4	
Zone Change	4	2	2	
Ordinance Public Hearing	5	5	6	
Board of Appeals	9	2	2	

## ZONING ENFORCEMENT

Clay and I continue to work together to get all complaints scheduled for inspection and enforcement if there are violations. The BS & A program works well to ensure that violations are continually monitored by Clay and documented for future questions. We do have some complaints that are received and when inspected, they are found to be unsubstantiated. Clay continues to work with property owners who are willing to comply, but may just need time.

Clay had 10 court cases, and two were for the same address, 695 W. Riley Thompson Rd. The property is not into compliance as of the date of this report. It is now in the hands of our attorney (again) to take back to court. Most of the cases that go to court are for blight, and this year we tried to focus on one particularly bad area in the township; Strand Rd. We have been successful in winning the court cases, but some are held up with legal issues such as the owner is deceased and the property remains in their name, or the property is in foreclosure. We also have another property at 2915 Strand that we have been in court for twice – the first time for the house and the second time for blight. We won both cases and are working with the owners to gain compliance with the court orders.

In 2019 there were 142 new enforcements added into the system and 93 of those have been resolved. The balance of enforcements are unfounded or remain in process. Clay completed 325 inspections, and I completed 53. Most of the inspections I completed were for a violation other than typical blight or junk cars. The highpoints of 2019 for zoning enforcement were:

- Clean-up of some properties on Strand Rd
- Clean-up of the 93 cases that were resolved
- Sale of the red Oslund building at the blinking light” in Twin Lake and issuance of Building Permit to the new owner
- Demolition of the house at 6437 Middle Lake Rd which had a fire in 2015 and was never repaired
- Winning court cases for 3 houses on Goose Egg Lake and seeing those properties improved

The area around Goose Egg Lake has also been one of the areas we centered attention on for cleaning up. In that process, we have seen one house demolished and another begin repairs. Both of those homes have been an eyesore for neighbors for a number of years. We also have issued permits for 2 new homes in the area.

# Enforcement Totals By Category

ANIMALS	Total Entries:	1
COMPLAINT	Total Entries:	86
JUNK AUTOS	Total Entries:	4
MISCELLANEOUS	Total Entries:	2
SUBSTANDARD/DANGEROUS BUILDING	Total Entries:	4
TRASH/DEBRIS	Total Entries:	5
TRASH/JUNK AUTOS	Total Entries:	5
WORK WITHOUT PERMIT	Total Entries:	3
ZONING	Total Entries:	28

**Total Records: 138**

Enforcement.DateFiled Between 1/1/2019 12:00:00 AM AND 12/31/2019 11:5

Population: All Records

12/30/19

## Inspection Totals 2019

**CLAY ORRISON**

**Grand Total**

**325**

**LORRAINE GRABINSKI**

**Grand Total**

**53**

12/30/2019



## ZONING/BUILDING CITATIONS ISSUED

ADDRESS	VIOLATION NOTICE MAILED	VIOLATION TYPE-INSPECTIONS COMPLETED	CITATION DATE	COURT DATE	FINAL DATE FOR COMPLIANCE	COMMENTS
695 Riley Thompson	9/27/17	Blight, junk cars, living in camper- 15 inspections	1/16/18	2/27/2018-5/29/19	3/31/2018-	Numerous cars/parts, etc.- ongoing violation continually - <b>Court Order 5/29/19 for sheds - no home-Ongoing with attorney</b>
3320 Pillon	3/12/2019	Living in camper in front yard	4/16/2019	5/28/2019		<b>Owner complied 6/3/19</b>
1008 Park	3/26/2019	Blight	4/30/2019	6/4/2019		<b>Complied 8/6/19</b>
2859 Pillon	4/9/2019	Blight	7/25/2019	10/29/2019	11/5/2019	Not Complied
273 E. Daniels	6/11/2019	Blight	8/13/2019	9/11/2019	10/15/2019	Not Complied
V/L Dalson	6/25/2019	Blight	Property is in foreclosure			Case Ongoing
2915 Strand	11/5/2019	Blight	DUE			Will issue citation after Clay is back
2911 Strand	3/26/2019	Junk Cars	7/2/2019	8/1/2019		<b>Owner complied 10/8/19</b>
Strand Rd - Vacant Land	5/10/2019	Blight		9/3/2019	Owner Complied	<b>Owner complied 12/2019</b>
1230 W. River	5/6/2019	COMMERCIAL SALES	5/6/2019	5/10/2019	Immediate	<b>TRO Issued to stop large commercial sale</b>
<b>BUILDING VIOLATIONS BROUGHT TO COURT</b>						
6437 Middle Lake Rd	7/24/2018	Dangerous Bldg.	WORKED WITH OWNER AND HE HIRED DEMOLITION OUT			<b>Complied 6/20/19</b>
2608 Strand	5/10/2019	Dangerous Bldg.	WORKED WITH OWNER AND HE HIRED DEMOLITION OUT			<b>Complied 10/14/19</b>
2915 Strand	5/19/2019	Dangerous Bldg.	8/29/2019	9/11/2019		Permits expire 10/2020
1106 Park	7/2/2019	Dangerous Bldg.	9/16/2019	10/11/2019	New owner	<b>Repairs to be completed 10/2020</b>
1085 Pine	6/4/2019	Dangerous Bldg.		10/8/2019	Owner Complied	<b>Owner demolished</b>