

ZONING ADMINISTRATOR'S ANNUAL REPORT FOR 2010

This has been a year of improved activity. There were 24 Zoning compliance applications issued as compared with 14 for 2009. Four of this year's permits were housing starts with two of these houses already underway. In 2008 when the economy was still good, there were by comparison 33 permits issued and 12 of them were to construct either residence or camp. Two were for installation of Mobile Home. The year 2008 was a very good year for the Township. In '09 by comparison, there was only one new home started. It looks as though in 2010 there are some signs of modest recovery.

One of the big achievements of the year was the Approval of the new Zoning ordinance. This is designed specifically support the goals of the Township's new master plan. A few of these goals are:

1. Resolve problems caused by the separation of the two communities, Republic and South Republic.
 - a. Physical problems such as inadequate infrastructure.
 - b. Social problems
2. Resolve problems caused by drop in water quality in some of our lakes.
3. Reduce or correct deterioration of fish habitat
4. Encouragement of alternative energy development and use.
5. Improve development and growth of business in the township.
 - a. To meet needs of the residents of the township such as groceries, hardware etc..
 - b. To provide jobs and income for citizens of the township through new business and light industry.

These are just a few of the many issues which are addressed in our zoning and planning.

There is an urgent need to complete the Zoning map so that it is detailed and specific enough to permit its use as a reliable reference. At present there is no reliable way to answer the question frequently asked, "What is the zoning of my parcel?"

In the category of land division in the past year we have seen movement toward smaller parceling. The old adage is, parcel size will always proceed to the smallest size allowed in your zoning. Some families are already pushing for larger parcel sizes to preserve the "North Country" look and feel. Others contend that this will push prices up out of reach of most local buyers so we should move toward smaller parcels. As a Township we will need to face these issues and make decisions. Economics is always a factor. As economic pressure rises, three things will happen.

1. People will subdivide and sell in order to meet economic needs.
2. People will clear cut small parcels to meet economic needs.
3. People will sell camps and second homes also to meet economic needs.

Most of what we have seen relates to 1. and 2.

Administratively we have seen a need to revise our forms. We have seen that the form for land division needs clarification so that one can tell specifically what is needed to properly complete the form. We

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December 20, 2010

APPLICATIONS FOR ZONING COMPLIANCE PERMIT

Niemi, Charles

Demolish old house
Approved 12/16/10

Permit No. Z-1036-10

LAND DIVISION

Mattila, Jay

Divide Prop. Intersection of Plum Tree Rd. and
60l to form 2 new parcels and one remainder.
Approved 12/20/10

No. L-1037-10

Respectfully Submitted

William Payne, Republic Township Zoning Administrator

NON CONFORMING LOTS

Class A Non conforming lots

A lot of record which in size or configuration does not meet the requirements of the zoning district in which it is located, but which are capable of meeting the other requirements of the district. Such lots shall meet other requirements of the zoning district in which they are located such as but not limited to setbacks, buffers, fences and other requirements of the zoning district.

Class B Non conforming lots

A lot of record which in size and/or configuration does not meet the requirements of the zoning district in which it is located and which because of the size and/or configuration cannot meet the requirements of the district in which it is located. Such lots shall be structured so as to be consistent with the pattern of development already in existence in the neighborhood in which it is located and shall meet such zoning requirements as may be required by the district which can be met such as setbacks, buffers, screens, fences and other requirements of the zoning district. No structures shall be permitted which restrict entry to an adjacent structure or property and on class B non conforming lots, no structure shall be place in such a way as to restrict passage of an emergency vehicle.

Enlarging Class B non conforming parcels

Any purchase or any acquisition of property adjoining a class B nonconforming parcel shall be added to the non conforming parcel until such additions to the original parcel shall make a single parcel of sufficient size as to meet the requirements of the zoning district. No adjoining parcel shall be developed by the owner of the original parcel as an individual parcel until the minimum size requirement of the original parcel has been met.