

March 2, 2019

To: West Traverse Board
West Traverse Planning Commission

From: David White, Zoning Administrator

Subject: February Zoning Administrator Report

Supervisor, Board Members and Planning Commission Members

Spring is in the air it will be here soon, I hope.

1. I have sent a letter to Pond Hill Farm asking them to not advertise or hold anymore live music events until they have received approval from the Township. They have agreed to stop having live music and are meeting with me to discuss all the events they have and if they are in compliance with Township Zoning. I will keep you up to date as we work to address Pond Hill Farms many events. I have let the Spencer's know that the Township is very supportive of Pond Hill and want to work with them to see their success continue to grow.
2. We have received a Zoning Application from Troy Bosker to build 8 storage units at the Southeast corner of State Rd. and Franklin Drive. The anticipated use is for heated storage with a bathroom facility for each leased unit. The application was received the last week of February and will be reviewed by the Planning Commission at their April meeting.
3. I am getting a lot of inquires about the Larry Beck property on S. Lake Shore Dr. and what it could be used for. Some of the questions have been about housing for Summer workers, a Youth Hostel, and various forms of B and B's. I just want to keep the boards up to date on the inquires.

Here is the one Permit issued by Emmet County in February.

Permit	Address	Owner	Issued	Category
PZ 2020-0008	6100 Lower Shore Drive	Paul and Julie Towner	2/20/2020	New Single-Family Residence Attached Garage

Please let me know should you have any questions or need additional information.

WEST TRAVERSE TOWNSHIP

Zoning Administrator

PO Box 528

Harbor Springs, MI 49740

(231) 526-7361 Fax: (231) 526-0028

zoning@westtraversetownship.com

February 17, 2020

Mr. Jimmy Spencer, Pond Hill Farm
5699 S. Lake Shore Dr.
Harbor Spring, MI 49740

Dear Mr. Spencer;

I am sending this letter regarding the Live music that you have been offering at Pond Hill Farm. Upon my review of your file I see that you have not received any Township approval to have Live music at your farm. The current Zoning does not permit such usage even as a Special use. I have included a copy of the A1 and A-1-A Zoning for your review.

As of receipt of this letter I am requesting that you do not advertise or have any more Live music events until approval for such events have been approved by West Traverse Township. I understand that you are only trying to enhance the experience of your guests when they come to Pond Hill, but the many events you offer must meet Township Zoning.

Thank you for your corporation in this matter. Should you have any questions, here are some ways you can contact me

Township Hall: Mondays 10am – 2pm
Office Phone: Mondays 10am – 2pm (231-526-7361)
Email: zoning@westtraversetownship.com

Respectfully,

David White
Zoning Administrator

Subject:Pond Hill Farm
Date:Mon, 02 Mar 2020 13:05:49 -0500
From:zoning@westtraversetownship.com
Reply-To:zoning@westtraversetownship.com
To:Bob Sandford <rwsandfo@chartermi.net>

Hi Bob,

Just an FYI I met with Jimmy Spencer today about his live music and other events at Pond Hill Farm. I told him that he does not have any Township approval for many of the events that are offered at Pond Hill. He is working with me to receive the correct approval. I gave him a copy of the proposed Zoning Amendments regarding many of the uses he has and that the Township Board would be reviewing them at the end of the month. I also showed him in the Right to Farm Act that he needs MDOT approval for his driveway and signage. My goal is to get from him a Special Use application to address all the uses at the Farm. I will keep you up to date as this moves forward.

Dave