August 8, 2005

MUNRO TOWNSHIP BOARD

Please note that nothing in this letter is meant to prevent the splitting of a parcel for a new residence. The intent is to assure that the division of land follows applicable ordinances and protects the environment, as stated in the Section II "Purpose" of the Township Land Division Ordinance No. 98-01.

The Chastain Application, made on June 14, 2005, was approved by the Munro Township Board at that meeting without an extensive review. The Township Land Division Ordinance allows for a 30-day review by the Board and appeals by the public.

Research by Board members, their discussions with County Zoning and Health Departments and my written objections on July 5, 2005 and July 11, 2005 all occurred within the specified 30 days. Subsequent examinations revealed missing information and violations of existing ordinances as required by Township Ordinance.

At the July 12, 2005 Township Board meeting where these omissions and errors were discussed, the Board acknowledged the incorrect approval and requested advice from its attorney, Tim MacArthur. He recommended that immediate notice be given to the Applicants, which was sent on July 13, 2005, containing findings of non-compliance and giving about 26 days to plan for a hearing at the August 9, 2005 meeting. The Township Ordinance requires a 20-day written notice, during which time the Applicant is expected to make the necessary corrections and additions to conform with all ordinances. Details of the required changes were outlined in the July 12 Minutes of Meeting or were available to the Applicant by contacting Board members.

I made a verbal F.O.I.A. request of the Township Clerk for copies of any updated material for my continued review, such as a corrected Application, revised survey drawing with correct parcels and easements shown, wetlands definition and Health Department approvals for all buildable parcels. No revisions have been made available to me. Therefore, it appears that the Township Board has only the original documentation from which to make its decisions, and these documents have already been rejected.

I urge the Board to help preserve the Munro Lake environment by not allowing a non-conforming lakefront lot and to be sure that the existing wetlands are properly cared for by avoiding building encroachment. Approved septic systems for all residences and unobstructed 30 foot road easements should also be documented. Any Munro Township Board approvals must be able to withstand a review by the Cheboygan County Planning and Zoning Department, should that become necessary.

Pat & Keith Sipperley
Munro Township residents