

VILLAGE OF DECATUR ZONING BOARD OF APPEALS MEETING AGENDA

Monday
October 3,
2022



VILLAGE OF DECATUR – ZBA REGULAR MEETING

Monday, October 3, 2022 – 6:00PM

Village Hall – 114 N. Phelps Street, Decatur, MI
49045

6:00 PM ZBA Meeting (Action to be taken by the Commission on the following agenda items) **Note: Please be courteous and turn cell phones off during the meeting.**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL (Excused Absences, if Any)**

4. **PUBLIC COMMENT**

5. **APPROVAL OF AGENDA**

5A - Approval of the Regular Meeting Agenda for October 3, 2022

6. **APPROVAL OF BY-LAWS**

6A – Approval of Zoning Board of Appeals By-Laws

7. **PUBLIC HEARING**

7A – Request to hold a public hearing regarding application from James Hinch II, 410 Harrison Street, Decatur, MI 49045, seeking appeal of the Zoning Administrator denial of non-conforming use.

8. **UNFINISHED BUSINESS**

9. **NEW BUSINESS**

9A – Request to schedule public hearing for Monday, November 7, 2022

10. **ZONING BOARD OF APPEALS COMMENTS**

11. **ADJOURNMENT**

PLEASE NOTE

AUDIENCE PARTICIPATION:

In addition to addressing the Planning Commission during public hearings and under “Public Comment,” members of the audience may address the Chairperson, please limit your comments to three minutes or less per item. Please step up to the podium and state your name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
 2. Verbal report provided by staff.
 3. The Chairperson asks Commission members if they have any questions for staff to clarify the staff report.
 4. Motion is made by a Commission member and seconded by another Commission member.
 5. The chairperson calls on Commission members to discuss the motion if Commission members wish to discuss.
 6. Chairperson calls for a vote on the item after discussion has occurred.
-



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Christopher Tapper, Village Manager
REVIEWED BY: N/A

DATE: October 3, 2022

SUBJECT: Request to approve ZBA Rules of Procedure - Bylaws

Action Requested:

It is requested that the ZBA approve the ZBA Rules of Procedure - Bylaws.

Background:

Staff is requesting the ZBA review and approve the Rules of Procedure – Bylaws.

Attachments:

By-Laws

**VILLAGE OF DECATUR
ZONING BOARD OF APPEALS RULES OF PROCEDURE (BYLAWS)**

**ARTICLE I
AUTHORITY**

1.1. Authority. These Rules of Procedure, otherwise known as the ZBA Bylaws, are adopted by the Village of Decatur Zoning Board of Appeals (hereinafter referred to as the ZBA) pursuant to Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act), Public Act 110 of 2006, as amended (the Michigan Zoning Enabling Act), the Village of Decatur Zoning Ordinance, as amended.

**ARTICLE II
COMPOSITION AND OFFICERS**

2.1. Composition. The Decatur Village Council has been designated to serve as the ZBA and to carry out all duties assigned to zoning boards of appeals in the Michigan Zoning Enabling Act. Accordingly, the ZBA shall consist of the 7 members of the Village Council sitting in an *ex officio* capacity.

2.2. Officers

- a. The Village President shall serve as the Chairperson of the ZBA, and the Village President Pro Tem shall serve as the Vice-Chairperson of the ZBA.
- b. The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson.

**ARTICLE III
MEETING PROCEDURE**

3.1. Meetings.

- a. Meetings of the ZBA shall be held at Village Hall at such times as shall be prescribed by the Chairperson.
- b. Notice of any meetings shall be given in accordance with the Open Meetings Act (Act No. 267 of the Public Acts of 1976). Notices shall be posted at the offices of the Village in the manner and time provided under that Act. Any changes in the date, time or location of the regular meetings shall be posted and noticed in the same manner as originally established.
- c. A quorum as defined by the Michigan Zoning Enabling Act shall consist of four of the seven total members. No business may be conducted or official action taken except to adjourn the meeting if a quorum cannot be met.
- d. Except to the extent of any conflict with these rules or any applicable provision of the zoning ordinance or state statute, meetings shall be conducted in accordance with Robert's Rules of Order, Newly Revised (12th ed).

3.2. Applicant Attendance and Participation. The applicant or his/her representative shall be present at the meeting when their application is heard and discussed. Failure of the applicant or

representative to appear at the hearing will cause the ZBA to postpone any action on the request until such time as the applicant or a representative is present. If the applicant or representative fails to make attendance for two consecutive hearings without notifying the ZBA or Village staff, the application shall be dismissed. The Chairperson shall give the applicant/representative adequate time during the meeting to present his or her case to the ZBA. Such time may exceed the 3-minute limitation provided for general public comment (as provided in section 3.3 below) and shall be determined based on the complexity of the case.

3.3. Hearings.

a. The Village shall provide for notification of public hearings in a local newspaper and by direct mailings as required under the Michigan Zoning Enabling Act.

b. The Chairperson shall announce the matter of business to be considered and open the hearing on the matter for receipt of public comment on the subject, which shall be governed by the following rules:

1. Only comments regarding the subject of the hearing will be accepted.
2. All persons wishing to comment shall be given an opportunity to do so.
3. Any person wishing to speak shall first be recognized by the ZBA Chairperson.
4. Speakers shall stand, if able, be formally recognized by the Chairperson, state their full name and address, and make comments directly to the Chairperson. Any questions shall also be directed to the Chairperson.
5. Members of the public, other than the applicant, shall limit their comments to three (3) minutes. The owner of the subject property and the party that filed the application (in situations where the owner is not the applicant) shall be given fifteen (15) minutes to speak.
6. The Chairperson has the authority to order a person to conclude comments that are irrelevant, misleading, repetitious of comments made by other commenters, or in excess of their allotted time limits. The Chairperson may also grant extensions of time, or allow ZBA members to ask questions of speakers beyond the allotted time limit, upon determining that doing so would assist the ZBA in resolving the issues presented.
7. Once all public comments have been received or if, at any time, during the hearing, a ZBA members feels no other relevant or non-repetitious comments are being presented, a motion to close the public hearing may be made, or the Chairperson may advise that such a motion would be entertained.

d. During the hearing the Chairperson shall acknowledge any correspondence received.

3.4. Motions. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.

3.5. Voting. An affirmative vote of four (4) ZBA members shall be required to reverse an order, requirement, decision, or determination of the administrative official or body, to decide in

favor of the applicant on a matter upon which the ZBA is required to pass under the zoning ordinance, or to grant a variance (other than a use variance) from the zoning ordinance. Voting shall be ordinarily accomplished by voice vote; provided, that the roll call shall be required if requested by any ZBA member or directed by the ZBA Chairperson. A Use Variance may only be granted if authorized by the zoning ordinance and upon the affirmative vote of five (5) ZBA members.

3.6. Secretarial Duties. Secretarial duties for the ZBA shall be performed by Village staff personnel as designated by the Village Manager. Such staff personnel shall be responsible for preparation of minutes, keeping of pertinent records, delivering communications, petitions, reports, other related items of business to the ZBA, issuing notices of public hearings, and performing related administrative staff duties to assure efficient and informed ZBA operations.

ARTICLE IV DUTIES OF THE ZBA

4.1. Duties. The ZBA shall perform all duties proscribed under the Michigan Zoning Enabling Act or the Village's zoning ordinance.

ARTICLE V OPEN MEETINGS AND FREEDOM OF INFORMATION COMPLIANCE

5.1. Compliance with Acts.

- a. Meeting notices and in-meeting deliberations and decisions of the ZBA are governed by the Michigan Open Meetings Act, Act 267 of the Michigan Public Acts of 1976, as amended, MCL 15.261 et seq.
- b. Records, files, correspondence, and other materials pertaining to ZBA agenda topics are available to the public for reading, copying, and other valid purposes as governed by the Michigan Freedom of Information Act, Act 442 of the Michigan Public Acts of 1976, as amended, MCL 15.231 et seq.

ARTICLE VI CONFLICTS OF INTEREST

6.1. Conflicts of Interest.

- a. For purposes of these bylaws, a conflict of interest is defined as, and a ZBA member shall declare a conflict of interest and abstain from participating in ZBA deliberations and voting on a request, when:
 1. An immediate family member is involved in any request for which the ZBA is asked to make a decision. "Immediate family member" is defined as an individual's father, mother, son, daughter, brother, sister, and spouse and a relative of any degree residing in the same household as that individual.
 2. The ZBA member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association.
 3. The ZBA member owns or has a financial interest in a property abutting

the property involved in the request. For purposes of this section, a lot shall be considered with another lot if it shares a common property line or would share a common property line if not for an intervening public right-of-way. (In other words, a lot immediately across the street from another lot shall be considered abutting).

b. The procedure for handling conflicts of interest shall be as follow:

1. If a member has a conflict of interest, he or she shall disclose that interest during a ZBA meeting prior to any discussion on the item to which it pertains, and shall then remove himself or herself from the hearing, discussions and decision-making process until the matter is over. Physical removal minimizes any public perception that the member with the conflict of interest is unduly influencing his or her fellow members by the member's physical presence.

2. If a member is aware of circumstances that a reasonable person may consider to create an appearance of a conflict of interest, he or she shall disclose that interest during a ZBA meeting prior to any discussion on the item to which it pertains. The remaining members of the ZBA shall then take a vote to determine whether or not to require the member to abstain from participating on that item.

ARTICLE VII EX PARTE COMMUNICATIONS

7.1 Ex Parte Communications.

a. The ZBA must act as a board and not as individuals.

b. Communication of any kind (other than at ZBA meetings or hearings) ("Ex Parte Communications") by members of the ZBA with applicants, developers, applicant's or developer's representatives, or interested neighbors regarding a matter to come before the ZBA is to be avoided, except for limited necessary contact during fact-finding site visits.

c. Members may view sites only if they can do so without any unnecessary contact with the applicant, developer, applicant's or developer's representatives, or interested neighbors and for the specific purpose of gathering physical facts or data.

d. If a member is contacted by an applicant, developer, or their representatives, or an interested neighbor, the member shall promptly inform that party that he or she will not discuss the matter or have any contact other than at a ZBA hearing or meeting except for site visits. The member shall then immediately welcome the party to attend the ZBA meetings to discuss their views, wishes, etc. or to deliver written comments to the Village Clerk for distribution to ZBA members.

ARTICLE VIII AMENDMENTS

8.1 Amendments. The ZBA may amend these bylaws by a majority vote of the members, provided that all members have received a copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

I HEREBY CERTIFY that the above Bylaws, as amended, were adopted on
_____, 2022.

_____, Chairperson

VILLAGE OF DECATUR
VAN BUREN COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING AND ZONING BOARD OF APPEALS MEETING

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE VILLAGE OF DECATUR, VAN BUREN COUNTY, MICHIGAN AND ALL OTHER INTERESTED PARTIES.

PLEASE TAKE NOTICE that a Public Hearing/Special Meeting will be held by the Village of Decatur Zoning Board of Appeals on Monday, October 3, 2022, at 6:00 p.m. at the Decatur Village Hall located at 114 North Phelps Street within the Village.

PLEASE TAKE NOTICE that the item(s) to be considered at this Public Hearing include, in brief, the following:

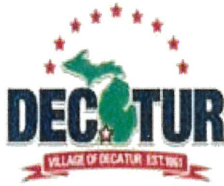
1. Appeal the denial from Zoning Administrator, regarding residential structure, non-conforming, in an Industrial zoning district use at 410 Harrison Street, Decatur, MI 49045.
2. Such other and further matters as may properly come before the Zoning Board of Appeals

PLEASE TAKE FURTHER NOTICE that written comments will be taken from any interested person concerning the appeal at the email address of the Village Clerk, mduncan@decaturmi.us at any time during regular business hours up to 12:00 p.m. on the date of the hearing and will further be received by the Zoning Board of Appeals at the time of said hearing.

The Village of Decatur will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon four (4) days' notice to the Village Clerk.

VILLAGE OF DECATUR PLANNING COMMISSION

Megan Duncan, Village Clerk
Decatur Village Hall
114 North Phelps St.
Decatur, MI 49045



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Christopher Tapper, Village Manager
REVIEWED BY: N/A

DATE: October 3, 2022

SUBJECT: Request to hold a public hearing regarding application from James Hinch II, 410 Harrison Street, seeking appeal of the Zoning Administrator denial of non-conforming use.

Action Requested:

It is requested that the ZBA hold a public hearing regarding the application from James Hinch II, 410 Harrison Street, seeking appeal of the Zoning Administrator denial of non-conforming use.

Finding of Facts:

1. Property address; 410 Harrison Street, parcel 80-43-055-003-00, parcel size 0.4, is currently zoned (I) Industrial.





Village of Decatur
114 N Phelps Street
Decatur, MI 49045

2. Chapter 42, Sec 42-300 Purpose

(a) It is the intent of this chapter to permit legal nonconforming lots, structures, or uses to continue until they are removed consistent with the provisions in the Michigan Zoning Enabling Act, Public Act No. 110 of 2006 (MCL 125.3208).

(b) It is recognized that there exists within the districts established by this chapter and subsequent amendments, lots, structures, and uses of land and structures which were lawful before the ordinance from which this chapter is derived was passed or amended which would be prohibited, regulated, or restricted under the terms of this chapter or future amendments. Such uses are declared by this chapter to be incompatible with permitted uses in the districts involved. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

(c) A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of the ordinance from which this chapter is derived by attachment on a building or premises of additional signs intended to be seen from off the premises, or by addition of other uses of a nature which would not be permitted generally in the district involved.

(d) To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designed use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of the ordinance from which this chapter is derived, and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

3. Chapter 42, Sec 42-302 – *Nonconforming structures, where a lawful structure exists at the effective date of adopting or amendment of the ordinance from which this chapter is derived that could be built under the terms of this chapter by reason of restriction on area, lot coverage, height, yards, or other characteristics of the structure of its location on the lot, such structure may be continued so long as it remains otherwise lawful;*

a) no such structure may be enlarge or altered in a way which increases its nonconformity

b) should such structure be voluntarily destroyed by any means to an extent of more than 50% of its replacement cost, exclusive of the foundation, it shall be reconstructed only in conformity with the provision of this chapter

c) should such structure be moved for any reason for any distance whatever, it shall thereafter conform to regulation for the district in which it is located after it is removed,

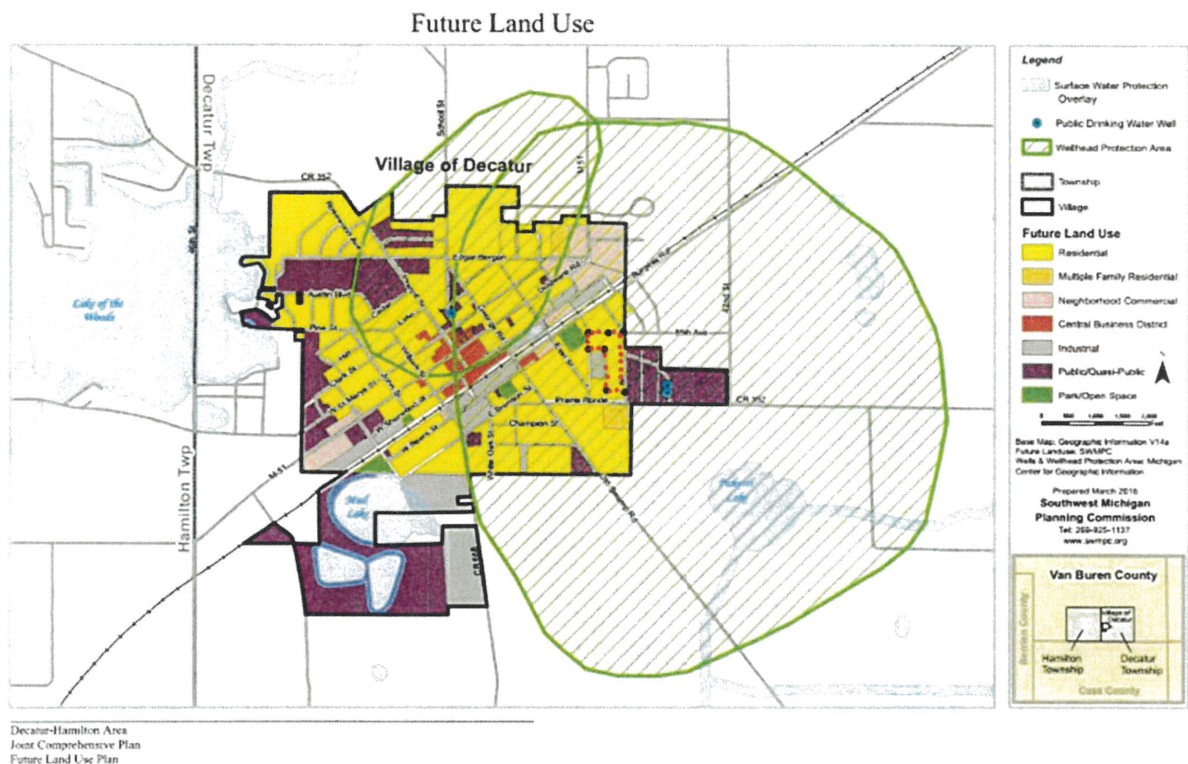
4. The applicant is seeking relief of the Zoning Administrator's denial of zoning approval, strict compliance with the Zoning Ordinance due to his primary inhabitants at 410



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

Harrison Street. The applicant residential structure has been in place for more than 20 years at the current location. The property is currently receiving a 100% homestead exemption on their property taxes.

5. The current adopted Master Plan for the Village of Decatur, Future Land Use map, has this property identified as **Residential**. It should be noted, the Master Plan was adopted May 1, 2017



6. The applicant is requesting relief of the non-conforming structure use to proceed with building plan review for residential building expansion and improvement of the structure and property. ***It should be noted if the applicant was applying for such zoning and building applications in a R-1 Residential District, the Zoning Administrator would approve such application as the applicant application would be found to be conforming to the Zoning Ordinance***



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

7. Chapter 42, Sec.42-33 Variances – Does the applicant appropriately meet the requirement; The zoning board of appeals shall have the power to authorize, upon appeal, a dimensional non-use variance from requirements of this chapter, provided the applicant has proven a "practical difficulty," by demonstrating as follows:

a) That strict compliance with this chapter would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome; (Yes)

b) That the problem is due to a unique circumstance of the property; (Yes)

c) That the specific conditions relating to the property are not so general or recurrent in nature, in the zoning district, so as to require an amendment to this chapter, instead of a variance; (No)

d) That the property problem was not created by the action of the applicant; (No)

e) That the granting of the variance will not cause a substantial adverse effect upon property values in the immediate vicinity, or in the district in which the property of the applicant is located; (No)

f) That the requested variance will relate only to the property under the control of the applicant; (Yes)

g) That the nonconforming dimensions of other lands, structures, or buildings in the same zoning district shall not be considered grounds for the issuance of a variance; (No)

h) That the variance is the minimum variance that will make possible the reasonable use of the land, building or structure in the zoning district in which it is located; (Yes)

i) That the proposed use of the premises is in accord with this chapter; (Yes)

j) That the variance would do substantial justice to the applicant as well as to other property owners in the district; (Yes)

k) That the granting of the variance will ensure that the spirit of this chapter is observed, public safety secured and substantial justice applied; (Yes)

l) That the requested variance shall not amend the permitted uses of the zoning district in which it is located. (No)

8. Upon demonstrating review of Sec.42-33 Variances, the applicant does meet the proven "practical difficulty" outlined in Sec.42-33 of the Village of Decatur Zoning Ordinance and should be granted "approval" of the variance application.

OFFICE USE ONLY

Date Rec'd
Fee Rec'd



Zoning Board of Appeals Application

Property Address: 410 Harrison Street

80- 43-055-003-00 0.4 I-Industrial
Parcel ID Number Parcel Size (acres) Zoning District

Are there any plat restrictions or easements? If so, please explain n/a

Present use of the property Residential R-1

Legal Description: 1023-B 20-4-14 778-691 850-792 1603-82
1609-594 next E 140.5 ft of Lots 1+2 Bk 3 Harrison

James Hatch II 202-762-0429
Applicant's Name Email Telephone Number

410 Harrison St Decatur, GA 30035
Applicant's Address City, State Zip Code

Property Owners (if different from the Applicant)

Name: _____ Telephone: () _____

Name: J/A Telephone: () _____

Address: _____

Applicant's standing (interest) in the appeal (check one):

☒ Property Owner ☐ Adjacent Property Owner ☐ Tenant/Lessee ☐ Other Interest

Action Requested: (check one)

- ☐ To request a variance to certain requirements of the zoning ordinance. Go to **section A**
- ☐ To interpret a particular section of the ordinance. Go to **section B**
- ☐ To interpret the zoning map. Go to **section C**
- ☒ To overturn an action of the zoning administrator. Go to **section D**

For all actions, sign certification on page 4.

Section A: For variance requests

Please specify the section and specific regulations from which a variance is being sought:

State specifically the reason for this appeal request: _____

On attached sheets, provide answers to the following questions. Please number the answers the same as they are numbered here. Please be specific and explain your answers.

1. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?
2. Does the literal interpretation of the provisions of the zoning ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance?
3. Are the special conditions and circumstances a result of unique characteristics of the parcel of land in question, and not a result of actions of the applicant or previous owners of the land?
4. Does granting the variance preserve the essential character of the area?
5. Is the requested variance for land use or a potential special use permitted within the respective zoning district?

Section B: For requests to interpret a particular section of the Ordinance

State specifically the reason for this interpretation request:

Section C: For requests to interpret the zoning map.

Describe the portion of the zoning map in question (attach detail maps if applicable): _____

State specifically the reason for this appeal request: _____

Section D: To appeal an action of the zoning administrator

State specifically the reason for this appeal: Street compliance with zoning
Ordinance. Residential structure has been a non-conforming
use for more than 20 yrs. Property owner wanting to make
improvements to property. Appeal was denied due to the
zoning district I-Industrial.



Attach the written decision of the zoning administrator being appealed.

Certification

I certify that all statements made above and in attached documents submitted to the Village of Decatur related to this application to the Village of Decatur Zoning Board of Appeals are true and accurate to the best of my knowledge and that if found to be in error, any Zoning Board of Appeals ruling that may be issued may be void.

Further I agree, any Zoning Board of Appeals ruling and subsequent permit that may be issued is with the understanding all applicable sections of the Village of Decatur Zoning Ordinance will be complied with. I understand any zoning action by the Zoning Board of Appeals conveys only land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

VIA PHONE 9-2-2022 at 8:30

Applicant's Signature

Date

Parcel 80-43-055-003-00

Van Buren County Property Information

[If you have questions or find any incorrect information please send an Email.](#)

Parcel: 80-43-055-003-00

Jurisdiction: Village of Decatur

Plate Number: 1023-B

Owner Name: HINCH JAMES II

Parcel Address: 410 HARRISON ST
DECATUR, MI 49045

Mailing Address: 410 HARRISON ST
DECATUR, MI 49045

Property Information

School District: 80050

Current Property
Class: 401

Current Assessment: \$36,800

Previous Assessment: \$36,800

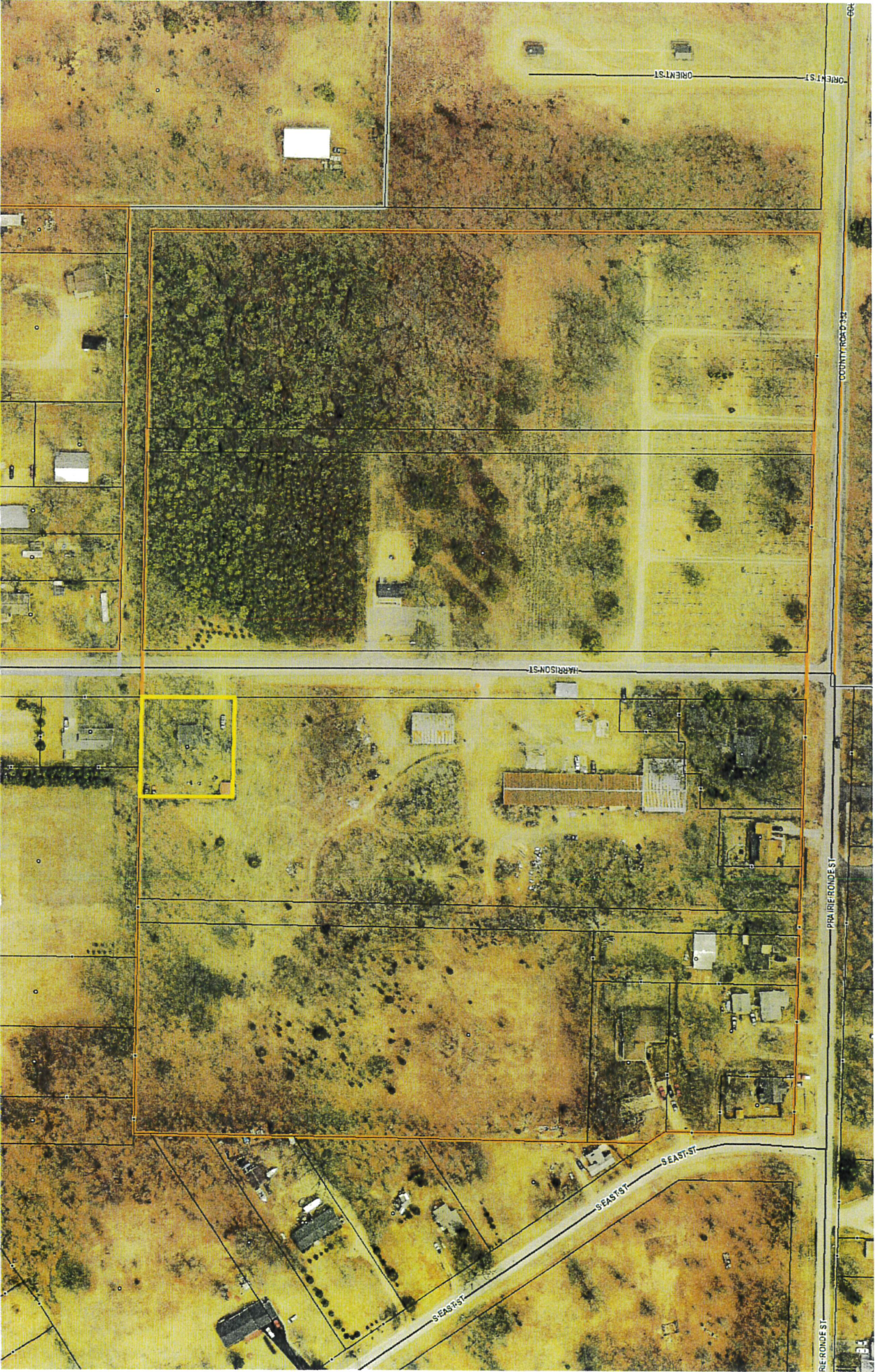
Taxable Value: \$23,713

Homestead %: 100%

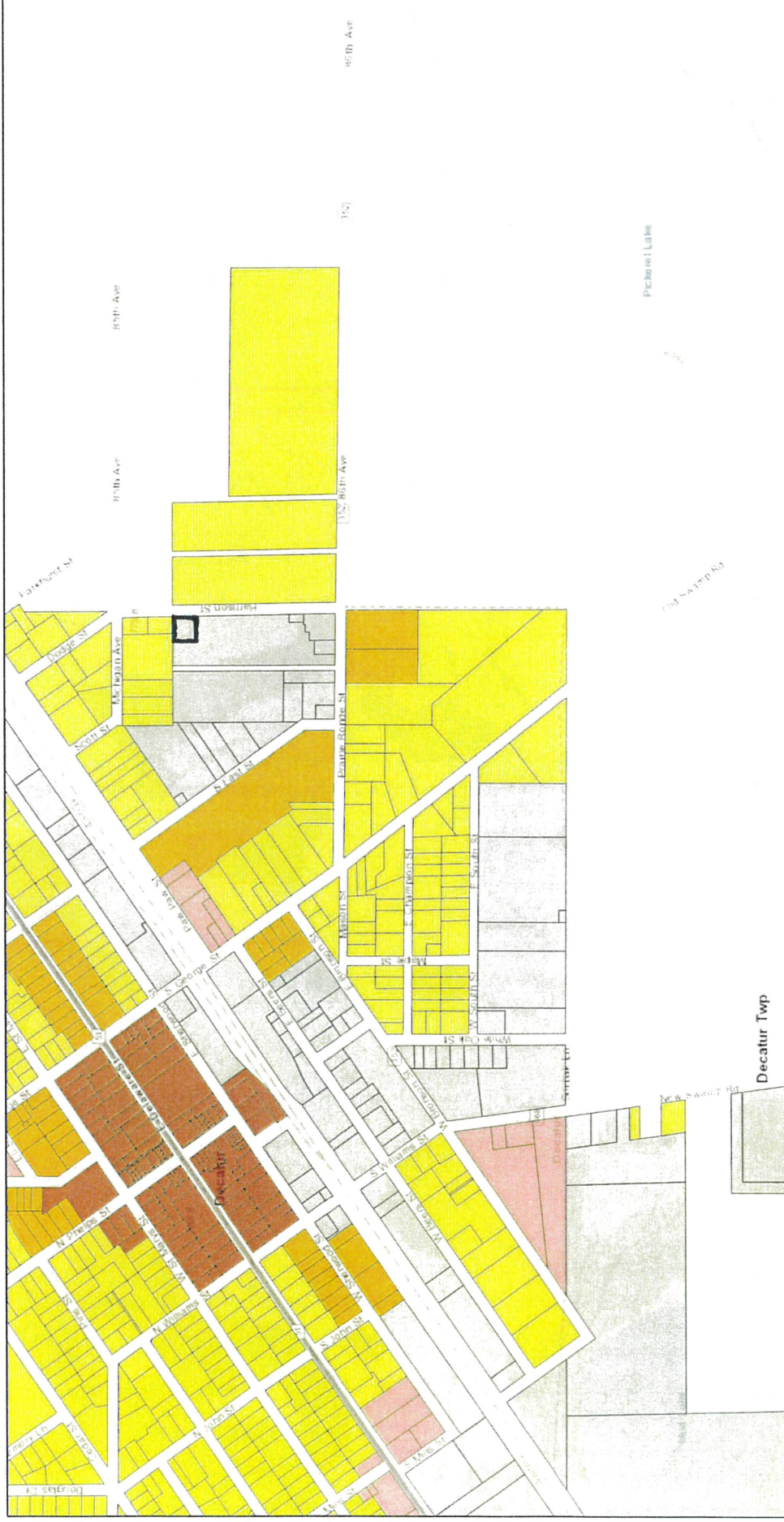
Calculated Acreage: 0.4

Legal Description

1023-B 20-4-14 778-691 850-792 1603-82 1609-594 *** E 140.5 FT OF LOTS 1 & 2.
BLOCK 3 HARRISON'S ADDITION



Village of Decatur Zoning



9/2/2022, 11:23:39 AM

Parcels

Zoning

R-1 - One and Two Family Residential

R-2 - Multiple Family District

B-1 - Central Business District

B-2 - General Business District

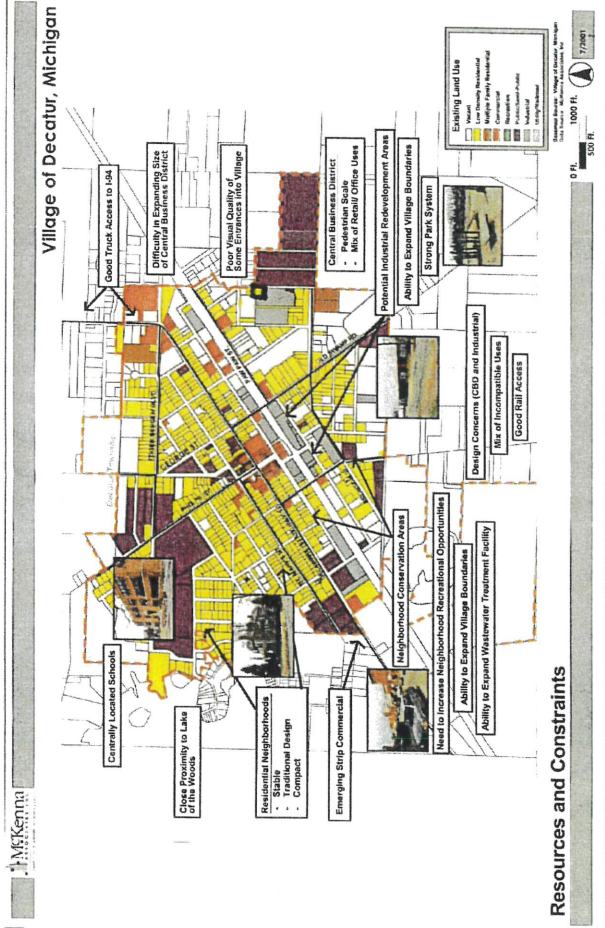
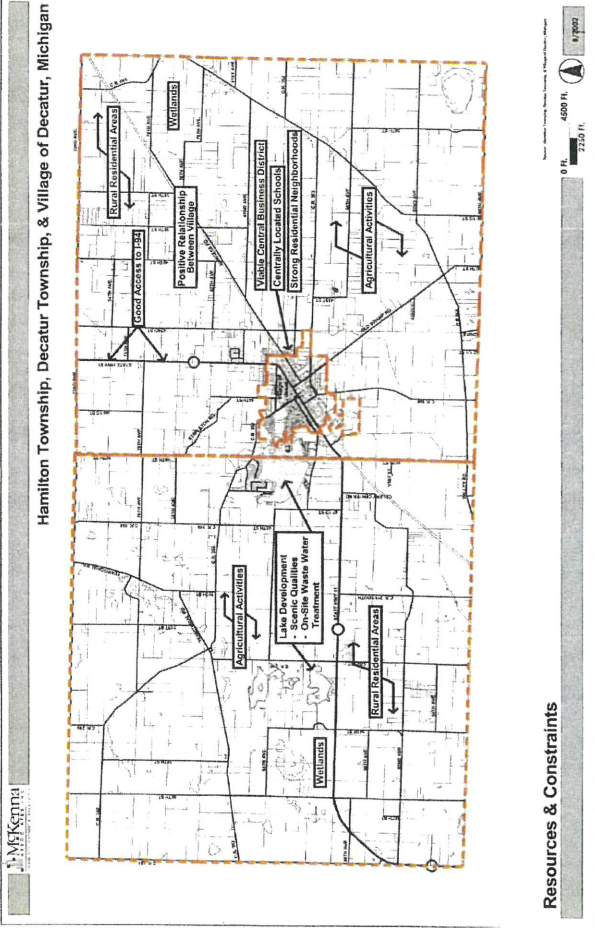
I - Industrial District

1:9,028

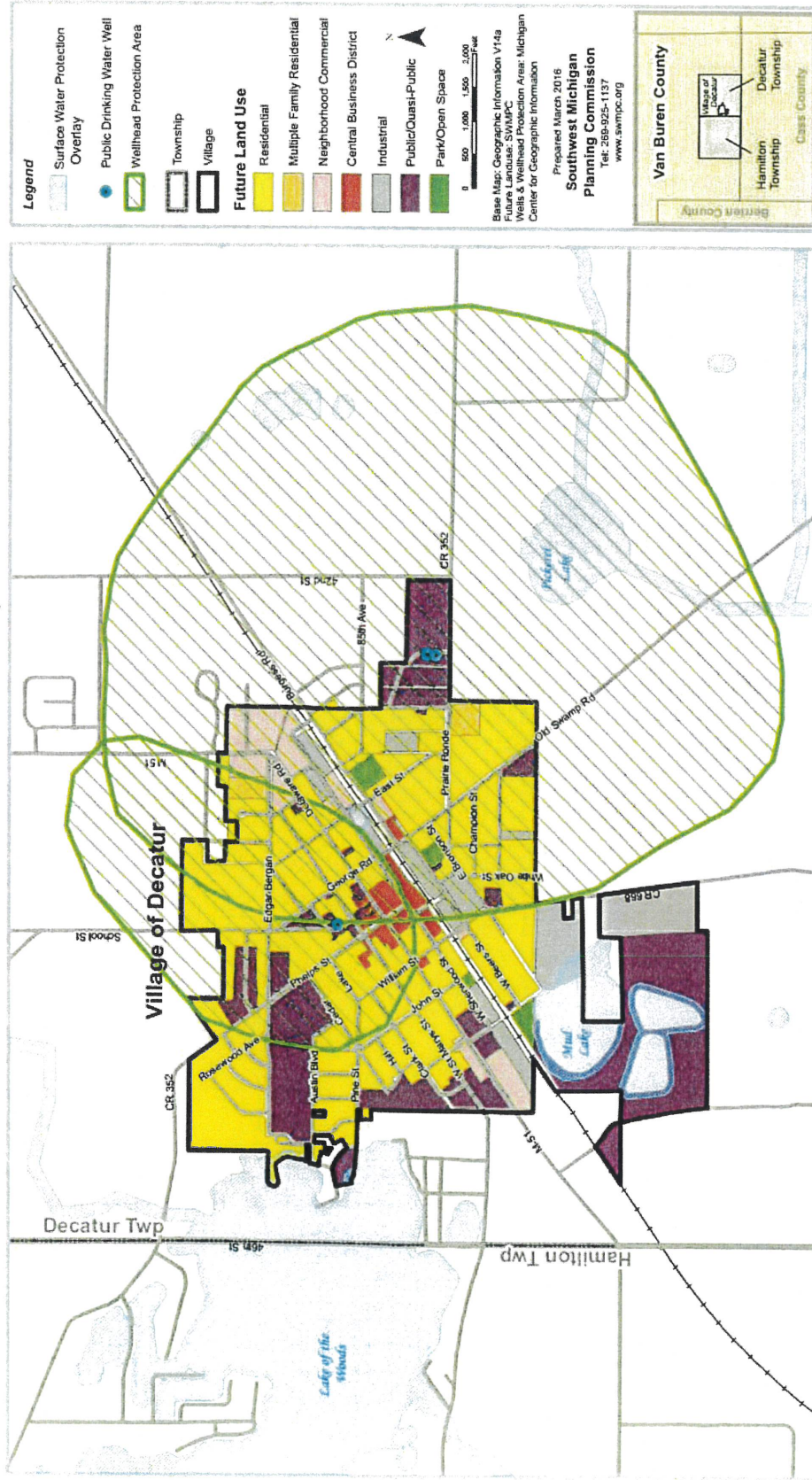
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

Village of Decatur
Village of Decatur 2019



Future Land Use



SAFEbuilt, Inc
107 S. Capital Ave., P.O. Box 190, Athens, MI 49011
OFFICE: 269-729-9244
Website: <https://safebuilt.com/locations/athens-office>
Email: athensmi@safebuilt.com

Permit # _____
Fee \$85.00
Method of Payment _____
Receipt # _____

MAKE CHECK PAYABLE TO DECATUR VILLAGE

ZONING PERMIT APPLICATION

A drawing (site plan shown from a "bird's eye" view) indicating property lines, location of all buildings presently on the property and location of the proposed new structure(s), must be submitted with this application. The site plan should also include measurements from your new project to property lines and distances between all buildings. An inspection will not be scheduled until the permit fee has been paid, a site plan has been submitted, proof of ownership of property has been provided, and the project has been marked in some way (in ground with stakes or on ground with painted markings). Please call our office at (269) 729-9244 to request your inspection, once all criteria is met. "Change of Use" applicants are exempt from providing a site plan as indicated and instead, will provide a statement of the proposed new use of the existing structure.

I. Job Location	
JOB Address: <u>411 Harrison St.</u>	Name of Owner: <u>James Hinch</u>
Name of City, Village or Township in which job is located: <input type="checkbox"/> City <input checked="" type="checkbox"/> Village <input type="checkbox"/> Township OF: DECATUR	County: _____

VILLAGE OF DECATUR
114 N. PHELPS
DECATUR, MI 49045
Phone : (269) 423-6114
E-Mail : VILLAGE@DECATURMI.US
WWW.DECATURMI.ORG

Received From: LAURA EMBORSKY
Date: 08/23/2022 Time: 4:17:20 PM
Posting Date: 08/23/2022
Receipt: 56200
Cashier: MEGAN

ITEM REFERENCE	AMOUNT
BUILD BUILDING PERMITS	\$85.00
BUILDING PERMITS	\$85.00
SUB-TOTAL	\$85.00
Total Tendered:	\$85.00
ORDER #:	2a54e5c6-411e-49c6-ac32-75c020ffe36c
Credit Card Type MasterCard	
CC Processing Fee	\$2.51
CREDIT CARD XXXXXXXXXX3876	\$87.51
Grand Total:	\$87.51
Change:	\$0.00

Change:

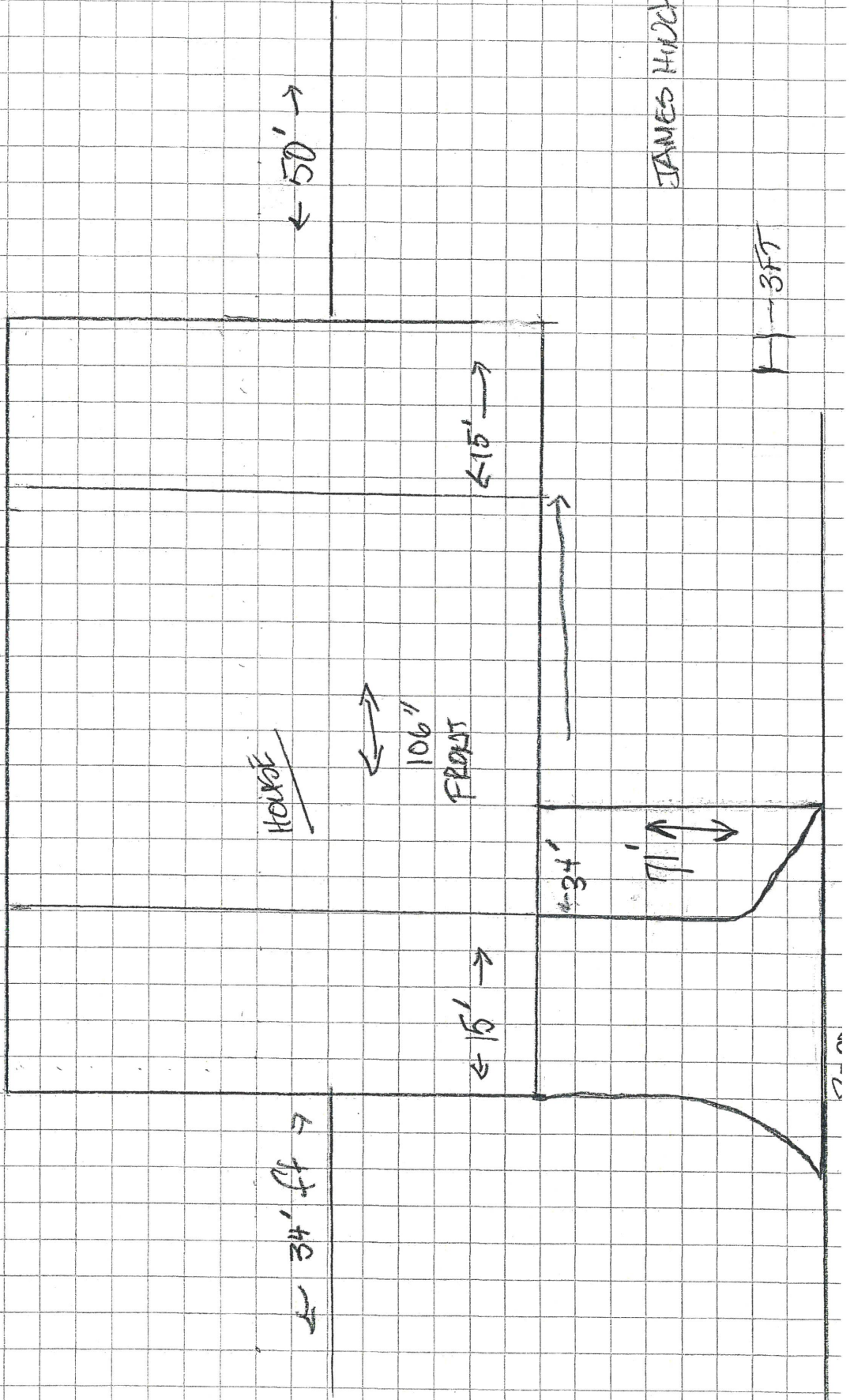
Signature

Does this property have frontage on two roads?	YES	<input type="radio"/> NO
Does this property have lake frontage?	YES	<input type="radio"/> NO
Is there a dwelling presently on this property?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is there an accessory building presently on this property? (carport)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is the construction located within 500 ft of a lake, stream, or natural body of water?	YES	<input type="radio"/> NO
Will the construction require the moving of one surface acre or more of land?	YES	<input type="radio"/> NO
If construction is for an accessory building, will it contain animals?	YES	<input type="radio"/> NO
VI. Responsibilities of Applicant: It is your responsibility to be aware of any deed restrictions, subdivision regulations, flood plain regulations, and wetland regulations. I have read, acknowledged, and will comply with all of the above and with the land use regulations, as determined by the zoning administrator, or will go to the proper board for a variance/special consideration and will provide in writing such approvals if granted, to the zoning administrator.		
APPLICANT SIGNATURE <u>James Hinch II</u>	DATE <u>8-22-22</u>	
Zoning Official's Signature	Date	

RETURNED CHECKS ARE SUBJECT TO FEES IN ACCORDANCE WITH THE VILLAGE OF DECATUR'S RETURNED CHECK POLICY
AN ADMINISTRATIVE FEE OF \$85.00 WILL BE RETAINED FOR CANCELED/TERMINATED PERMITS OR APPLICATIONS

Lot Diagram

100'



JAMES HUGH

← 15' →

Window

Door

closet

→ 20' →

closet

Door

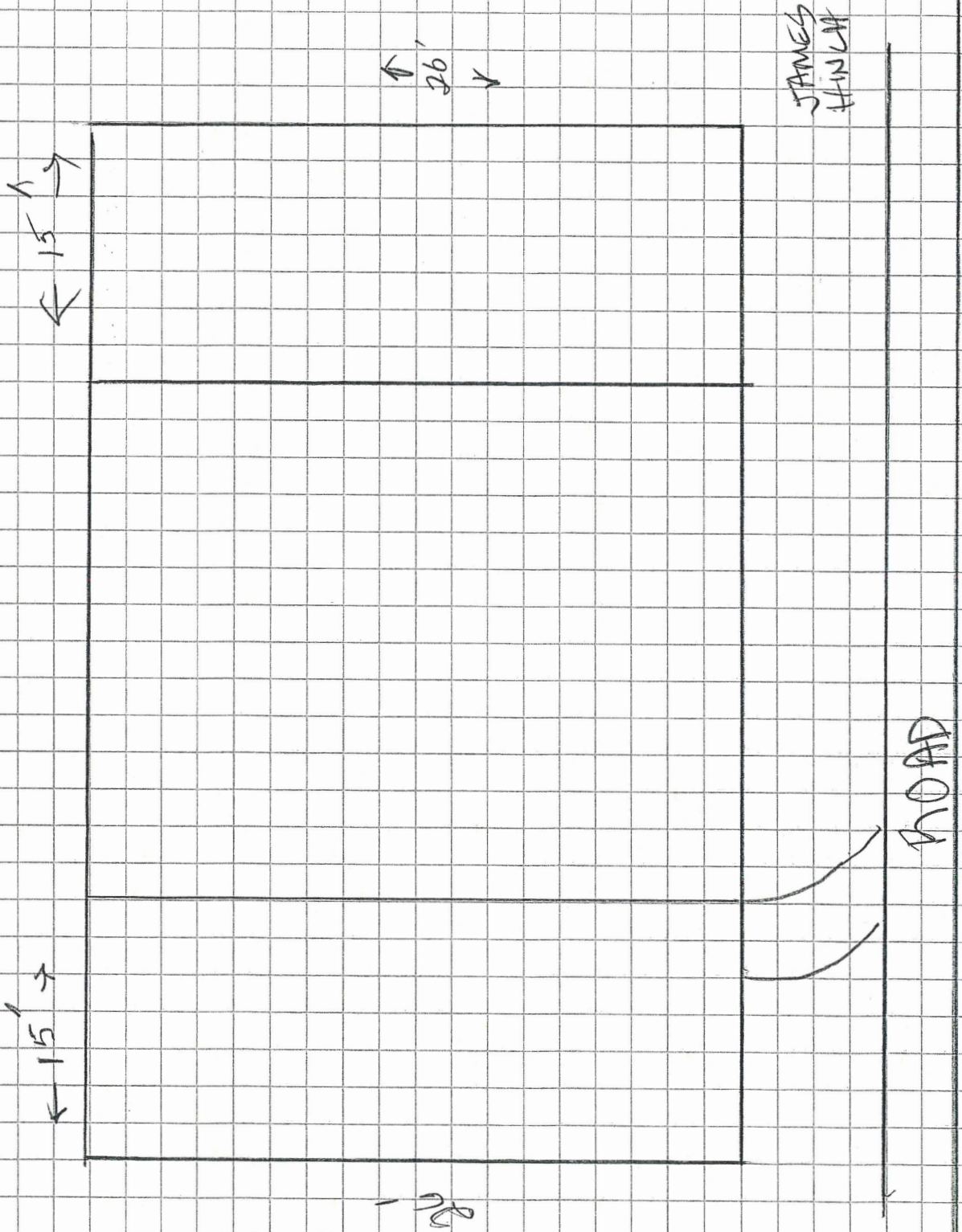
Window

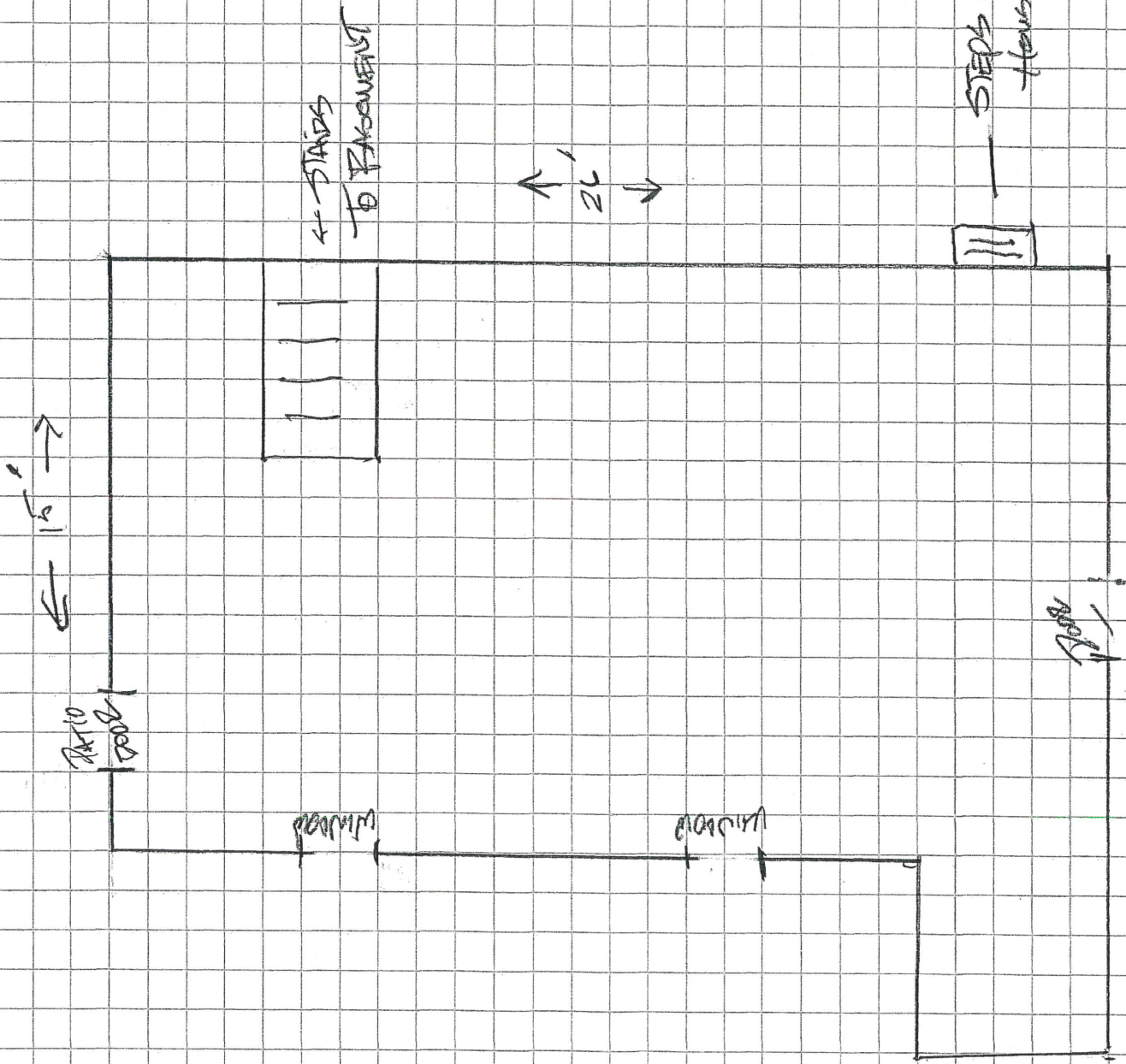
Window

RIGHT SIDE
Addition

5'x15'
4'x11'

LOT DIAGRAM





JAMES H. H. H.

Left Side Addition

