

**2019 Summer Newsletter**

**ZONING ORDINANCE UPDATE –** The Clam Lake Township Planning Commission is nearing completion of the Zoning Ordinance Update. The Public Hearing on the New Zoning Ordinance is tentatively scheduled for Tuesday, July 23, 2019 at 6:00 p.m. A draft of the Clam Lake Township Zoning Ordinance is available on the Township’s website at [**www.clamlaketownship.org**](http://www.clamlaketownship.org)under the **Planning** tab. Your input is encouraged and appreciated. Comments may be directed to the Zoning Administrator, Cindy Warda at 231-775-5401 x 6, may mail to Zoning Administrator at 8809 E. M-115, Cadillac, MI 49601 or by email **zoningadmin@clamlaketownship.org**

**ZONING CHANGES PROPOSED –** Part of the Zoning Ordinance Update includes proposed changes to the platted subdivision zoning classifications. Currently the Crestview Estates, Freedom Hills, Harmony Hills, Meadow Heights and Scenic Woods Subdivisions are zoned Agricultural-Residential and Forest-Recreational. The proposed zoning change would be to Residential to better protect the residential subdivisions from uses permitted in the Agricultural and Forest Recreational zoning classifications such as farm and commercial operations.

**INFORMATION REGARDING THE UPCOMING 2020 ELECTION YEAR -** Due to passage of the statewide ballot proposal 18-3 last November, all eligible and registered voters in Michigan may now **request an Absent Voter Ballot without providing a reason.**  Check your voter registration at Michigan.gov/vote.

**DO I NEED A ZONING PERMIT?** Before you can apply for a Building Permit through the Wexford County Building Department, you must obtain a Zoning Permit from the Clam Lake Township Zoning Department. For the Zoning Permit, a sketch of what you are proposing with the property line setbacks is required. The fee for a Zoning Permit is $50.00. Although Agricultural Buildings are exempt from obtaining a building permit through the State Construction Code, a Zoning Permit is still required. Fences and sheds under 200 s.f. do not require a building permit, but a Zoning Permit is required. You may call Zoning Administrator Warda with any questions at 231-775-5401 x 6 or email **zoningadmin@clamlaketownship.org**

**BEFORE YOU BUY A PROPERTY OR THINK ABOUT CHANGING USE –** Please perform your due diligence on a property before purchasing such as checking the zoning classification to see if the zoning allows what you have envisioned for the property. Also check the zoning classification setbacks to see if there are any issues for proposed decks, sheds, garages and additions.

 The property class on the assessment notice/tax bill is not the zoning for the property. The property class is the classification for tax purposes. For example, a property class may be 201 Commercial, but the zoning may be Residential and a non-conforming use of the property. If you have future plans for commercial expansion or commercial change of use (requires zoning approval) and the property is zoned residential; you may not be permitted to fulfill your vision. Please contact the Clam Lake Zoning Administrator at 231-775-5401 x 6 or by email **zoningadmin@clamlaketownship.org**to check your zoning options.