

ARTICLE 2 ADMINISTRATION AND ENFORCEMENT

SECTION 200 ENFORCEMENT

Except as herein otherwise provided, the provisions of this ordinance shall be administered and enforced by the Zoning Inspector or his lawfully constituted delegate.

SECTION 201 DUTIES OF ZONING INSPECTOR

The Zoning Inspector, or his designee, appointed by the Township Board, shall make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. In addition, the Zoning Inspector shall investigate written complaints of any alleged violations of this ordinance. When a violation is found, the Zoning Inspector shall initiate a procedure to remedy it. The Zoning Inspector is also responsible for issuing Port Austin Township Zoning Site Permits and collecting a permit fee on behalf of Port Austin Township. The Port Austin Township Board will, by resolution, set the amount of Zoning Site Permit fees. All zoning site permits shall be good for one (1) year from the date of issuance and with approval of Zoning Inspector may be renewed for one additional year.

SECTION 202 ZONING SITE PERMITS & BUILDING PERMITS

No building or structure, or part thereof, shall be hereafter erected, altered, moved, or repaired unless a Zoning Site Permit shall first have been issued for such work. The terms "altered" and "repaired" shall include any changes in exterior structural parts, light, ventilation, or means of egress and ingress, or other changes affecting or regulated by the applicable Building Code, Housing Law of Michigan, or this Ordinance. Only minor repairs or changes not involving any of the aforesaid features are exempt from this requirement.

Any application for a Zoning Site Permit must contain information sufficient to determine that the proposed construction conforms to Zoning Ordinance requirements for area, density, bulk, height and yards. The application shall also provide information sufficient to determine that the proposed construction is consistent with a "use by right" within the zoning district of that property.

If the application satisfies the Zoning Inspector that all requirements of the Ordinance, including "use by right" are met, he must issue a Zoning Site Permit regardless of any conflicting contracts such as covenants or private agreements. The Zoning Inspector is, under no circumstances, permitted to make changes in or vary the terms of the Zoning Ordinance.

Pursuant to Section 303 of this ordinance: If an application requires a change in the zoning district classification, that change must be sought and granted prior to the issuance of a Zoning Site Permit.

Pursuant to Section 302 of this ordinance: Should an application for a Zoning Site Permit reveal an intended use designated as a "special approval use" within the zoning district of the property, special use approval must be sought and granted before a Zoning Site Permit is issued.

Pursuant to Section 401 of this ordinance: If an application for a Zoning Site Permit reveals a failure to meet any zoning ordinance requirement other than "use," a variance must be sought and approved before a Zoning Site Permit is issued.

In addition to Zoning Site Permits issued by Port Austin Township, Building Permits must be obtained from Huron County. Information about all permit requirements and fees is available from the Huron County Planning, Building & Zoning Department.