



WEBSTER TOWNSHIP

September 25, 2011

Ms. Jennifer Lambers (Owner)
Jenny's Market
22061 5th Avenue
Otsego, MI 49078

Delivered via Certified
& First Class Mail

Mr. Burton Hoey (Proprietor)
8366 Island Lake Road
Dexter, MI 48130

Delivered via Courier
and/or posted on property

STOP WORK ORDER

You are hereby notified that operation of the commercial business "Jenny's Market" 8366 Island Lake Road, Dexter, MI, 48130 is in violation of the Webster Township Zoning Ordinance, is being prosecuted contrary to said Ordinance and **all operation of the business shall immediately cease until all violations have been abated.**

You must address the following violations to bring your property into compliance with the Zoning Ordinance:

<u>Ordinance Section</u>	<u>Required Yards</u>
9.35 (D)(3)(e)	All structures are required to be located a minimum of 110 feet from the centerlines of Island Lake Road and Dexter-Pinckney Road. Review of aerial photographs leads one to believe only 80-90 feet has been provided. The required site plan must demonstrate compliance with the setbacks. Inspections must be performed to confirm.

<u>Ordinance Section</u>	<u>Off Street Parking</u>
13.95 (B)(2)(b)	Parking is currently located in the front yard. This is prohibited.
13.95 (B)(2)(d)	Parking in the commercial district is required to be paved. Gravel is prohibited.
13.95 (F)(2)	Your loading space in the front yard is prohibited.
13.95 (F)(4)	The loading space in the front yard causes semi-trucks to block traffic on Island Lake Road to enter and exit the site. This is prohibited.
13.95 (F)(5)	The loading space is required to be paved. Gravel is prohibited.

<u>Ordinance Section</u>	<u>Site Plan Review</u>
9.35 (D)(7)	Site plan approval is required for all commercial developments. None has been applied for.

<u>Ordinance Section</u>	<u>Certificate of Zoning Compliance</u>
3.80 (A)	No zoning compliance certificate has been issued for your building addition to the main structure.



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3.80 (A) No zoning compliance certificate has been issued for the "new" barn circa 2004.
3.65 (A)(2) Zoning permit 09-95-1035 has not been complied with. The building was constructed 250 feet away from the permitted location.

Your business began as a roadside stand. Fruits and vegetables were sold by your daughter from a wagon. Since this activity began in the early 1990s, the business has expanded to include processed foods, petting zoo, straw maze, cider mill, concert venues, and other activities. The business has been transformed to include commercial, entertainment and recreational activities. Site plan review and approval is crucial to promote the public safety, welfare and health of our community.

You are to cease operations of Jenny's Market until the above violations have been satisfactorily addressed as per the terms and regulations of the Webster Township Zoning Ordinance.

Please contact the Township as soon as possible to declare your intentions regarding the above violations. The Township offices are open from 8:00 a.m. through 4:00 p.m. Monday through Thursday. Thank you.

Respectfully,

Bruce Pindzia, P.E.
Township Engineer/Zoning Administrator

Cc John Kingsley, Township Supervisor
Mary Dee Heller, Township Clerk
Ross Bower, Esq., Fahey, Burzych, Rhodes & Schultz.