

Bois Blanc Township

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Office of Zoning

& Ordinance

ZONING PERMIT

INFORMATION &

PROCEDURES

~A Zoning Permit shall be required for all structures, septic systems & wells in Bois Blanc Township. No part thereof shall be allowed to be used, constructed, enlarged or moved upon any property unless it conforms with the *Bois Blanc Township Zoning Ordinance* and a *Zoning Permit* has been obtained.~

Bois Blanc Township complies with all County, State and Federal development codes and regulations.

BBI Zoning Permit Approval is Subject to the Following:

*In addition to a *Zoning Permit* issued by Bois Blanc Township; **all structures larger than 200ft², and all dwellings**, require a *State of Michigan Building Permit*. Upon zoning approval, a signature from the BBI Zoning Administrator will be provided for this purpose.

***For all dwellings:** proof of an **LMAS permit for an OSTDS** (*Onsite Sewage Treatment and Disposal System*) and **Water Supply System** is required by the *State of Michigan* to obtain a [Building Permit](#). For additional information about sewage and water requirements, contact the *Mackinac County - LMAS District Health Department* at (906)643-1100.

Ref. (LMAS, Health Code 3-6.3A, 2022) & (LMAS, Health Code 5-6,

2022)

***For all dwellings:** before commencement or construction/placement of *any addition to/ alteration of any dwelling* which would result in an increase in the number of bedrooms and/or additional sewage flows, proof of *LMAS* approval of **continued use of existing OSTDS** shall be required.

Ref. (*LMAS, Health Code 3-6.3B,*

2022)

***Setback Requirements:** are provided in the *BBI Township Zoning Ordinance - Schedule of Regulations (Section 2.08)*.

***A Recent Survey:** is recommended prior to submitting a *Zoning Permit* application. In circumstances where property lines/dimensions cannot be accurately determined, a survey will be required before a *Zoning Permit* is approved.

***Floodplain Standards:** are enforced *only* by the *State of Michigan - LARA*, on behalf of the Township via *Intergovernmental Agreement*.

***Building within 500ft** of any Lake, River, Stream or Wetland, may require approval/ waiver from the *State of Michigan - EGLE* and/or *Mackinac County - LMAS District Health Department*.

***Driveway Connection To A County Road:** requires approval from the *Mackinac County Road Commission*.

***Township Zoning Permits:** expire 18 months from their date of approval.

To Apply for a BBI Zoning Permit:

- 1) Obtain a *Zoning Permit* application from the Bois Blanc Township office, website or via email from the Township Clerk at bbiclerk@tds.net
- 2) Fully complete pages #1-3 of application. Incomplete applications will not be accepted by the Zoning Administrator.
- 3) Return original completed *Zoning Permit* application to Township Clerk.

*The *Zoning Permit* application fee is \$150.00, due upon submission of application.

*If applying for a *Zoning Permit* for a dwelling, attach evidence of having obtained LMAS approval for sewage disposal and water supply.

*The following information will be verified and/or recorded: (1) property number; (2) date received; (3) payment verification by check (number) or cash; (4) full name of property owner. A zoning permit application number will be issued. The original application will be given to the Zoning Administrator. The applicant will receive a copy upon approval.

4) Once the following has been completed, the Township Zoning Administrator will contact the applicant for a required on-site inspection (property owner or applicant must be present for this inspection):

*Proposed building site has been clearly staked

*Property lines and corners have been accurately identified and clearly marked

BUYER BEWARE:

The “***Buildability***” of *any* property in Bois Blanc Township, cannot be officially determined, until by due process, the property owner:

*applies to the Township for a *Zoning Permit* for a specific use

*completes the application

*submits the required building or site plan

*pays all applicable fees.

Prior to any such application, it is the responsibility of the property owner to consult with their realtor/real estate broker, attorney or to carefully review the *Zoning Ordinance* themselves. **Agency Contact Info:**

State of Michigan - LARA (*Dept. of Licensing & Regulatory Affairs*):

Ph: (517)241-9313

Web: www.michigan.gov/lara

Email: bccpermits@michigan.gov

State of Michigan - EGLE (*Dept. of Environment, Great Lakes & Energy*):

Ph: (906)228-4853

Web: www.michigan.gov/egle

Email: EGLE-Assist@Michigan.gov

Mackinac County - LMAS (*District Health Department*):

Phone: (906)643-1100

Web: www.lmasdhd.org

Email: submitted through LMAS website

Mackinac County - Road Commission:

Phone: (906)643-7333

Web: www.mackinaccrc.org

Email: roadcommission@mackinacounty.net

Bois Blanc Township - Office:

Ph: (231)634-7275

Web: www.boisblanctownship.org

Email: bbiclerk@tds.net

Zoning Administrator: TBD

bbizoning@gmail.com (231) 634-7275

(Revised: May 6, 2025)