Jabez Partners, Inc.

9410 Elizabeth Lake Rd

White Lake, MI 48386

248-390-0066

5/15/14

Re: Confirmation to reject my legal challenge on pre-existing mixed use within a pre-existing structure.

To: Gregg Baroni Supervisor

Lisa Hananeh Attorney

Brent Bonniver Building Inspector

Sean Oneil Planning Director

Officer Jeffrey Sutton White Lake Police (you don’t need to read body..just PS at end.)

I am confirming an extremely brief conversation between myself and Sean Oneil, Friday, May 8, 2014, regarding his position, after reviewing my legal challenge brief of 4/21/14. .

Sean said that my legal arguments were a ***confusing rant***, with no legal validity he could find, and therefore, there will be no change in White Lakes position.

After hearing Sean’s verdict, (which, by the way…was a *hit and run,* conversation).

**LIKE….. NO DISCUSSION…I’M BUSY** with ***IMPORTANT*** stuff!

**At first……I felt it was a bit of a *brush off*.**

However…. upon further examination… I found he was actually ***technically*** correct.

**Confusing** to him?!?... as he **never did** understand the legal concept of a “mixed use structure”,

**and a “rant”….** is actually legally expected at this point.

[www.thefreedictionary.com/rant](http://www.thefreedictionary.com/rant)To speak or write in an **angry** or violent manner.

And taking from the MICHIGAN ZONING ENABLING ACT

Act 110 of 2006

125.3604 Zoning board of appeals; procedures.

Sec. 604. (1) An appeal to the zoning board of appeals may be taken by a person **aggrieved**

ag·grieved

***adjective*** \ə-ˈgrēvd\

: feeling **anger** because of unfair treatment

So even the law makers realized, that by the time you get to the board of zoning appeals..you are **really…. pissed off..right?**

I think if you have to appeal to the Circuit Court..**you are in a Tirade!**

Although Sean won’t have to concern himself with any of this at this time..

Although I will say, that Sean’s state of **“confusion”**, is a rather poor reason to ask the taxpayers of White Lake to incur considerable legal expenses, and possibly expensive damages….

just because **he is confused!**

I would have thought… because he and Lisa work so well together…. she could have helped him understand the legal concept.

Actually, I have not heard a peep from Lisa, about my legal appeal. Is she *prepared* to defend White Lake against these claims? I guess, WE’LL FIND OUT!

But then again, why should Sean have to figure it out, when we have the Board of Zoning Appeals, and then the Circuit Court to do it. After all….

Sean is ***just*** the **PLANNING COMMISSIONER!**

Here…. I will try to help Sean ***understand….***that the very second the Board of Zoning

Appeals signs for as receiving my appeal… that I am free to re-open my vacated apartment.

MICHIGAN ZONING ENABLING ACT

Act 110 of 2006

125.3604 Zoning board of appeals; procedures

(3) An appeal to the zoning board of appeals **stays…all proceedings** in furtherance of the action appealed.

I figure, *if* it takes the board 2 months to schedule a hearing, notify all the people, including all my tenants, and then hears the case, then if they can see through Sean’s confusion, and reverse his order…it’s a done deal.

However, if not, the **stay** remains in effect through the circuit court trial, which could be a year and a half…or more.

I wish Sean would have understood the **stay** part, and could have advised me of this right from the get go…so I would not have had to incur the expense and inconvenience of moving my tenant, and shutting down work on my other apartments, and putting me in financial jeopardy.

And this is for Officer Sutton: The reason you read someone you are arresting, their rights, is because you are TAKING their Constitutional Right to: Life, Liberty, and Property. (in your case..Liberty..freedom)

It is way too bad, a planning commissioner doesn’t have to read me my rights…**BEFORE TAKING MY PROPERTY!**

Instead of writing all this ranting crap, I could have just appealed to the board and stayed his order.

At this point, it is fair for me to suggest, that White Lake spend the money…. to get a planning director, **that knows the law. (or is at least *willing* to research it)**

**Oh well!**

HI HO,

HI HO,

OFF TO THE BOARD,

*WE GO*

And while the Board is not the place to assess my damages, the Circuit Court will.

And I understand, that what I present to the Board, is what I have to appeal to the court, it will take me a few weeks to prepare my case, as I want to be thorough in my prep.

No matter…without the cash flow from my apartments, I have no money to do anything anyway,, so there is not a big rush. Of course the damage claims will not be presented to the board, and will be added on to my circuit court pleadings.

Yours truly;

Doug Hankes