### AFFIDAVIT OF WILLIAM G. WIZINSKY AS FIRST HAND WITNESS AND EXPERT WITNESS

- 1. I am competent to testify.
- 2. I am a firsthand witness to the events that occurred over the last 30 years.
- 3. I am an expert witness as a Licensed Architect and Licensed Builder working with Building and Zoning Department for over 40 years with operations of these departments when operating legitimately and within the law. With that experience, I would not violate zoning ordinances or building codes. I have taught Construction Law and worked for State Government and understand the requirements of government operating legitimately and within the law. In my experience with Leelanau County and Township they operated outside their legislative statute authority, denied normal government administrative process, denied official duties and fiducial mandates of their position. This treatment is not only "Disparate Treatment" but in violation of the Criminal Penal Code, and violations of State Statutes and the U.S. and State Constitutions. I was denied the Due Process requirements required under the law that they sued us under.
- 4. I contacted the City of Novi and they referenced Carmine P. Avantini as a source of help from an expert on zoning and the Michigan Zoning Enabling Act. There were two vital pieces of information for the Court from his Affidavit. He confirmed that the punishment was a \$100 fine for a zoning violation not litigation. The second is:

"Based upon the above information, by suing the Wizinskys directly without seeking administrative remedies, Leelanau Township denied them the protections and due process provided them under the MZEA and the Township Zoning Ordinance."

Carmine P. Avantini confirmed my due process rights were denied by the Township, a Federal offence.

him. When I told him, it is taxed as a house and labeled a utility structure. He said if it's taxed as a house it is a house. He explained why. In his County there are incidents where people build a pole barn, so they are taxed as a pole barn. They really turn it into a home so they can sell it later as a home. They cannot sell it as a home if it states it's a pole barn on the permit because it is taxed as a pole barn. Even if the house is in compliance with all house codes, it is still a pole barn because that was what the permit was issued stating. It can not change use. Plaintiff's gazebo was permitted in

5. In talking to James Zimmerman, the Building Official of Benzie Township I shared my problem with

1992 as a gazebo with no restriction stating it could not be used as sleeping quarters or guest house

The Township Zoning Ordinances has no definition for gazebo, so in 1992 that might have that

version of sleeping quarters. Today under Guest House it is defined as a sleeping quarters which is

defined today zoning as a sleeping place without kitchen or bathroom facilities. There is no

defined definition of gazebo with no restriction on the permit in 1992 or 2018, thereby under R111.2

the Certificate of Occupancy restrictions are unlawful. The 2018 permit has to reflect the 1992 use

designation of Gazebo, since it was a repair permit. So, putting Gazebo/Shed is a change of use from

1992 to 2018. This is not permitted, because it is a repair permit, not an original structure.

Thereby the testimony in this document and my: PLAINTIFF'S OBJECTION TO THE AUGUST 20, 2020 REPORT AND RECOMMENDATION,

should be taken as sworn testimony as if sworn in as a witness in a trial, thereby to the best of my knowledge as an expert witness and first hand witness the Objection is the truth, the whole truth, so

help me God.

Further affiant sayeth not.

William G. Wizinsky

### LEELANAU COUNTY CONSTRUCTION CODE AUTHORITY

8827 Government Center Dr., Ste 109

Sultons Bey, MI 49882

Ph 231-256-9806

Fx 231-256-8333

Permit Number: PB18-0051

Dolling, 12-Street al. PALA deciminat. PRAPAGATAN

Expires: 07/25/18

N FOXVIEW DR 008-800-011-00

APPROVIED IN AND WEST BE PRETABLED ON OR AND THRE CARD
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APPLICATION OF A COLUMN OF THE ALMS AND THREE BREAK APPROVIED
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RECLIPS FOR MERSECTION YOUR REPORTION.

Res. Utility Structure

Residential utility structure, Gazebo/shed, 12 x 20, structurally support original structure design after storm

WIZINSKY WILLIAM G & ANN M 250 PLEASANT COVE DR

NOVI

**AR377** 

(248) 219 1225

PPROV

POST THIS CARD SO IT IS VISIBLE FROM THE STREET/ROAD

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### Leelanan County Residential Building

Permit No: PB18-0051

Commission Code Authors

8527 Government Cerser Drive, Guile 100

THOSE BAY M 49882

Phone: (231) 206-9806

Fate: (231) 266-8333

DATE: 01/28/2018

N FOXVEW DR

Site Location

WIZINSKY WILLIAM G & ANN M 250 PLEASANT COVE DR

Owner

TOWNSHIP LESELANAUTOWNSHIP Parcal Number

008-800-011-00

NOVI

MI 48377

WIZINGKY WILLIAM G & ANN M

200 PLEASANT COVE DR

lesued: 01/26/18

Expiration Date: 07/25/2018

Total Square Feet: 480

Construction Value: 4,800.00

Category Res. Littly Structure

Building Code in Effect. SDIS MI RESIDENTIAL

Ph# (248) 219 1225

Contractor/Applicant

Work Description:

Residential utility structure, Gazebo/shed, 12 x 20, structurally support original structure

desian efter storn

Slipulations

No.						
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Base Fee Residential		Bldg Base Fee	Residential	***************************************		60.00
Const Res All Other	- 14 - 14	Construction			4,800.00	174.00
Residential Plan Review		Plan Review	* unit		1.00	75.00

Fee Total:

\$299.00

Amount Paid:

\$299.00

Balance Due:

\$0.00

Payment of permit fee constitutes acceptance of the above terms

Please (28) (231) 256-9606 to acheouse your inspections.

Chack #

Receipt# PB18-0081 Portal #

Payment Vascation

Lechnau County

Lociensu County Construction Code Authority

1927 & Coverement Conter Drive Salte 108

Sections Buy, ME 48682

Mic (231) 256 9804

7mm: (201) 256 (USD

ECESET MAGES

00049738

01/26/2018

SERVINE WILLIAM G & ANN M

MOVI, MI 48377

250 PLEASANT COVE UR

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# 50.00

PR18-0081

Column Sale All Victors

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# 174.00

P918-0051

Residential Plan Barine

MINISTRY WILLIAM G & AM N COLVISH DR

Ø 75.00

Cash

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8 299.00

Transferred

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### Result: Payment Authorized Confirmation Number: 39997889

#### STATE OF MICHIGAN

### IN THE CIRCUIT COURT FOR THE COUNTY OF LEELANAU

THE SHORES HOMEOWNERS ASSOCIATION and LEELANAU TOWNSHIP.

Case No. 18-10192-CZ

Plaintiffs.

Hon. Kevin Elsenheimer

WILLIAM G. WIZINSKY and ANN M. WIZINSKY.

Defendants.

Karrie A. Zeits (P60559)
Jeffrey L. Jocks (67648)
SONDEE, RACINE & DOREN, PLC
Attorneys for Plaintiff The Shores
Home Owners Association
310 W. Front, Suite 3 00
Traverse City, MI 49684
(231)947-0400

Eric Stempler (P58703) STEMPIEN LAW FIRM, PLLC Attorneys for Defendants 29829 Greenfield Road. #102 Southfield, MI 48076 (248) 569-9270

Theodore Seth Koches (P71761)
BAUCKHAM, SPARKS, THALL, SEEBER, & KAUFMAN, PC
Attorneys for Leelanau Township
458 W South Street
Kalemazoo, MI 49007
(269)382-4500

### SETTLEMENT AGREEMENT, MARCH 14, 2019

The parties agree to settle this matter pursuant to the following terms:

- 1. Defendants shall list the property for sale within 30 days of the date of this agreement.
- 2. The parties agree not to pursue an alleged violation of the Homeowners Association Rules or the Township Ordinances for any condition or activity existing or occurring on the property as of the date of this settlement.
- 3. If the property is not sold by September 30, 2021, then the pocket judgment may be entered and the structure will be removed and the property returned to its natural state by October 30, 2021. Any non-natural objects, i.e. lawn chairs,

bricks, cinder blocks, construction materials water bottles, beach chairs, umbrellas, will be removed from the property.

4. The Homeowners Association, Board or members will not intentionally interfere in

any way with the sale.

5. Defendants may dwell on the property for no more than 18 nights per year starting the Friday of Memorial Day and ending on the October 31. Steve Patmore will be

notified 3 days prior to any nights' stay.

6. Removal of the structure must be a condition of the purchase agreement if not removed earlier and occur within 30 days of closing. If removal is a condition of the purchase agreement. Defendants will give the Homeowners Association a copy of the signed purchase agreement.

7. There will be no more construction or expansion of any structure on the property except for cosmetic interior improvements (such as painting and cabinet repair) and that the holes covered by the tarps may be repaired and the tarps removed

and counter may be installed.

\*8. There will be no removal of any trees without prior approval of the Shores

Homeowners Association.

9. Defendant shall withdraw and dismiss any Investigation into alleged discrimination by plaintiffs within 30 days of the date of this agreement. Defendants will agree not to file any new claims or seek any new investigations for anything occurring prior to the date of this settlement. Defendants will sign an acknowledgment that the issues of discrimination have been resolved by the parties and requesting that any investigations or actions be closed within 30 days of the date of this agreement.

10. The terms of this agreement shall be set forth in a pocket ludgement that may be entered by the plaintiffs if defendant breaches any provision of this agreement. It may also be entered on September 30, 2021, if the property is not sold.

11. If the defendants breach this agreement and the pocket judgment gets entered as a result, the structure must be removed within 90 days of entry of the pocket

ludament.

12. Defendants shall not violate the Homeowner Association rules or Township ordinances. If alleged to be in violation, defendants shall be given written notice of the alleged violation and 60 days to cure before it shall be deemed to be a violation of this agreement.

13. Defendants agree to no short term rentals on the property.

14. If the structure is not removed in compliance with an order of the court, the Homeowners Association or Township may enter the property and remove the structure. Upon doing so, the removing entity will be entitled to put a lien on the property for the cost of removal.

15. The parties agree to sign a mutual release.

16. The Leelanau Township Board representative agrees to take this settlement offer back to the Township and seek the board approval. If not approved by the Township, then this agreement is null and void.

17. Upon approval by the Township Board, and the parties agreement on the terms of the pecket judgment, the parties will dismiss the case with prejudice and without

costs save for the possibility of the filing of the pocket judgment.

·
Almula
Klairle A. Zeits (H60559) Attorney for Plaintiff The Shores HOA
Tedd Hoegland, President of The Shores HOA
Theodore Seth Koches (P71761)
Attorney for Leelanau Township
Galen Leighton Leelanau Township
Eric Stemplen (P58703)
Attorney for Defendants William G. Wizinsky and Ann M. Wizinsky
William G Kuensky
Ann M Wizinsky

# DO YOU APPROVE THAT YOUR TAX DOLLARS WERE USED TO FORCE A FAMILY TO SELL THEIR LAND/HOME OF 29 YEARS THROUGH "A NUISANCE ORDINANCE" LAWSUIT? A nuisance lawsuit is usually used to clean up a crime area

'house of prostitution" or numerous complaints of "dog barking", excessive noise, smells such as "pigs and horse manure". We were never issued a citation asking us to stop what nuisance we were causing. The lawsuit never stated the specific nuisance to correct so we do not know what nuisance my family caused! We are not prostitutes, have no animals and are quiet people who usually use the property less than 30 days a year! We pay taxes on a Single Family Ranch Class D-10 home.

### SETTLEMENT AGREEMENT, MARCH 14, 2019

### THE PARTIES AGREE TO SETTLE THIS MATTER PURSUANT TO THE FOLLOWING TERMS:

- 1. Defendants shall list the property for sale within 30 days of the date of this agreement.
- 5. Defendants may dwell on the property for no more than 18 nights per year starting the Friday of Memorial Day and ending on the October 31. Steve Palmore will be notified 3 days prior to any nights' stay.
- 9. Defendant shall withdraw and dismiss any investigation into alleged discrimination by plaintiffs within 30 days of the date of this agreement. Defendants will agree not to file any new claims or seek any new investigations for anything occurring prior to the date of this settlement. Defendants will sign an acknowledgment that the issues of discrimination have been resolved by the parties and requesting that any investigations or actions be closed within 30 days of the date of this agreement.
- 13. Defendants agree to no short-term rentals on the property.

SHORES CANNOT AFFORD TO SUE THEM, SO THE TOWNSHIP FOOTS THE BILL!

Settlement agreement signed by Township in closed meeting. Minutes of meeting: "SCRIPPS EXPLAINED THE AMOUNT SPENT ON THE WIZINSKY CASE SEEMED FAIR AS IT COULD HAVE BEEN A LONG BATTLE IF TAKEN TO COURT AND IN THE END BOTH THE TOWNSHIP AND HOMEOWNER'S ASSOCIATION HAVE BOTH GOTTEN THE OUTCOME THEY HAD HOPED FOR."

# ASK DOUG SCRIPTS AND THE TOWNSHIP BOARD: HOW DOES IT BENEFIT THE TOWNSHIP TO LITIGATE THE WIZINSKY'S TO SELL THEIR PROPERTY? WHAT DOES REQUIRING THE WIZINSKY'S TO SELL THEIR PROPERTY HAVE TO DO WITH ORDINANCE COMPLIANCE? WHAT NUISANCE DID THE WIZINSKY'S COMMIT? IS SLEEPING IN YOUR HOME A NUISANCE? TELL THEM YOU DO NOT APPROVE OF PUBLIC FUNDS BEING USED TO FORCE A HOMEOWNER WHO PAYS TAXES TO SELL HIS HOME BECAUSE THE SHORES DOES NOT WANT THEIR FAMILY AS NEIGHBORS ANY LONGER AND THE

TELL THEM THIS IS IMMORAL, UNETHICAL, UN-AMERICAN AND DOES NOT REFLECT NORTHPORT'S VALUES!

### Please, TELL THEM TO RESTORE OUR PROPERTY RIGHTS!

The following link has the documents that support what has occurred to my family: <a href="https://drive.google.com/drive/folders/1EY17ZuWqveHqTMHrw9ApICy1F1zkZoNd?usp=sharing">https://drive.google.com/drive/folders/1EY17ZuWqveHqTMHrw9ApICy1F1zkZoNd?usp=sharing</a>

William Wizinsky

#### STATE OF MICHICAN

### IN THE CIRCUIT COURT FOR THE COUNTY OF LEELANAU

HE SHORES HOMEOWNERS ASSOCIATION and EELANAU TOWNSHIP.

Plaintiffs.

Case No. 18-10192-CZ

Hon. Kevin Elsenheimer

ILLIAM G. WIZINSKY and ANN M. WIZINSKY.

Defendants.

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10 W. Front, Suite 3 00 averse City, MI 49884

313947-0400

Eric Stempien (P58703) STEMPIEN LAW FIRM, PLLC Attorneys for Defendants 29829 Greenfield Road, #102 Southfield, MI 48078 (248) 569-9270

Nacodore Serth Koches (P71761)
WCKHAM, SPARKS, THALL, SEEBER,
KAUFMAN, PC
torneys for Lesianau Township
8 W South Street
Narnazoo, MI 49007
591382-4500

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Kanne A. Zeits (F60\$59) Atterney for Plaight The Shores HOA

fedd Hoegland, President of The Shores HOA

Theodore Seth Koches (P71761) Attorney for Leelanau Township

Galen Leighton Leelanau Township

Eric Stemplen (P58703)

Attorney for Defendants William G. Wizinsky and Ann M. Wizinsky

William G Yuensky

Am M Wizinsky

DATA AL MANACE I SAL ANNOUS ACCIDENTED WIS GRANTED WAS PARTICULAR RESIDENCE.

Taxed as house which was paid on time every year! Used for 23 years without single complaint on two wooded acres and cannot even be seen. House designed as guest house for future main home to be built. Only 240 square feet. I am a licensed architect and builder for 35 years and had worked for state government, and know what was done to us is not normal government processes and function. When my house was broken into and vandalized, I believe by my neighbors, the Prosecuting Attorney called it a civil matter. (Home visible in winter from only one neighbor's house.)

We adopted our African American daughter and then lost all our property rights after her introduction to The Shores.

County refused to process building repair permit for 3 years after 2015 storm. Exposure significantly increased damage. State of Michigan Civil Rights Division required county to issue building repair permit after racism complaint filed.

Building Permit can only be issued after approval from zoning and health department. Building Permits issued in 1992 and 2018 with all approvals. Approved by the Shores HOA in 1992 and repairs in 2015 (with me hiring a lawyer in 2015).

Had to hire an attorney to be allowed to cut down dead/damaged trees laying on our home! Neighbors threatened every contractor with litigation if they worked for us! Had to hire people from Traverse City for trees; they came in an unmarked vehicle. On the day they showed up to work, their home office was told they would be sued! They were there and did the job! The rest of work had to hire down state for repairs, since everyone locally were threatened.

Issued Certificate of Occupancy in 2018 which means in compliance with all codes, ordinances and laws.

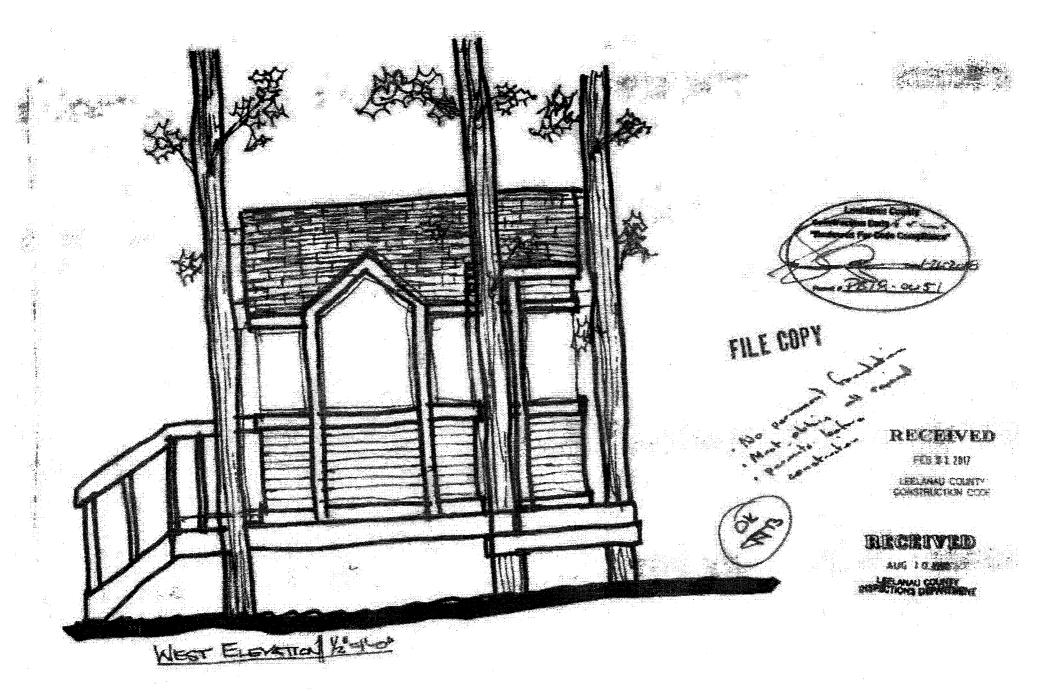
Although all parties are aware, we are taxed as home, public officials knowingly falsify official public documents which is a crime and call it a utility structure, and put in documents <u>CAN NOT SLEEP IN STRUCTURE</u>, after us spending over \$35,000 in repairs, SOUGHT ATTORNEY(S) ADVICE, WAS TOLD NO LEGAL GROUNDS FOR DENIAL OF RIGHTS. SLEEP IN YOUR HOME. "THERE ARE NO SLEEP POLICE." "IF IT IS TAXED AS A HOME, IT IS A HOME." "THEY ARE NOT GOING TO SUE YOU FOR SLEEPING IN YOUR HOME!" I believe this was a created "NUISANCE" for grounds for litigation, which provided the township the excuse to use public funds since The Shores has no just cause and could not afford it.

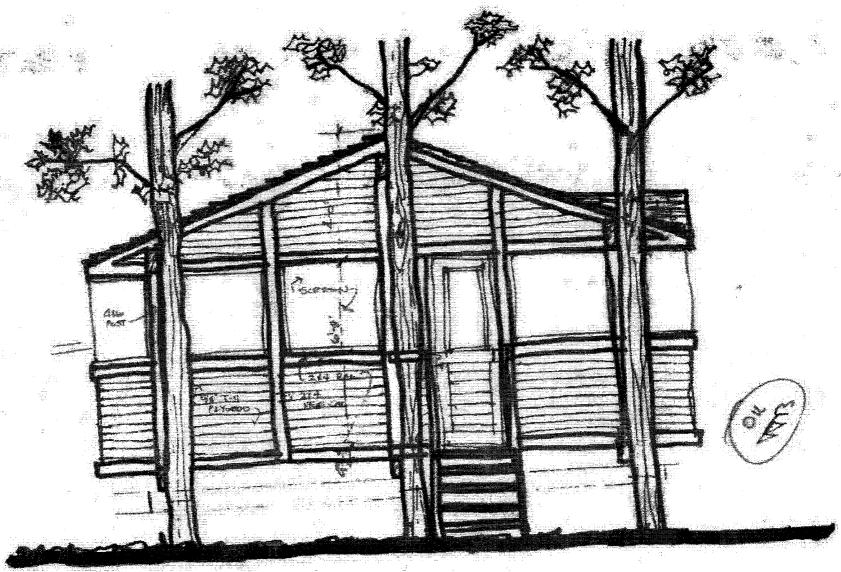
They hired a private detective to see if we were sleeping in our home or car, who took pictures of us from our neighbors for an exhibit in the lawsuit! It was legal for us to sleep in our car but not in our home of 28 years. The picture showed mostly trees with peek-a-boo holes. The Building inspector lured us up stating he wanted to inspect our fireplace again!

In 2018 Tax Assessor came out to our home, photographs it, and still taxed it as home. This was done a few months before filing litigation. The Township and The Shores sue us for sleeping in our home and for alleged violations of the nuisance ordinance and restrictions, despite just receiving our Certificate of Occupancy and all previous approvals. The Court/Judge is in same building as the public officials who falsified documents! Jurisdiction motion was not even heard after 5 months! We had little confidence in a fair trial since all these people work together. I was informed by the Building inspector that the Prosecuting Attorney was directly involved in preparing (falsifying) the documents. We were framed by the Prosecuting Attorney for a civil matter, if we did not sell, what next? We felt it was unsafe, here!

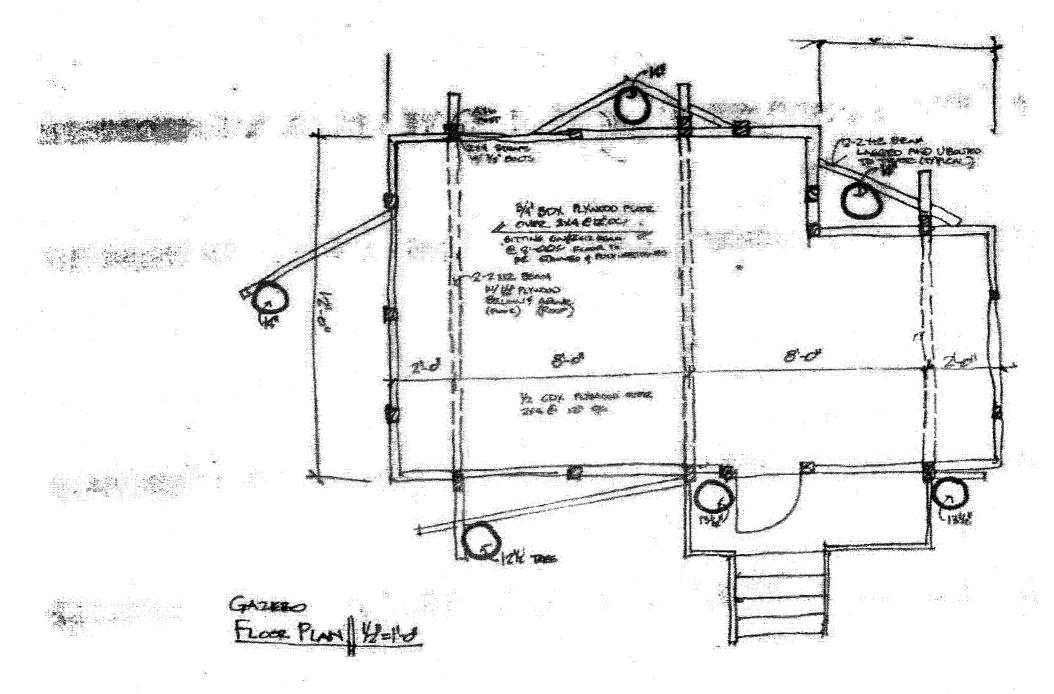
Always taxed as home, becomes not a home through false documentation in 2018. Becomes a home again in 2019 after we sign settlement agreement to sell property. Still taxed as a home, but our family not allowed to use it freely. Can rent it to others in a long-term lease.

In settlement; (1) We must list property for sale within 30 days of agreement. (5) Our family can sleep in home 18 days a year until 2021, only after giving zoning official 3-day notice that we are coming. (9) Must drop complaints and investigations for racial discrimination. (13) Can rent home as long term rental but no short-term rental, no requirement to contact zoning for rental. We never rented our home, ever!

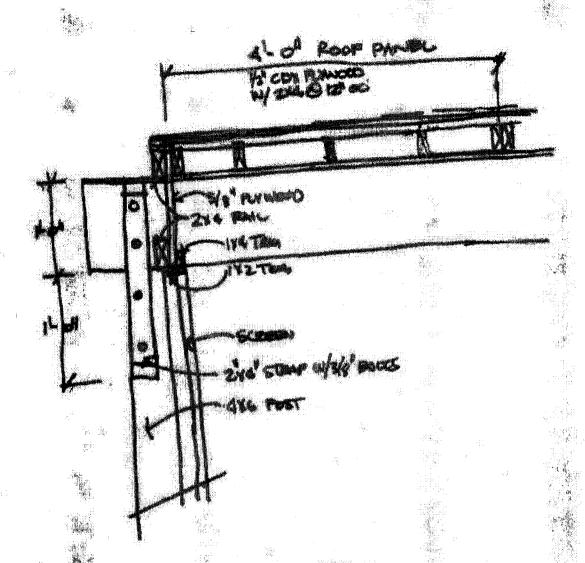




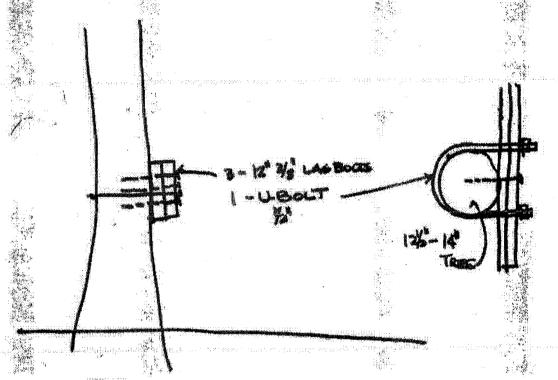
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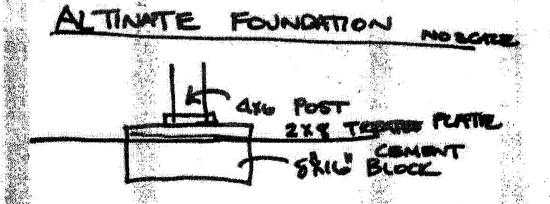


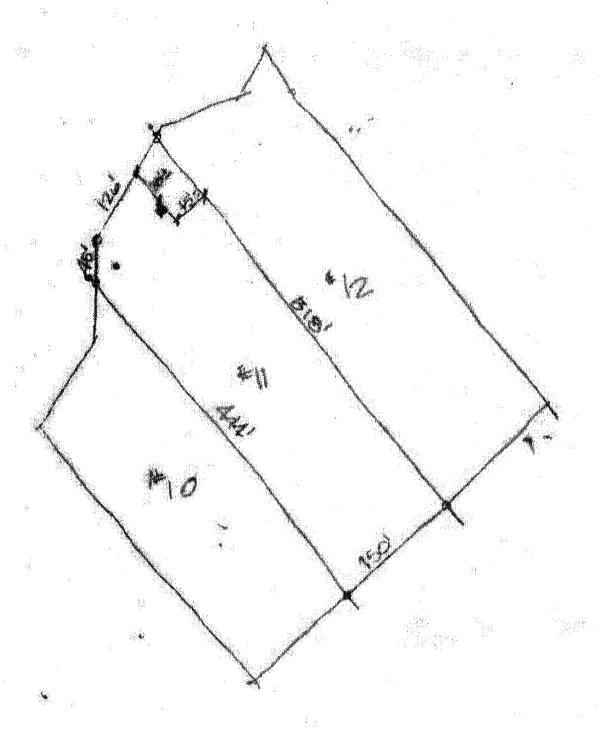
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TREE COUNECTEN - NO SCALE





SITE PLAY |"= |bo'd