SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 1 | Planning Commission ordinance, zoning provisions, definitions and supporting pages

Gladwin County, Michigan

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ORDINANCE NO. 3-2011

Secord Township Ordinance to Confirm the Establishment of a Planning Commission with Zoning Authority

Preamble

An ordinance to confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125 .38 01, et seq., of the Secord Township Planning Commission; provide for the composition of that Planning Commission; provide for the powers, duties, and limitations of that planning Commission; and repeal any ordinance or parts of ordinance or resolutions in the conflict with this ordinance.

THE TOWNSHIP OF SECORD, GLADWIN COUNTY, MICHIGAN, ORDAINS:

Section 1: Scope, Purpose and Intent

This ordinance is adopted pursuant to the authority granted the Township board under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125. 3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125. 3101 et seq., to establish a Planning Commission with the powers, duties and limitations provided by those acts and subject to the terms and conditions of this ordinance and any future amendments to ordinance.

The purpose of this ordinance is to provide that the Secord Township board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public act 33 of 2008, MCL 125.3801, et seq., of the Secord Township Planning Commission formally established under the Township Planning Act Public Act 168 of 1959, MCL 125.321 et seq.

Section 2: Establishment

Township board hereby confirms the establishment under the Michigan Planning Enabling Act Public Act 33 of 2008, MCL 125.3801 et seq., of the Secord Township Planning Commission formally established under the Township Planning Act Public Act 168 of 1959 MCL 125.321 et seq. The Secord Township Planning Commission shall have seven (7) members. Members of the Secord Township Planning Commission as of the effective date of this ordinance shall, except for an ex-officio member whose remaining term on the Planning Commission shall be limited to his or her term on the Township Board, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for Planning Commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125. 3801, et seq.

Section 3: Appointments and Terms

The Township supervisor, with the approval of the Township Board by a majority vote of the members elected and serving, shall appoint all Planning Commission members, including the ex-officio member. The Planning Commission members other than the ex-officio member shall serve for terms of three (3) years each.

A Planning Commission member shall hold office until his or her successor is appointed. Vacancies shall be filled for the expired term in the same manner as the original appointment

Planning Commission members shall be qualified electors of the Township except for that one Planning Commission member may be an individual who is not a qualified elector of the Township. The membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and special social development of the Township, in accordance with the major interest as they exist in the Township, such as agriculture, natural resources, recreational, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the Township to the extent practicable. One member of the Township board shall be appointed to the Planning Commission as an ex-officio member. In ex-officio member has full voting rights. An ex-officio members term on the Planning Commission shall expire with his or her term on the Township board. No other elected officer or employee of the Township is eligible to be a member of the Planning Commission.

Section 4: Removal

The Township board may remove a member of the Planning Commission for misfeasance, malfeasance, or nonfeasance in the office upon written charges and after a public hearing.

Section 5: Compensation

The Planning Commission members may be compensated for their services as provided by the Township Board resolution. The Planning Commission may adopt bylaws relative to the compensation and expenses of its members for travel when engaged in the performance of activities authorized by the Township Board, including, but not limited to attendance at conferences, workshops, educational and training programs, and meetings.

Section 6: Officers and Committee

The Planning Commission shall elect a chairperson and a secretary from its members, and may create and fill other offices, as it considers advisable. An ex-officio member of the Planning Commission is not eligible to serve as chairperson. The term of each office shall be one year, with the opportunity for reelection as specified in the Planning Commission bylaws. The Planning Commission may also appoint advisory committees whose members are not members of the Planning Commission.

Section 7: Bylaws, Meetings and Records

The Planning Commission shall adopt bylaws for the transaction of business.

The Planning Commission shall hold at least four regular meetings each year and shall by resolution determine the time in place of the meetings.

Unless otherwise provided in the planning commission's bylaws, a special meeting of the Planning Commission may be called by the chairpersons or by two other members, upon written request to the secretary. Unless the bylaws otherwise provide, the secretary shall send written notice of a special meeting to Planning Commission members at least 48 hours before the meeting. The business that the planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261, et seq. The Planning Commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in possession of, or retained by a Planning Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1086 MCL 15.231 et seq.

Section 8: Annual Report

The Planning Commission shall make an annual written report to the Township board concerning its operations and the status of the planning activities, including recommendations regarding actions by the Township Board related to planning and development.

Section 9: Authority to Make Masterplan

Under the authority of the Michigan Planning Enabling Act, Public act 33 of 2008 MCL 125.3801, et seq., and other applicable planning statutes the Planning Commission shall make a master plan as a guide for development within the township's planning jurisdiction. Final authority to approve a master plan or any amendments thereto shall rest with the Planning Commission unless the Township Board passes a resolution asserting the right to approve or reject the master plan. Unless rescinded by the Township any plan adopted or amended under the Township Planning Act Public Act 168 of 1959 MCL 125.321 et seq., need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008 MCL 125.3801 et seq.

Section 10: Zoning Powers

The Township board hereby confirms the transfer of all powers duties and responsibilities provided for zoning boards or zoning commissions by the former Township Zoning Act, Public Act 184 of 1943 MCL 125.271 et seq.; the Michigan Zoning Enabling Act, Public Act 110 OF2006 MCL 125.3101 et seq.; or other applicable zoning statutes to the Secord Township Planning Commission formally established under the Township Planning Act, Public Act 168 of 1959 MCL 125.321 et seq. Any existing zoning ordinance shall remain in full force an effect except as otherwise amended or repealed by the Township Board.

Section 11: Subdivision and Land Division Recommendations

The Planning Commission may recommend to the Township board provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the Planning Commission shall hold a public hearing on their proposed ordinance or rule. The Planning Commission shall give notice of

the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the Township.

The Planning Commission shall review and make recommendation on a proposed plat before action thereon by the Township Board under the Land Division Act, Public Act 288 of 1967 MCL 560.101 et seq. Before making its recommendation, the Planning Commission shall hold a public hearing on the proposed plat. A plat submitted to the Planning Commission shall contain the name and address of the proprietor or other persons to whom notice of hearing shall be sent. Not less than 15 days before the date of the hearing, notice of the date time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the Township. Similar notice shall be mailed to the owners of the land immediately adjourning the proposed platted land.

Section 12: Severability

The provisions of this ordinance are hereby declared to be serviceable, and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the ordinance shall continue in full force an effect.

Section 13: Repeal

All ordnance or parts of ordnance in conflict with this ordinance are hereby repealed. The resolution or ordinance establishing the Secord Township Planning Commission under the Township Planning Act, Public act 168 of 1959, MCL 125.321, et seq., is hereby repealed.

Section 14: Effective Date

This ordinance shall become effective eight (8) days after publication thereof. Adopted by the Township Board Township of Secord Gladwin County, Michigan at the meeting of the Township board held on the fifteenth day of June 2011.

Dated: June 15, 2011 Vincent C. Bary, Jr. Vincent C. Barry, Jr. Secord Township Supervisor Dated: June 15, 2011 Kathy Wilton Kathy Wilton Secord Township Clerk

Certification

The above ordinance No.: 1-2011 was adopted at a meeting of the Secord Township on the fifteenth day of June 2011, and published in the Gladwin County Record, a newspaper of general circulation in the Township of Secord on the twenty second day of June 2011. Dated: June 15, 2011 Kathy Wilton Kathy Wilton Secord Township Clerk

SECORD TOWNSHIP

Zoning Ordinance

Gladwin County, Michigan

Zoning Ordinance

Secord Township

1507 Secord Dam Road

Gladwin, MI 48624

SECORD TOWNSHIP

ZONING ORDINANCE

Secord Township

Gladwin County Michigan

Adopted: December 17, 2014

Effective: January 8, 2015

Revisions to this Ordinance:

Articles 2,3,5 and 9 have been revised and

Adopted by the Board on 11-15-2017

And became Effective on 11-30-2017

Revisions to this Ordinance:

Article 2: Addition Definitions: Waters Edge

Article 3: General Provisions

3.1, 3.6, 3.9, 3.12 [portion moved to 3.6], 3.17, 3.19, 3.20, 3.26, 3.30, 3.33, 3.37, 3.42, 3.43

Article 5: District Regulations

5.7

» Table 5.2, 5.3, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5:14

Article 9: Supplemental Regulations

9.21

Fee: Fire Department Inspection $50.00

Planned Unit Development $500.00

Have been revised and Adopted by the Planning & Zoning Board on 6-14-2023

Adopted by the Secord Township Board: 7-19-2023

And became Effective: 7-19-2023

Title Sheet Revised 6-14-2023

The Secord township Zoning Ordinance

Secord Township - A Zoned Community Gladwin County Zoning Ordinance Highlights Updated December 2024 Principal Dwelling - Stick built, Modular, Mobile homes 720 square foot minimum size 14-foot minimum width (entire length of structure) 35-foot maximum height (applies to accessory building also) No size limits on accessory structures except for height Mobile homes over 10 years old must be inspected by a licensed inspector or building contractor prior to issuance of a Land Use Permit. Set-Backs -- The minimum distances a dwelling or accessory building must be from property lines Distance from rear or water's edge: 40 feet. Building on docks or seawalls are not permitted. Distance from property line at Road right of way: 40 feet Side Lines - residential: 10 feet and 10 feet (total 20 feet) Side lines - agricultural: 20 feet and 20 feet (total40 feet) Permits & Fees- (effective 11/14/18) Land Use Permit: $50.00 This permit is required for all new construction, including sheds, pre-built sheds and car ports. Building permits from Gladwin County are also required. Zoning Variance Application: $350.00 This application is required if property owner wishes to build closer to the lot lines or alter any dimensional value in the Zoning Ordinance. Note: Dimensional variances are generally not granted if the property is large enough to accommodate a new structure and stay within the Set-Backs. A request for a variance and the payment of the fee does not guarantee the variance will be granted. Special Use Application: $500.00 This application is needed if proposed use of the property is not compliant with its intended use as zoned. Special use application and payment of the fee does not guarantee the special use request will be granted. Zoning Change Application: $750.00 Zoning change application and payment of the fee does not guarantee the zoning change requested will be granted. Lot Splits and Land Division Application: $50.00 Residential or Platted lots must be a minimum of65 feet wide and 12,000 square feet in total size. Unplatted divisions must maintain a 4 to 1 depth to width ratio if under 10 acres. Trailer Permits (travel trailers, motor homes, pop-up trailers, etc.): $50.00 Permits will be issued for up to 120 days per calendar year and must comply with the Township Ordinances. Only two RVs are allowed per parcel. RV's must adhere to Set-Backs the same as permanent structures. General Information The entire Zoning Ordinance and the latest revisions can be found on-line at Secordtwp.com Any deck being converted to living space (walled & roofed) requires a Land Use Permit from the Township and a Building Permit from Gladwin County. Decks are not considered as a pre-existing structure. Prepared by: The Planning and Zoning Commission, December 2024

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SECORD TOWNSHIP ZONING ORDINANCE

SECORD TOWNSHIP GLADWIN COUNTY, MICHIGAN

Zoning Ordinance

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RESOLUTION NO. 3-20-24-3

Secord Township, Gladwin MI

ORDIANANCE ADOPTION

WHEAREAS, The Township Board of Secord Township recognizes potential problems that might be encountered by the Township regarding current Secord Township ordinances and

WHEAREAS, The Township Board of Secord Township recognizes the need to ensure all Secord Township residents of our commitment to enforce all published Township ordinances and

WHEAREAS, The Township Board of Secord Township affirms their commitment to enforce compliance with established ordinances.

NOW, THEREFORE LET IT BE RESOLVED that the Township Board of Secord Township Adopts all published Secord Township Ordinances including 1.0 through 12.8, Fees and By-laws on March 20th, 2024.

Motion to Adopt Resolution 3-20-24-3

By Joel Vernier Second by Karen Gawron

ROLL CALL

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasurer Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Aye Five (5) Ney Zero (0)

The Secord Township Supervisor declares Resolution 3-20-24-3 passed.

[Resolution signature and certification image omitted in website reference copy]

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ARTICLE:1

PURPOSE AND AUTHORITY

ARTICLE 1.0 / 1.1 / 1.2

PURPOSE AND AUTHORITY

Section 1.0 - Purpose

It is the purpose of this Ordinance to regulate and restrict the location of trades and industries, the location of buildings designed for specified uses, and for such purposes, to divide Secord Township into zoning districts. Within each district, regulations shall be imposed designating the allowed uses for buildings and structures and designating the trades and industries that are permitted or excluded or subjected to special regulations. The designations shall be made in accordance with a plan designed to lessen the congestion on the public streets, to promote the public health, safety, and general welfare and shall be made with reasonable consideration given to the character of the district, its particular suitability for particular uses, the preservation of property values, and the general trend and character of building and population development.

The purpose and intent of the Sections of this Ordinance pertaining to the regulation of sexually oriented businesses is to regulate the location and operation of, but not to exclude, sexually oriented businesses within the Township and to minimize their negative secondary effects. It is recognized that sexually oriented businesses, because of their very nature, have serious objectionable operational characteristics that cause negative secondary effects upon nearby residential, educational, religious and other similar public and private uses. The regulation of

sexually oriented businesses is necessary to ensure that their negative secondary effects will not

contribute to the blighting or downgrading of surrounding areas and will not negatively impact the health, safety and general welfare of township residents. The provisions of this Ordinance are not intended to offend the guarantees of the First Amendment to the United States Constitution or to deny adults access to sexually oriented businesses and their products, or to deny sexually oriented businesses access to their intended market. Neither is it the intent of this Ordinance to legitimatize activities that are prohibited by Township ordinance, state or federal law. If any portion of this Ordinance relating to the regulation of sexually oriented businesses or referenced in those sections is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Ordinance relating to regulation of sexually oriented businesses following the removal, reduction or revision of any portion so found to be invalid or unconstitutional.

The purpose and intent of the Section of this ordinance pertaining to wireless telecommunications towers, structures, antennas and wind energy facilities is to establish general guidelines for the location of wireless telecommunication towers, alternative tower structures, antennas and wind energy facilities. The Township recognizes that it is in the public interest to permit the location of wireless telecommunication towers, alternative tower structures, antennas and wind energy facilities within the Township. The

Township also recognizes the need to protect the scenic beauty of Secord Township from unnecessary and unreasonable visual interference, and that wireless telecommunication towers, alternative tower structures, antennas and wind energy facilities may have negative aesthetic impacts upon adjoining and neighboring uses. As such, this ordinance seeks to:

A. Protect residential areas from potential adverse impact of towers, antennas, and wind energy facilities; B. Minimize the total number of towers throughout the community; C. Encourage new tower development in areas dispersed throughout the community; D. Encourage the joint use of new and existing tower sites; E. Encourage developers of towers, antennas, and wind energy facilities to configure them in a way that minimizes their adverse visual impact; F. Enhance the ability of providers of telecommunication services to provide such services to the community quickly, effectively, and efficiently; G. Consider the public health and safety of telecommunication towers, alternative tower structures and wind energy facilities; and H. Avoid potential damage to adjacent property from tower and wind turbine failure.

Section 1.1 - Authority

This Ordinance is enacted into law pursuant to Act 110, Public Acts of 2006, as amended.

Section 1.2 - Title

This ordinance shall be known as the Secord Township Zoning Ordinance of 2014 and shall be referred to herein as "this Ordinance."

ARTICLE:2

DEFINITIONS

ARTICLE 2.0 / 2.1

DEFINITIONS

Section 2.0 - Rules Applying to Text

For the purposes of this Ordinance, certain terms are defined to clarify the intent of the provisions of the Ordinance. The following rules shall apply, except, when clearly indicated otherwise.

A. The particular shall control the general.

B. Inthe case of any difference of meaning or implication between the text of this ordinance and any caption, the text shall control.

C. Unless the context clearly indicated to the contrary, words used in the present tense include the future tense; words used in the singular number include the plural; and words used in the plural number include the singular; the word "herein" means this Ordinance; and the word "this Ordinance" shall mean "the Ordinance text, tables and maps included herein, as enacted or subsequently amended".

D. The word "shall" is always mandatory and never discretionary. The word "may" is permissive.

E. Words used in the present tense shall include the future; words in the singular number

shall also denote the plural and the plural shall also denote the singular.

F. A"building" or "structure" includes any part thereof.

G. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

H. Unless the context clearly indicates otherwise, where a regulation involves two (2) or more items, conditions, provisions, or events, the terms "and", "or", "either...or", such conjunction shall be interpreted as follows:

1. "And" denotes that all the connected items, conditions, provisions, or events apply in combination.

2. "Or" indicates that the connected items, conditions, or provisions, or events may apply singly or in any combination.

3. "Either... or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

I. The term "person" shall mean an individual, firm, corporation, association, partnership, Limited Liability Company or other legal entity, or their agents.

J. Any word or term not defined herein shall be assumed to have the meaning customarily assigned them.

Article 2: Definitions Revised and Adopted: 11-15-17

K. "Township" shall refer specifically to Secord Township.

L. Any necessary interpretation of this Ordinance shall be made by the Secord Township

Zoning Board of Appeals.

Section 2.1 - Definitions

For the purpose of this Ordinance, the following terms and words are defined as follows:

Abutting: Having property or district line in common; e.g., two lots are abutting if they have property lines in common.

Accelerated soil erosion: The increased lay of the land surface that occurs as a result of man's activities.

Access: A way of approaching or entering a property. For purposes of this Ordinance, all lots of record shall have access to a public road or highway or to a private road.

Accessory Building or Accessory Structure: A supplemental building or structure devoted to an accessory use and located on the same lot or parcel of land as the main building, or buildings. An accessory structure attached to a main structure shall be considered part of the main structure. Fences and walls are not considered accessory structures.

Accessory Dwelling Unit: A dwelling unit accessory to a single-family residence with its own kitchen, bath, living area, sleeping area, and separate entrance.

Accessory Use: A use which is clearly incidental and subordinate to, customarily found in connection with, and located on the same zoning lot, unless otherwise specified, as the principal use to which it is related

Acreage, Net: The actual land available for development within a parcel after the exclusion of road rights-of-way and other such areas not available for development purposes (i.e. steep slopes, wetlands, and the like).

Adjacent Property: Property which adjoins any side or corner of a specific parcel of land including, but not limited to, those lands separated from the parcel by a road right-of-way, easements or public utility rights-of-way.

Adult Foster Care Facility: see State-Licensed Residential Facility.

Agriculture: The art and science of cultivating the ground for the purpose of raising and harvesting trees, fruit or field crops, or animal husbandry for economic gain.

The following definitions A-J are related to agricultural tourism:

A. Agricultural Tourism: The practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation,

education, or active involvement in the operation, other than as a contractor or employee of the operation.

B. Value-Added Agricultural Product: The enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming, or packaging, education presentation, activities and tours.

C. Agricultural Products: Includes, but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties (nursery stock, ornamental shrubs, flowers and

Christmas trees); maple sap, etc.

D. Agriculturally Related Products: Items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and value- added agricultural products and production on site.

E. Non-Agriculturally Related Products: Those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from

5 other states or countries, etc.

F. Agriculturally Belated Uses: Those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving . classes, etc.

G. Non-Aariculturally Related Uses: Activities that are part of an agricultural tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concerts, etc., and are subject to special use permit.

H. Farm Market/On-Farm Market/Roadside Stand: The sale of agricultural products or value-added agricultural products, directly to the consumer from a site on a working farm or any agricultural, horticultural or agribusiness operation or agricultural land.

I. Seasonal: A recurrent period characterized by certain occurrences, festivities, or crops, harvest, when crops are ready; not all year round.

J. Seasonal Sign: A sign erected for a limited period of time during the year when retailing activities for a particular farm product is available to the public.

Alley: Any dedicated public right of way affording a secondary or service means of access to abutting property and not intended for general traffic circulation.

Alterations: Any change, addition or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed".

Alternative Tower Structure: Man-made trees, clock towers, bell steeples, light poles and other similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Animal Hospital: A self-enclosed building wherein animals including domestic household pets and farm animals are given medical or surgical treatment and use as a boarding place for such animals limited to short time boarding incidental to hospital use. Such hospitals include only those under direction of a licensed veterinarian registered in the State of Michigan.

Animal Shelter: A building supported by a governmental unit or agency or by a nonprofit corporation where domestic pets or other animals are kept because of requirements of public health officials, loss by owner, neglect or violation of a public law or ordinance.

Antenna; Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio signals or other communication signals.

Apartment: A dwelling in a multiple dwelling building or mixed use building intended for residence by one family or group of individuals living together as a single housekeeping unit.

Appeal: See "Zoning Appeal".

Applicant: Any person that applies for a permit.

Application: The process by which the owner of a parcel of land within the Township submits a request to develop, construct, build, modify, or erect a structure or commence a Special Use upon such parcel of land. Application includes all written documentation, verbal statements and representations, in whatever form or forum, made by an applicant to the township concerning such a request.

Architectural Eeatures: Architectural features of a building shall include cornices, eaves, gutters, courses, sills, lintels, bay windows, chimneys and decorative ornaments.

Automobile Car Wash: A building, or portions thereof, the primary purpose of which is that of washing motor vehicles.

Automobile Repair: A place where, with or without the sale of engine fuels, the following services may be carried-out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service, such as body, frame or fender straightening and repair, or painting and undercoating of motor vehicles.

Automobile Service Station: A place where gasoline or any other automobile engine fuel, kerosene or motor oil and lubricants or grease (for operation of motor vehicles) are retailed

directly to the public on premises; including sale of minor accessories and service for automobiles.

Automobile or Trailer Sales Area: Any enclosed building or area or open space used for display, sales, or rental of motor vehicles or trailers in new or used and operable condition.

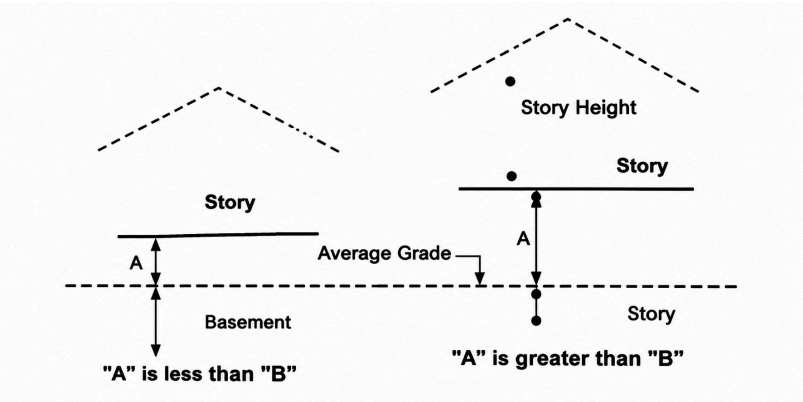
Automobile Storage, Damaged: Any storage of inoperable vehicles intended to be repaired back to operable condition, but not including such vehicles which are incidental or accessory to an automotive repair garage or a licensed salvage yard used as a depository for such vehicles.

Average: For the purpose of this Ordinance, the term, “average” will be an arithmetic mean.

Awning: Roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

Banner, Flag, or Pennant: Any cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to any structure, pole, line, framing, or vehicle, not including the official flags of the United States, the State of Michigan, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.

Basement: That portion of a building partly below grade, but so located that the vertical distance from the grade level to the basement floor is greater than the vertical distance from the grade level to the basement ceiling. A basement shall not be included as a story for height measurement, nor counted as floor area, unless the room has walkout capability. A "walkout basement" shall be defined as a room with at least one wall below grade, which provides barrier free access to the exterior of the structure and with at least fifty percent of one wall with no grade. Basements must have fire escape routes as designated in the current building code in use by Gladwin County.



Bed and Breakfast Facility: A residential structure occupied by the owner(s) or resident manager with sleeping rooms available for rent by guests on a short term basis at which the owner(s) or resident manager(s) may provide breakfast to guests at no additional cost.

Bedroom: A bedroom is a dwelling room used for or intended to be used safely for sleeping purposes by human beings.

Blighted Structure: includes, without limitations, any dwelling, garage, out-building, warehouse, or any accessory structure or part of a structure which because of fire, wind or other natural disaster, physical deterioration, demolition or partial demolition when said demolition is not carried out within a reasonable period of time, is no longer habitable as a dwelling, nor

useful for the purpose for which it may have been intended, or has uncovered openings which may provide unrestrained access to enter the structure.

Board of Appeals: see "Zoning Board of Appeals"

Boarding House: see Rooming House.

Boat and/or Canoe Livery and Boat Yard: A place where boats and/or canoes are stored, rented, sold, repaired, docked and serviced.

Breezeway; Any covered passageway with open sides between two buildings.

Buffer Strip: A strip of land for the planting of shrubs and/or trees to serve as an obscuring screen to carry out the requirements of this Ordinance. When a screen buffer is required, it shall consist of a dense ever green River planting or a solid fence or wall.

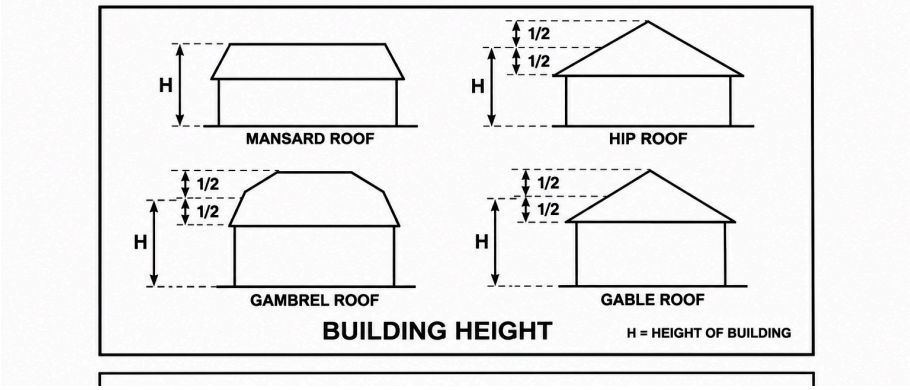
Buildable Area; That portion of a lot remaining after the minimum setback and open space requirements of this Ordinance have been complied with.

Buildable Width; The width of a lot left for building after required side yards are provided.

Building; Any structure having a roof supported by columns, or walls for the shelter or enclosure of persons, animals, or property of any kind.

Building. Farm: Any building or structure: other than a dwelling, maintained, used or built on a farm which is essential and/or customarily used on farms for the pursuit of their agricultural activities, including the storage or housing of farm implements, produce or farm animals.

Building Height; The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; to the average height between eaves and ridge for gable, hip and gambrel roofs, and the average height between the lowest point and the highest point on a shed roof. Where a building is located on a sloping terrain, the height may be measured from the average ground level of the grade at the building wall.



Building Line: An imaginary line established by District setback regulations.

Building, Principle: The building or structure in which the principal use or authority on a lot or parcel takes place.

Building Permit: A building permit is the written authority issued by the Gladwin County Building Inspector in conformity with the provisions of the Construction Code Ordinance.

Building, Temporary: A nonpermanent structure which is permitted incidental to construction.

Cabin: A detached building that is used for seasonal occupancy, but not including motels or migrant housing.

Cabin Court: One (1) or more cabins used for seasonal occupancy as dwelling or sleeping quarters for transients or tourists for a fee.

Campgrounds: Any parcel or tract of land, under the control of any person wherein sites are offered for the use of the public or members of an organization, either free of charge or for a fee for the establishment of temporary living quarters for five (5) or more recreational units.

Canopy: A permanent roof-like shelter that extends from part or all of a building face and is constructed of non-rigid material, except for the supporting framework.

Canvasser and Solicitor: Means any individual, whether a resident of the township or not, travelling either by foot, wagon, automobile, motor truck, boat or any other type of conveyance from house to house, or from street to street, taking or attempting to take orders for sale of goods (Most abide by 2009 FDA Food Code), wares and merchandise, personal property of any nature whatsoever for future delivery, OF for services (including home repair and improvements) to be furnished or performed in the future, whether or not such individual has,

carries or exposes for sale a sample of the subject of such sale or whether he is collecting

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advance payments on such sale or services, or not, provided that such definition shall include any person who, for himself, or for another person, hires, leases, uses, or occupies any building, structure, tent, railroad boxcar, hotel room, lodging house, apartment, shop, or any other place within the village for the sole purpose of exhibiting samples and taking orders for future delivery.

Carport: A permanent roof-like shelter that is free-standing or extends from part of a building and is constructed of rigid material. A carport is considered an accessory structure.

Child Care Facility: A facility for the care of children (persons under 18 years of age), as licensed and regulated by the state under Act 116 of the Public Acts of 1973, being M.C.L.A. §§ 722.111 through 722.128 as amended, and the associated rules promulgated by the State Department of Human Services. Such organizations shall be further defined as follows:

A. Family Child Care Home: A private home operated by a Michigan licensed day care operator in which at least one (1) but less than (7) seven children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent and/or legal guardian, not including children related to an adult member of the resident family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

B. Group Child Care Home: A private home operated by a Michigan licensed day care operator in which more than six (6) but not more than twelve (12) children are given care and supervision for periods less than twenty-four (24) hours a day, unattended by a parent and/or legal guardian, not including children related to an adult member of the resident family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year. re) C. Child Care Center: A facility, other than a private residence, receiving one (1) or more preschool or school-age children for care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. Child care center or day care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, OF drop-in center.

D. Private Home: A private residence in which the registered facility operator permanently resides as a member of the household.

Church: see "Religious Institution".

Clinic, Veterinary: A building or group of buildings and/or structure where domestic animals are admitted for examination, treatment and care by a licensed veterinarian or related paraprofessionals and technicians and where such animals may be provided with overnight housing.

Clinic, Human: A building or group of buildings where human patients are admitted for examination and treatment by a professional; such as, a physician, dentist, or the like, except that such human patients are not lodged therein overnight.

Club or Lodge; An organization of persons for special purposes or for the promulgation of agriculture, sports, arts, science, literature, politics or the like, but not for profit, and open only to a members and not the general public.

Cluster Development: A development design technique that concentrates buildings in specific areas ona site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

College; A place of higher learning providing facilities for teaching and research of a general, technical, or religious nature, either public or private, and which is operated on a nonprofit basis.

Commercial: A term relating to the use of property in connection with the purchase, sale, or trading of goods for personal services oF maintenance of service offices or recreation or amusement enterprise or garage/basement/porch sales lasting more than 14 days during any twelve-month period.

Commission: Secord Township Planning Commission.

Common Areas, Uses and Services: Land areas, facilities and utilities which are intended to be shared by the owners and occupants of individual building units in a subdivision or a planned development.

Condominium Unit; That portion of the condominium project designed and intended for separate ownership and use, as described in the master deed and is a parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards e and open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designated as such on public records. Lot shall mean the same as home site and condominium unit in site condominium developments.

Construction Code; Means the Michigan State Construction Code or any Code established in accordance with its provisions or adopted by reference thereunder.

Convalescent or Nursing Home: A structure with sleeping rooms where persons are housed or lodged and are furnished with meals, nursing and medical care and which qualifies for license under the applicable Michigan law.

Cottage Industry; A home occupation in which goods or products are sold on the premises.

Crawl Space: An open area between the floor of a building and the ground.

Deck: An unroofed structure used for outdoor living purposes that may or may not be attached to a building and which protrudes more than four inches above finished grade.

Density; The number of dwelling units on, or to be developed upon, an acre of land.

District: "District" as used herein is synonymous with the word "zone" or "Zoning district". See "Zoning District"

Dock; A temporary or permanent structure, built on or over the water, supported by pillars, pilings, or other supporting devices.

Dock, Floating: A more or less rigid, free floating platform not attached to the land, made of buoyant materials: a dock, raft, float, ski jump, trampoline, swimming or diving platform.

Drive-In Establishment: A business establishment primarily developed so that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles, so as to serve patrons while in the motor vehicle while parked.

Drive-In Restaurant: A drive-in restaurant shall be deemed to be any restaurant designed to permit or facilitate the serving of meals, sandwiches, ice cream, beverages, or other food served directly to or permitted to be consumed by patrons in cars or other vehicles parked on the premises, or permitted to be consumed by patrons elsewhere on the site outside the main building. .

Drive-Through Establishment: A business establishment primarily developed so that its retail or service character is dependent on providing a driveway approach for motor vehicles so as to provide patrons with a service while in the motor vehicle which is in the drive-through lane(s). This service is provided from the establishment by means of a window or similar device.

Driveway: A driveway is that portion of a lot intended to be the area upon which vehicles travel from a road (private or public) to a dwelling or other improvements located upon the lot.

Dwelling, Farm: A dwelling used to house the principal family operating the farm, and which is accessory to the operation of the farm, which is the principal use of the land upon which it is

9 located.

Dwelling, Manufactured: A factory-built, single-family structure that is transportable in one (1) or more sections, is built on a permanent chassis, is designed to be used as a dwelling with or without a permanent foundation. It is designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, and electrical systems in the structure, but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site and which does not have wheels or axles permanently attached to its body or frame. A manufactured home is constructed according to the National Mobile Home Construction and Safety Standards Act of 1974, as amended. The manufactured home shall meet the minimum floor area requirements of this Zoning Ordinance and installed in accordance with all of the other requirements of this Ordinance specified for dwellings when located outside of a licensed Manufactured Housing Development.

Dwelling, Multinle-Family: A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Seasonal: A dwelling that is not utilized in each month of the year.

Dwelling. Single-Family: A detached building containing not more than one (1) dwelling unit designed for residential use.

Dwelling - Town House; A single-family attached dwelling with units sharing common side walls and usually situated in a straight line with each other.

Dwelling, Two-Family or Duplex: A multiple family dwelling structure designed exclusively for occupancy by two (2) families independent of each other; such as, a duplex dwelling unit.

Dwelling Unit: A building or portion of a building, either site-built or pre-manufactured which has sleeping, living, cooking and sanitary facilities and can accommodate one family, either permanently or transiently. In the case of buildings, which are occupied in part, the portion occupied shall be considered a dwelling unit, provided it is in conformance with the criteria for dwellings. In no case shall a travel trailer, truck, bus, motor home, tent or other such portable structures be considered a dwelling unit.

Easement: The right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose.

Edge of Road: see: “Road Right-of-Way Line" for Edge of Road

Erected: Includes built, constructed, reconstructed, moved upon or any physical operation on the premises intended or required for a building or structures. Excavation, fill drainage, land clearing, and general property improvements are not considered part of this definition.

Essential Services: The erection, construction, alteration or maintenance by public or private utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collection, communication, fiber optic, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, towers, poles, and other similar equipment

and accessories in connection therewith, but not including buildings, which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety or welfare. Telecommunication towers or facilities, alternative tower structures, wireless communication antenna, wind turbine generator, public buildings and public utility substations are not included within this definition.

Excavation: The removal of rock, sand, soil, or fill material below the average grade of the surrounding land and/or road grade, whichever is highest. This does not include alterations for farming purposes, gardening purposes, and ground care.

Eamily:

a. An individual or group of two or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single domestic housekeeping unit ina dwelling, or

b. A collective number of individuals domiciled together in one dwelling whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or

for an anticipated limited duration of a school term or terms or other similar determinable period.

Farm: The land, plants, animals, buildings, structures, including ponds used for agricultural or aqua cultural activities, machinery, equipment, and other appurtenances used in the production of commercial farm products. 2) Farm Building: see Building, Farm.

Farm Product; Those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish, and other aqua cultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur as determined by the Michigan Commission of Agriculture.

Fence: A permanent partition, structure or gate erected as a dividing marker, barrier or enclosure, and not a part of a principal building or structure or other accessory structure.

Filling: The depository or dumping of any matter into or onto the ground, except common household gardening and general care.

Filling Station: see "Automobile Service Station"

First Floor: Elevation above level of Constructed building foundation.

Fireworks: Means a device made from explosive or flammable composition used primarily for the purpose of producing a visible display or audible effect or both by combustion, defloration or r) detonation. They must be classified as UNO0431 or UN0432 under 49 CFR 172.101.

Flood Plain: The relatively flat area or lowlands adjoining the channel of watercourse or a body of standing water, which has been or may be covered by flood water. Determination of a flood plain is:

A. Contiguous areas paralleling a river, stream or other body of water that constitute at their maximum edge the highest flood levels experienced in a period of 100 years (FEMA standard).

B. Principal estuary courses of wetland areas that are part of the river flow system.

Cc. Contiguous areas paralleling a river, stream or other body of water that exhibit unstable soil conditions for development.

Floor Area: The square footage of floor space measured from exterior to exterior wall for all floors, but not including enclosed and unenclosed porches, breezeways, garages, attic, basement and cellar area.

Floor Area. Usable Commercial: All floor area used for the sale of merchandise or services or for use to serve patrons, clients, or customers. Floor area used principally for the storage or processing of merchandise, hallways or for utilities, shall be excluded for the computation of usable floor area; for uses not enclosed within a building, the area used for the sale of

merchandise, display of merchandise, and/or area used to serve patrons shall be measured to determine necessary parking spaces.

Floor Area, Usable Residential: The floor area available for living purposes exclusive of that used for parking vehicles, utility closets, and the like.

Garage-Commercial; A building, or part thereof, designed or used for equipping, servicing, repairing, hiring, storing, or parking motor vehicles. The term repairing does not include the rebuilding, dismantling or storage of wrecked or junked vehicles.

Garage-Private: An accessory building which is used primarily for the storage of vehicles for the use of the occupants of a lot on which such building is located.

Gasoline Service Station: see Automobile Service Station.

Garage, Rummage and Yard Sales: The sale of any new, used, antique, second hand merchandise in any yard, garage, home building or vacant lot within the township.

Gazebo: An accessory building of an open ("see through") design. A gazebo does not exceed fifteen (15) feet in length, width, and height. The open area may be glass and/or screen enclosed.

Grade: An average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Grass; Any type of grass or weed, but not including crops grown as a source of income.

Greenbelt. Shoreline: A strip parallel to the bank of a stream or lake maintained in trees and shrubs or in its natural state to serve as a waterfront buffer.

Hazardous Substances: Any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental to the health of any person handling or otherwise coming into contact with such materials or substances.

Heavy Industry: Manufacturing, fabricating activities or other large scale specialized industrial operations having external effects that will be felt to some degree by surrounding uses.

Height of Structure: The vertical distance measured from the established grade at the center of the front of the structure to the highest point of the structure whether it is a roof, wall, parapet or similar appurtenance of the structure. Building height is determined according to the definition "Building Height".

Home Occupation: An occupation or profession carried on by the occupant of a dwelling unit which is conducted within a dwelling or accessory building and which is clearly incidental and secondary to the use of the lot and dwelling for residential purposes. A home occupation may also occur in/on the following:

a. Accessory building located on premises. b. Located on contiguous property owned by home owner.

Hospital: An institution providing health services, primarily for inpatients and medical or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, outpatient departments, training facilities, central service facilities and staff offices.

Hotel/Motel: A building occupied or used as a predominantly temporary abiding place by individuals or groups of individuals, with or without meals, and in which building there are more than five (5) sleeping rooms and in which rooms there is no provision for cooking.

Ice Retardant System: Aerator, bubbler, or any device, equipment or any type of ice retardant system used within the lake or affects the lake surface so as to prevent the normal formation of ice on the lake surface.

Ice Shanty: A shanty or tent type structure designed for fishing through the ice. This may bea portable or stationary type of structure.

Wegal Sign: A sign which does not meet the requirements of this Ordinance and which has not received legal nonconforming status.

Industry: A use engaged in manufacturing, fabricating, and/or assembly activities.

Industrial Park; A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services in attractive surroundings among compatible neighbors.

Inn: A residential structure with sleeping rooms available for rent by guests on a short term basis at which the owner(s) or resident manager(s) may provide meals to guests and the public. o Junk: All rubbish, refuse, waste material, garbage, including, but not limited to, the following: waste composed of animal, fish, fowl, fruit or vegetable matter, dead animals, putrescible and non-putrescible solid waste (except body wastes), ashes, glass, cans, bottles, discarded or abandoned machinery (except farm equipment), household appliances, industrial wastes, discarded, inoperative, dismantled or partially dismantled motorized vehicles or parts thereof. This shall not preclude home or farm composting for on-site use.

Junkyard: An open area where waste, used or second hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled including, but not limited to scrap or other metals, paper, rags, rubber tires and bottles. A "Junkyard" includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings. Also, any premises upon which three or more unlicensed used motor vehicles which cannot be operated under their own power are kept or stored for a period of fifteen (15) days or more.

Kennel: Any building or land used for the sale, boarding, treatment, or breeding or more than two (2) dogs or three (3) cats or other household pets as a business.

Keyhole Development: A residential development in which a common lakefront lot is used to provide lake access to non-lakefront lot owners within the development.

Land Used for Agriculture: The use of land for tilling of the soil, the raising of field or tree crops or animal husbandry, as a source of income.

Landscaping: Any combination of existing or planted trees, shrubs, vines, ground covers, flowers, lawns, fences, fountains, pools, artworks, screens, walls, benches, walks, paths, steps, terraces and garden structures.

Livestock: Domesticated animals raised for home use or profit. Livestock includes such farm animals as horses, pigs, poultry, cows, goats, sheep, fowl, rabbits, camelids and similar animals.

Loading Space: An off-street space on the same lot with a building or group of buildings, for temporary parking of a commercial vehicle while loading or unloading merchandise or materials. Off-street loading space is not to be included as an off-street parking space in computation of required off-street parking.

Lot: The parcel of land or site condominium unit occupied or to be occupied by a use or building and its accessory buildings or structures together with such open spaces, minimum area, and width required by this Ordinance for the district in which located, but not including any area within any abutting right-of-way or traffic lane. A lot may or may not be specifically designated as such on public records.

Lot Corner: A lot located at the intersection of two streets or a lot bounded on two sides by a curving street, any two (2) sides of which form an angle of one hundred thirty-five (135) degrees or less.

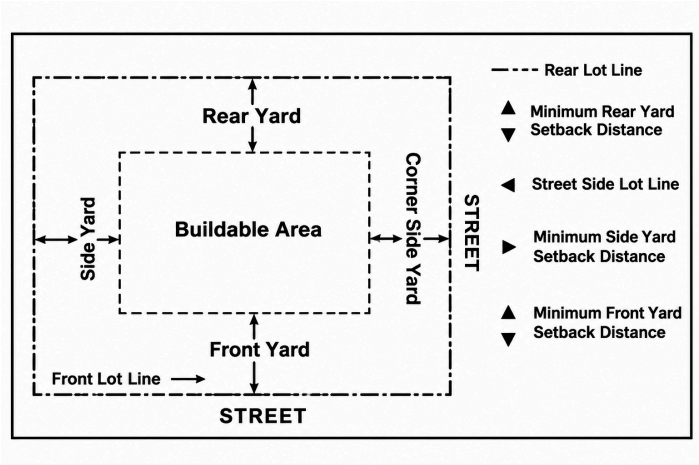
Lot Coverage: The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures. This shall be deemed to include all buildings, porches, arbors, breezeways, patio roofs, and the like, whether open box type and/or lathe roofs or, fully roofed, but shall not include fences, walls or hedges used as fences or swimming pools.

Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

Lot Double Frontage or Through: A lot other than a corner lot having frontage on two (2) more or less parallel! roads. If there are existing structures in the same block fronting on one (1) or both of the roads, lake, river or stream the required front yard setback shall be observed on those roads where such structures presently front. see also “Through Lot’.

Lot Interior: A lot other than a corner lot with only one (1) lot line fronting on a street.

Lot Lines: The exterior perimeter boundary lines of a lot or parcel.



Lot Line Front: In the case of an interior lot abutting upon a road, the front lot line shall mean the line separating such lot from such road right-of-way. In the case of a corner lot, the front lot line shall be that line separating said lot from the road on the side of the lot that has the y narrowest road frontage, or if the two lot lines have an equal amount of frontage, the front lot line shall be on the most improved or best rated road according to the Gladwin County Road Commission. In the case of a waterfront lot, the line separating the lot from the water's edge shall be considered the front lot line.

Lot Line Rear: The lot line being opposite the front lot line. In the case of a lot irregularly shaped at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than twenty (20) feet long lying farthest from the front lot line and wholly within the lot. In the case of a waterfront lot, the line separating the lot from the road right-of-way shall be considered the rear lot line.

Lot Line Side: Any lot line not a front lot line or a rear lot line. A side lot line separating a lot from a street is a side street lot line. side lot line separating a lot from another lot or lots is an interior side lot line.

Lot of Record: A parcel of land defined by a legal description and recorded in the office of the Gladwin County Register of Deeds, or site condominium unit established and recorded by master deed in the Gladwin County Register of Deeds on or before the effective date of this Ordinance.

Lot Through: see Lot, Double Frontage

Lot Waterfront: A lot having frontage directly upon a lake, river, or stream. The portion adjacent to the water is considered the water frontage.

Lot Width: The horizontal distance between the side lot lines, measured at the two (2) points where the front setback line intersects the side lot line.

Manufactured Home: see Dwelling, Manufactured.

Manufactured Housing Community: A parcel or tract of land under the control of a person upon which 3 or more manufactured homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made

therefore, together with any building, structure, enclosure, street, equipment, or facility used or

intended for use incident to the occupancy of a manufactured home.

Manufactured Housing Community Home site: The designated parcel of land within a

manufactured housing community upon which one (1) single-family manufactured home and accessory buildings, if any, are placed.

Medical marihuana definitions:

A. Enclosed, Locked Facility: that term as defined in Section 3 of initiated law 1 of 2008, as amended (Michigan Medical Marihuana Act), being MCL 333.26423.

B. Marihuana: a controlled substance as defined in Section 7106 of the public health code, PA 368 of 1978, MCL 333.7106.

C. Medical Marihuana: marijuana as defined by the Michigan Medical Marihuana Act (MCL 333.26421 et seq.) Grown, used or transferred for "medical use" as defined by the act.

D. Primary Caregiver; that term defined in Section 3 of Initiated Law 1 of 2008, as amended (Michigan Medical Marihuana Act), being MCL 333.26423 who is at least 21 years old and who has been registered by state department of licensing and regulatory affairs or any successor agency to assist with a qualifying patients' use of medical marijuana.

E. Primary Caregiver Facility: a building in which the activities of a primary caregiver are conducted.

F. Qualifying Patient: that term defined in Section 3 of Initiated Law 1 of 2008, as amended (Michigan Medical Marihuana Act), being MCL 333.26423 who has been diagnosed by a physician as having a debilitating medical condition as provided by the Michigan Medical Marihuana Act and who has obtained a duly issued registry identification card from the state department of licensing and regulatory affairs or any successor agency.

Migratory Labor: Temporary or seasonal labor employed in planting or harvesting.

Mobile Home: see Dwelling, Manufactured.

Mobile Home Park: see Manufactured Housing Community.

Mobile Home Site: see Manufactured Housing Community Home site.

Municipal Civil Infraction; A violation of the Secord Township Zoning Ordinance. Such

violation carries civil penalties.

Municipal Civil Infraction Citation: A written complaint or notice prepared by an authorized

Township official, directing a person to appear in court regarding the occurrence or existence of a municipal civil infraction violation by the person cited.

Motel or Motor Court: A series of attached, semi-detached or detached rental units providing overnight lodging for transients, open to the traveling public for compensation.

Nonconforming Building or Structure; A building, or structure, lawfully in existence on the effective date of this Ordinance, or any amendments thereto, that does not conform to regulations of the Zoning District in which such building or structure is located.

Nonconforming Lot of Record: A lot of record that legally existed on or before the effective date of this Ordinance or any amendment to this Ordinance which does not meet dimensional requirements of this Ordinance or amendment.

Nenconforming Sign: A sign lawfully existing on the effective date of this Zoning Ordinance, which does not conform to one or more of the regulations set forth in this Zoning Ordinance.

Nonconforming Use: A use of land lawfully in existence on the effective date of this Ordinance, or any amendments thereto, that does not conform to the use regulations of the zoning district in which it is located.

Nuisance Factor: An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being of reasonable sensibility, or the generation of an excessive or concentrated movement of people or things, such as noise; dust; heat; electronic or atomic radiation; objectionable effluent; noise or congregation of people, particularly at night.

Nursing Home: see "Convalescent Home"

ee Nursery, Plant Materials: A space, building or structure, or combination thereof, for the storage Of live trees, shrubs, or plants offered for retail sale on the premises, including products used for gardening or landscaping. he definition of nursery does not include roadside stand.

Occupant: Any person who has the right to occupy a parcel of property due to being an owner or pursuant to a verbal or written lease or rental agreement with the owner or agent thereof.

Off-Street Parking Lot: A facility providing vehicular parking spaces, along with adequate drives and aisles. Adequate maneuvering space shall also be included to allow unrestricted ingress and egress to at least two (2) vehicles.

Open Space: Land upon which no structures, parking, rights-of-way, easements, sewage disposal systems (including backup areas for sewage disposal) or other improvements have or will be made that commit land for future use other than outdoor recreational use. Land proposed for outdoor recreational use that will result in the development of impervious surfaces shall not be included as open space.

Outdoor Display: A land area occupied and used for the display of merchandise offered for sale.

Outdoor Storage: A land area occupied and used for outdoor storage of building materials, sand, gravel, stone, lumber, equipment and other supplies.

Outdoor Sales Facility: Are business uses operated for profit, substantially in the open air, usually without buildings or structures, including uses such as the following:

A. Bicycle, utility truck or trailer, motor vehicle, boats or home equipment sale, repair, or

rental services. B. Outdoor display and sales of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools and similar products. Qwner;: A person holding any legal, equitable, option or contract of interest in land.

Qwner: Any person holding an ownership interest in land in the Township of Secord upon which there is tall grass growing. For the purposes of this Ordinance, the name and address listed on the Township tax assessment roll shall indicate ownership interest in such land.

Parcel: see "Lot".

Parent Parcel: Any lot, from which sublets or sub parcels are created after the adoption date of this Ordinance.

Park: Properties and facilities owned or operated by any governmental agency, or owned or operated by any private agency, which are open to the general public for recreational purposes.

Parking, Off-Street: Vehicular parking provided on a lot or parcel, but not within a highway or road right-of-way.

C) Parking, Off-Street, Lot: see off street parking lot.

Parking, Off-Street, Space: An area of definite length and width; said area shall be exclusive of drives, aisles, or entrances giving access thereto, and shall be fully accessible for the storage or parking of permitted vehicles on lots or parcels, but not within public highway: or public or private road rights-of-way.

Parking Space; An area of definite length and width exclusive of drives, aisles, or entrances, giving access thereto, and fully accessible for the storage or parking of permitted vehicles.

Patio: A paved open space, used for outdoor living purposes and constructed of any materials providing a hard, durable surface, which does not protrude more than four (4) inches above the finished grade of the property.

Peddler: Means any person, whether a resident of the township or not, traveling by foot, wagon, automotive vehicle, boat, or any other type of conveyance from house to house, or from street to street, carrying, conveying or transporting goods, wares, merchandise, meats, fish, vegetables, fruits, fireworks, garden truck farm products or provisions, offering and exposing for sale, or making sales and delivering articles to purchasers, or who, without traveling from place to place, shall sell or offer such articles for sale from a wagon, boat, automotive vehicle, or other vehicle or conveyance. The term "peddler" shall include the terms "hawker" and "huckster".

Performance Guarantee: A cash deposit, certified check, irrevocable bank letter of credit or a performance or surety bond approved by the Secord Township Board.

Personal Service Establishments: Establishments offering services for a fee or other remuneration such as financial institutions, barber or beauty shops, clothing repair shops, professional offices and other similar uses.

Pet: Shall mean only such indigenous animals as may commonly be housed within domestic living quarters.

Place of Worship: see Religious Institution.

Planned Unit Development (PUD): A use which allows a development to be planned and built as a unit and which permits upon review and approval, variation in many of the traditional controls related to density, land use, open space and other design elements, and the timing and sequencing of the development.

Planning Commission: The commission appointed by the Township Board under the provisions of Public Act 33 of 2008, the "Michigan Planning Enabling Act" as amended. Refers to the Secord Township Planning Commission.

Plat: A map of a subdivision of land recorded with the Register of Deeds pursuant to State statute.

Plot Plan: The drawings and documents depicting and explaining all salient features of a proposed development which requires a zoning permit but is not required to prepare a site plan,

e in order to evaluate compliance with Zoning Ordinance standards and requirements.

Point of Sale: Determined at the time of Signed Document of Property Transfer. :

Porch, Enclosed: A covered entrance to a building or structure which is totally enclosed, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached.

Porch. Open: An entrance to a building or structure which is not enclosed and projects out

from the main wall of said building or structure.

Pool, Private Swimming: Any artificially constructed basin or other structure for the holding of

five hundred (500) or more gallons of water for the use by the owner, his family or guests for aquatic sports or recreation. A swimming pool shall be considered an accessory structure for purposes of computing lot coverage.

Principal Structure: see Building, Principal.

Principal Use: The main use to which the premises are devoted and the primary purpose for

which the premises exists. |

Private Road: see "Road, Private".

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Professional Office: The office of a professional person such as a doctor, dentist, engineer, architect, attorney, insurance Or real estate agent, and the like, offering services for a fee or) other remuneration such as financial institutions.

Public Place: Any real property or an appurtenance to the real property which is owned by this state, any municipality of this state, a public agency, or by a college or university in this state and may include a structure, enclosure, facility, or complex, including a court, mall, park, or other area, feature, or element. A public place shall also mean a business or an educational, refreshment, entertainment, recreation, health, or transportation facility, or institution of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages, or accommodations are extended, offered, sold, or otherwise made available to the public.

Public Utility: Any person, firm, corporation, municipal department board, or commission fully authorized to furnish and furnishing, under federal, state or municipal regulations, to the public, electricity, gas, steam, communications, telegraph, transportation, water services, or Sewage disposal.

Recreational Vehicle: A current licensed vehicle primarily designed and used as temporary living quarters for recreation or camping or a vehicle mounted on or drawn by another vehicle, includes but is not limited to motor homes, travel trailers, pop-up campers, modified trailers and tents.

Recreation Vehicle Park (RY Park): A family recreation-oriented facility for the overnight, short-term or seasonal, but not permanent or year-round, parking of travel trailers, recreation vehicles or tents. May also be known as a campground.

Religious Institution: A building wherein persons assemble regularly for religious worship, 6 maintained and operated by an organized religious body. Accessory uses, buildings and structures customarily associated with the religious institution are classified as part of the principal use as a church, temple or synagogue.

Rental Sales Establishments: Establishments offering goods for sale such as food stores, drug stores, clothing sales, gift shops, hardware and appliance sales, restaurants and drinking places, variety stores and similar uses.

Residential Structures: Any structure used as a dwelling for permanent year-round, seasonal, vacation or temporary housing by human families or individuals.

Resort: A recreational lodge, camp or facility operated for gain, and which provides overnight lodging and one or more of the following: golf, skiing, dude ranching, recreational farming, snowmobiling, pack trains, bike trails, boating, swimming, hunting and fishing and related or similar uses normally associated with recreational resorts.

Restaurant: A building in which food or beverages are cooked or prepared and offered for sale, and where consumption is permitted on the premises whether or not entertainment is offered.

Retail and Retail Stores; Any building or structure in which goods, wares, Or merchandise are sold to the ultimate consumer for direct consumption and not for resale.

Right-of-Way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Road Private; Any road which is privately constructed and has not been accepted for maintenance by the Gladwin County Road Commission, State of Michigan or the federal government.

Boad Public: Any road or portion of road which has been dedicated to and accepted for maintenance by the County Road Commission, State of Michigan or federal government.

Road Right-of-Way Line: The line which forms the outer limits of a road right-of-way or easement, and which forms the line from which all setbacks and front yards are measured, unless otherwise specified in this Ordinance. Edge of road (for variance purposes): to determine edge of the road right of way; the distance would be measured from the exact center of road:

Sixty-six (66) ft. road measures eleven (11) ft. of pavement and five (5) ft. of shoulder,

plus seventeen (17) ft. of ditch for a total of thirty-three (33) ft. Fifty (50) ft. road measures eleven (11) ft. of pavement and three (3) ft. of shoulder, plus eleven (11) ft. of ditch for a total of thirty-three (25) ft.

Forty (40) ft. road will be classified same as a Fifty (50) ft. road.

e 40 ft. per Secord Township Right of Way per Ordinance

Rooming House: A residential building where rooms or suites of rooms are rented, for compensation, by arrangement for definite periods, where the renters use common facilities, such as hallways and bathrooms. A rooming house shall not include hotels, motels, apartment houses, tourist homes, two and multi-family dwellings or fraternity and sorority houses. Meals may be served from a common kitchen. .

%) Sanitary Landfill: A private or public landfill that meets all of the requirements of Part 115 of Public Act 451 of 1994, as amended and the rules promulgated under these Acts by the Michigan Department of Natural Resources.

School; A public or private educational institution offering students a conventional academic curriculum, including kindergartens, elementary schools, middle schools, and high schools. Such term shall also include all adjacent properties owned by and used by such schools for educational, research, and recreational purposes.

Seasonal Use: Any use or activity that is not conducted during each month of the year.

Seasonal Use Sales: Sales establishments which exist on a temporary basis based on seasonal events such as Christmas tree sales, seasonal produce, and fireworks.

Setback: The minimum required horizontal distance from the applicable right-of-way line, easement, or property line of a lot within which no buildings or structures may be placed.

Setback Waterfront: The minimum required horizontal distance measured from the ordinary high water mark within which no buildings or structures may be placed.

Sexually Oriented Business: A business or commercial enterprise engaging in any of the

following: (1) adult arcade; (2) adult bookstore or adult video store; (3) adult cabaret; (4) adult

motel; (5) adult motion picture theater, (6) adult theater; (7) escort agency; and (8) nude model studio; (9) similar establishments.

A. Adult Arcade: Any place to which the public is permitted or invited wherein coin- operated or slug-operated electronically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time and where the images so displayed are distinguished or characterized by depicting or describing of Specified Sexual Activities or Specified Anatomical Areas.

B. Adult Bookstore Or Adult Video Store: A commercial establishment that, as one of its principal business purposes, offers for sale or rental for any form of consideration one or more of the following:

1. Books, magazines, periodicals or other printed matter or photographs, films, motion picture, video cassettes or video reproductions, slides or other visual representations or media which depict or describe Specified Sexual Activities or Specified Anatomical Areas.

2. Instruments, devices, or paraphernalia that are designed for use in connection with Specified Sexual Activities.

A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing Specified Sexual

ery Activities or Specified Anatomical Areas and still be categorized as an Adult Bookstore or Adult Video Store. The sale of such material shall be deemed to constitute a principal business purpose of an establishment if it occupies 25% or more of the floor area or visible inventory within the establishment.

C. Adult Cabaret: A nightclub, bar, restaurant, or similar commercial establishment that regularly features any of the following:

1. Persons who appear ina state of nudity;

2. Live performances that are characterized by the exposure of Specified Anatomical Areas or by Specified Sexual Activities;

3. Films, motion pictures, video cassettes, slides, other photographic reproductions or visual media that are characterized by the depiction or description of Specified

Sexual Activities or Specified Anatomical Areas; or

4. Persons who engage in lewd, lascivious, or erotic dancing or performances that are intended for the sexual interests or titillation of an audience or customers.

D. Adult Motel: A hotel, motel or similar commercial establishment that:

4. Offers accommodation to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video

cassettes, slides, other photographic reproductions or visual media that are characterized by the depiction or description of Specified Sexual Activities or Specified Anatomical Areas and has a sign visible from the public right of way

that advertises the availability of any of the above;

2. Offers a sleeping room for rent for a period of time that is less than twelve (12) hours; or

3. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than twelve (12) hours.

E. Adult Motion Picture Theater; A commercial establishment which for any form of consideration, regularly and primarily shows films, motion pictures, video cassettes, slides, or other photographic reproductions or visual media that are characterized by depiction or description of Specified Sexual Activities or Specified Anatomical Areas.

F. Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment that regularly features a person or persons who appear in a state of nudity or live performances that are characterized by exposure of Specified Anatomical Areas or by Specified Sexual Activities.

G. Nude Model Studio: Any place where a person who displays Specified Anatomical Areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration, but does not include an educational institution funded, chartered, or recognized by the State of Michigan.

e@ H. Nudity or a State of Nudity: Knowingly or intentionally displaying in a public place, or for payment or promise of payment by any person including, but not limited to payment of an admission fee, any individual's genitals or anus with less than a fully opaque covering, or a female individual's breast with less than a fully opaque covering of the nipple and areola. Public nudity does not include any of the following:

4. A woman's breastfeeding of a baby whether or not the nipple or areola is exposed during or incidental to the feeding. 2. Material as defined in section 2 of Act No. 343 of the Public Acts of 1984, being

section 752.362 of the Michigan Compiled Laws.

3. Sexually explicit visual material as defined in section 3 of Act No. 33 of Public Acts of 1978, being section 722.673 of the Michigan Compiled Laws.

I. Specified Anatomical Areas; Means and includes any of the following: 4. Less than completely and opaquely covered: a. Human genitals; b. Pubic region; c. Buttocks a

d. Female breast below a point immediately above the top of the areola. 2. Human male genitals in a discernible turgid state even if completely or opaquely covered.

J. Specified Sexual Activities: Means and includes any of the following: 1. Human genitals in a state of sexual arousal; 2. Acts of or simulated acts of human masturbation, sexual intercourse, sodomy, bestiality, fellatio or cunnilingus; or 3. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast. 4. Excretory functions as part of or in connection with any of the activities set forth in a- c above.

Shopping Center: A group of commercial establishments, planned, developed, owned, and managed as a unit, with off-street parking provided on the property.

Shoreline: The line which separates land from a surface water feature may be (a) established as a matter of record as the mean level elevation of the surface water or (b) as determined by the legal establishment of the surface water level elevation by the County or other public agency. For the purpose of this Ordinance the legally established surface water level elevation shall take precedence, if established, over the mean level elevation.

Sign: Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark or other representation used as, or in the nature of, an announcement, advertisement, direction or designation, of any person, firm, organization, place, commodity, service, business, profession, or industry, which is located upon any land or in any building, in such manner as to attract attention from outside the premises. Signs not exceeding one (1) square foot in area bearing only property numbers, mail box numbers or names of occupants of premises are excluded from this definition.

SIGN DEFINITIONS:

A. Message Board Static: A sign with a changeable display/message consisting of alphabetic, pictographic, or symbolic informational content that must be changed manually by non-electronic means.

B. Message Board Electronic: A sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.

C. Sign Abandoned: A sign, which no longer advertises or identifies a business, lessor, owner, or activity conducted upon or product available on the premises where such sign is displayed. '

D. Sign Accessory; A subordinate sign for information or directional purposes only and that is located on the same lot or parcel as the principle sign (i.e. parking signs).

E. Sign Area; The entire area within a circle, triangle, parallelogram or any other shape which encloses the extreme limits of writing, representation, emblem, logo, or any other figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign. Where a sign consists solely of writing, representation, emblems, logos, or any other figure of similar character which is painted or mounted on a wall or fence, without a distinguishing border the area of such sign shall be computed as if it were framed by a border consisting of horizontal and vertical lines extending not more than six (6) inches from such sign elements.

F. Sign Awning: A sign painted on, printed on, incorporated in, or attached flat against the surface of an awning.

G. Sign. Canopy: Any sign attached to or constructed within or on a canopy.

H. Sign Clearance; The smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

1. Sign Copy; The wording on a sign surface in either permanent or removable letter form.

J. Sign Face; The area of a sign on which the copy is placed.

K. Sign Ground-Mounted (free-standing): A sign supported by permanent uprights or braces in the ground.

L. SignHeight: The vertical distance measured from the ground immediately beneath the sign to the highest point of the sign or its projecting structure.

M. Sign Lighted; Any sign having a conspicuous, continuous or intermittent variation in the illumination of the physical position of any part of the sign.

N. Sign Marquee: A sign displayed on a marquee that does not extend vertically or horizontally beyond the limits of the marquee.

O. Sign Monument: A sign where the entire bottom of the sign is affixed to the ground.

P. Sign Off-Premise billboard); A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located.

a. Sign Overhanging: A sign that extends beyond any structure wall and is affixed to the structure so that its sign surface is perpendicular to the structure wall.

R. Sign Portable; Any sign not permanently attached to the ground or a building and is designed to be transported including but not limited to signs:

+ With wheels removed;

» With chassis or support constructed without wheels;

« Designed to be transported by trailer or wheels;

«Converted A- or T-frame signs;

- Attached temporarily to ground, a structure, or other signs;

» Mounted on a vehicle for advertising purposes, parked and visible from the public right-of-way, except signs identifying the related business when the vehicle is being used in normal day-to-day operations of that business;

« Menu and sandwich boards;

+ Searchlight stand; and

» Hot-air or gas-filled balloons or umbrellas used for advertising.

S. Sign Primary: Any sign not designated an accessory sign or a changeable copy sign and is used for the purpose of displaying primary information about the establishment.

T. Sign Projecting: A sign that projects in a perpendicular manner from a structure (bracket sign) or is hung beneath a canopy (blade sign).

U. Sign Real Estate: A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

V. Sign Surface; That portion of a sign excluding its base, foundation and erection supports on which is displayed information pertaining to a product, use, occupancy, function, service, or activity located within that structure, on the same property as the sign, or ata location different than the property on which the sign is located.

) W. Sign Temporary; A sign that is intended to be displayed for a limited period of time.

xX. Sign Wall: Any sign attached parallel toa wall, painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such a wall or building, and which displays only one sign surface.

Vv. Sign Window: Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

Site Condominium (Condominium Subdivision): A method of subdivision where the sale and ownership of sites is regulated by the condominium Act (P.A. 59 of 1978, as amended MCLA 559.101) as opposed to the subdivision Control Act of 1967 (MCL 560.101). Condominium subdivision shall be equivalent to the term "subdivision" as used in this zoning Ordinance.

Site Condominium Subdivision Plan: Means the site, survey and utility plans; floor plans; and sections, as appropriate, showing the existing and proposed structures and improvements including the location thereof on the land.

Site Plan: The drawings and documents depicting and explaining all salient features ofa

proposed development so that it may be evaluated according to the procedures set forth in this

Ordinance, to determine if the proposed development meets the requirements of this Zoning Ordinance.

Small-Scale Craft-Making: Encompasses the production and sale of hand-made items including furniture, clothing, art, jewelry, toys, candles, collectibles and similar items on a scale that does not require a manufacturing plant and a large amount of specialized equipment and chemicals.

Solar Energy Structures; A design or assembly consisting of a solar energy collector, an

energy storage facility (where used), and components for the distribution of transformed energy.

Special Land Use; A use which is subject to approval by the Township. A Special Land Use may be granted when specified by this Ordinance. A permitted Special Land Use is not considered to be a Nonconforming use.

Special Land Use Permit: A permit issued by the Township Board/Planning Commission to a person or persons intending to undertake the operation of an activity upon land or within a structure which is not specifically mentioned in this Ordinance and possesses a unique characteristic found to be not injurious to the health, safety, convenience and general welfare of the Township's inhabitants.

Stable: A building or structure used to house horses, either for the property owner's private use

or for hire.

State-Licensed Residential Facility: A structure constructed for residential purposes that is licensed by the State pursuant to Act No. 218 of the Public Acts of 1979 (Adult Foster Care

r) Licensing Act), as amended, being Sections 400.701 to 400.737 of the Michigan Compiled Laws, or Act No. 116 of the Public Acts of 1973 (Child Care Organizations), as amended, being Sections 722.111 to 722.128 of the Michigan Compiled Laws, which provides resident services or care for six (6) or fewer individuals under twenty-four (24) hour supervision for persons in need of that supervision or care.

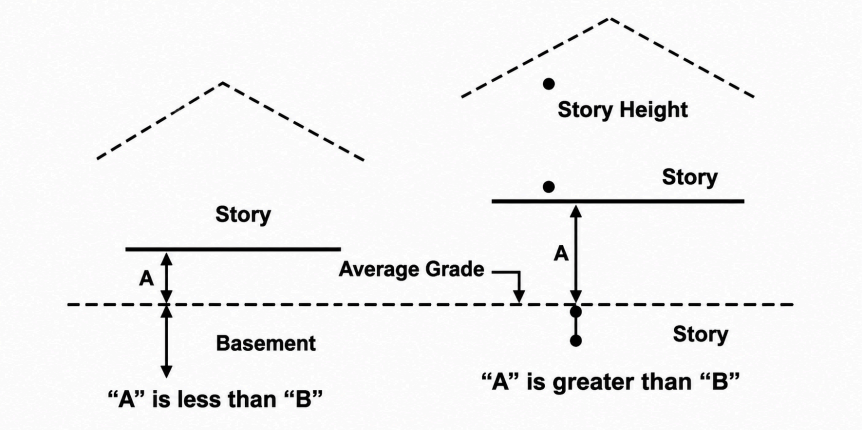
Storm water Detention Basin: A facility which temporarily stores surface runoff.

Storm water Retention Basin: A facility which stores surface runoff indefinitely.

Story: That part of a building included between the surface of one (1) floor, and the surface of the next floor; or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty percent (50%), by cubic content, is below the height level of the adjoining ground.

Story - Half: An uppermost story lying under a sloping roof the usable floor area of which does not exceed seventy-five (75) percent of the floor area of the story immediately below it.

Story - Height: The vertical distance from the top surface of one (1) floor to the top surface of the next above. The height of the topmost story is the distance from the top surface of the floor to the ceiling above it.



Street: A public or private thoroughfare which affords the principal means of access to abutting property, but not an alley.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having permanent location on the ground. Driveways, sidewalks, parking areas, septic systems and tanks are excluded from this definition. —

Subdivision: The division of land, lot, tract, or parcel into two or more lots, parcels, plats, or sites, or other divisions of land for the purpose of sale, lease, offer, or development, whether immediate or future. The term shall also include the division of residential, commercial, industrial, agricultural, or other land whether by deed, metes and bounds description, lease, map, plat or other instrument.

Telecommunication Towers and Facilities definitions:

A. Alternative Tower Structure: Man-made trees, clock towers, bell steeples, light poles and other similar altemative-design mounting structures that camouflage or conceal the presence of antennas or towers.

B. Antenna Array: An Antenna Array is one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The Antenna Array does not include the Support Structure.

C. Attachment Structure: Attachment Structures include but are not limited to utility poles, signs, water towers, rooftops, towers with any accompanying pole or device (Attachment Device) which attaches the Antenna Array to the existing building or structure and associated connection cables, and an Equipment Facility which may be located either inside or outside of the Attachment Structure.

D. Co-Location/Site Sharing; Co-location/Site Sharing shall mean use of a common

Wireless Communication Facility or common site by more than one wireless communication license holder, or by one wireless license holder for more than one type of communication technology and/or placement of a Wireless Communication Facility on a structure owned or operated by a utility or other public entity.

E. Equipment Facility: An Equipment Facility is any structure used to contain ancillary equipment for a Wireless Communication Facility which includes cabinets, shelters, a build out of an existing structure, pedestals, and other similar structures.

F. EIA: Federal Telecommunications Act of 1996, as amended.

G. Height: When referring to a Wireless Communication Facility, height shall mean the distance measured from ground level to the highest point on the Wireless Communication Facility, including the Antenna Array.

H. Setback: Setback shall mean the required distance from the property line of the parcel on which the Wireless Communication Facility is located or residential district to the base of the Support Structure and equipment shelter or cabinet where applicable.

I. Support Structure: A Support Structure is a structure designed and constructed specifically to support an Antenna Array, and may include a monopole, self-supporting (lattice) tower, and other similar structures. Any device (Attachment Device) which is used to attach an Attachment Structure shall be excluded from this definition.

J. Temporary Wireless Communication Facility : Temporary Wireless Communication

Facility shall mean a Wireless Communication Facility to be placed in use for ninety (90) or fewer days.

K. Wireless Communications: Wireless communications shall mean television and radio towers, as well as any personal wireless service as defined in the Telecommunications Act of 1996, as amended, which includes FCC licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist.

L. Wireless Communication Facility: A Wireless Communication Facility is any facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, connection cables, an Equipment Facility and a Support Structure. A Wireless Communication Facility also includes an Antenna Array attached to an existing building or structure (Attachment Structure).

Temporary Accessory Building or Structure: see Accessory Building or Structure, Temporary.

Temporary Building: see Building, Temporary.

Temporary Sign: see Sign, Temporary.

Temporary Use: see Use, Temporary.

Tent: As used in this Ordinance, shall mean a shelter of canvas or the like supported by poles and fastened by cords or pegs driven into the ground and shall not include those types of small : tents used solely for children's recreational purposes.

Timber and Tree Products Production: The cutting, splitting, hauling, extraction, and similar processing of tree products not including the selling of finished lumber products.

Tourist Home; Any family-occupied dwelling used or designed in such a manner that certain rooms in excess of those used by the family are rented to the transient public for compensation. For the purpose of this Ordinance, the term tourist home also includes bed and breakfast facility.

Township: Secord Township, Gladwin County, Michigan

Townshin Board: The Secord Township Board.

Transient Merchant: Defined as any person whether as owner, agent, consignee or employee, who engages in a temporary business of selling and delivering goods, wares and merchandise within Secord Township and who in the furtherance of such purpose hires, leases, useS OF occupies any building, structure, motor vehicle, tent, box car, trailer or boat, public room in hotels, lodging houses, apartments, shops or any street, alley or other place within the City, for the exhibition and sale of such goods, wares and merchandise either privately or at public auction. This definition shall not include any person who while occupying such temporary location, does not sell from stock, does not take deposits, but exhibits samples only for the purpose of securing orders for future delivery. The word Transient Merchant shall include the words Itinerant Merchant and Itinerant Vendors.

Travel Trailer: See Recreational Vehicle.

Travel Trailer Park: See Recreation Vehicle Park (RV Park).

Use: The lawful purpose of which land or premises, or a building thereon, is designed, arranged, or intended, or for which it is occupied, or maintained, let, or leased, according to this Ordinance. Use. Accessory, see "Accessory Use".

Use. Principal: see Principal Use.

Use, Public: Any of the publicly-owned or leased uses of land, buildings or structures administered and operated by a public agency or official.

Use, Temporary: A use, activity, or building permitted to exist during the period of construction of the main building or use or for special events.

Variance: A modification of literal provisions of this Ordinance which the Zoning Board of Appeals is permitted to grant when strict enforcement of said provision would cause practical difficulty owing to circumstances unique to the individual property on which the variance is sought.

Variance, Dimensional: A variance granted to provide relief from a specific standard in this Zoning Ordinance which usually relates to an area, dimension, or construction requirement/limitation. It is the most common type of variance and, unlike use variances, does not affect what land use may be established on a parcel. Rather it is granted only to allow permitted structures to be developed in the face of a "practical difficulty."

Vehicle Sales - New: An authorized dealership primarily for the sale of new vehicles but as an incidental use may include the sale of used vehicles, and having complete and enclosed facilities on the premises for the display, service, repair and sale of new vehicles and accessories.

Vehicle Sales - Used: An authorized dealership for the sale of used vehicles with completely enclosed-office and sales facilities on the premises. All related activities incidental to the sale of used vehicles such as minor repairing, servicing and restoring, shall be performed within completely enclosed facilities.

Water's Edge: The water's edge will be determined by the property owner securing a survey based on the summer legal lake level as set in court on May 18, 2019, creating the SAD for Secord Lake: The normal summer lake level shall be set at 750.8 NGVD 29 {or 750.3 NAVO 88). During summer when lake level meets the description above measurement can be done by Secord Township Zoning Administrator. However, when Secord lake is in winter draw down, a survey is required. As stated in the Ordinance no building can occur 40 from the water's edge.

Adopted: 2-16-22

Wells and Septic Systems: Wells and Septic systems that serve a Parcel.

Weeds: Any that, in the opinion of the Township Board, comes under the provisions of the Noxious Weeds Act, Public Act 359 of 1941, as amended (MCL 247.61, et seq.), including grass over eight (8) inches in height, other than that part of a vegetable or flower garden, is regarded as a common nuisance.

Wind Energy:

A. Ambient: Ambient is defined as the sound pressure level exceeded ninety (90) percent of the time.

B. Anemometer: A device used to measure wind speed.

C. dB(A): The sound pressure levels in decibels. Refers to the "a" weighted scale defined by ANSI. A method for weighting the frequency spectrum to mimic the human ear.

D. Decibel: The unit of measure used to express the magnitude of sound pressure and sound intensity.

E. Hub Height: The distance measured from the ground level to the center of the turbine hub.

F. Shadow Flicker: Alternating changes in light intensity caused by the moving blade of a wing turbine casting shadows on the ground and stationary objects, such as window of a dwelling.

G. Small On-Site Wind Energy Systems: A wind energy conversion system consisting of a wind turbine (horizontal or vertical axis), a tower, and associated control or conversion electronics which is intended to primarily serve the property on which it is located.

H. Sound Pressure: Average rate at which sound energy is transmitted through a unit area in a specified direction. The pressure of the sound measured at a receiver.

SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 2 | Final definitions, adoption records, and Article 3: General Provisions

Gladwin County, Michigan

Article 2 - Definitions (continued)

I. Sound Pressure Level: The sound pressure mapped to a logarithmic scale and reported in decibels (dB).

J. Wind Energy Facility: A power generating facility consisting of one or more wind turbines under common ownership or operation control, and includes substations, MET towers, cables/wires, and other buildings accessory to such facility, whose main purpose is to supply electricity to off-site customers.

K. Wind Turbine Generator: A wind energy conversion system which converts wind energy into power. Includes a tower, pylon, or other structure, including all accessory facilities, upon which any, all, or some combination of the following are mounted:

1. A wind vane, blade, or series of wind vanes or blades, or other devices mounted on a rotor for the purpose of converting wind into electrical or mechanical energy.

2. A shaft, gear, belt, or coupling device used to connect the rotor to a generator, alternator, or other electrical or mechanical energy-producing device.

3. A generator, alternator, or other device used to convert the energy created by the rotation of the rotor into electrical or mechanical energy.

L. Wind Turbine (Horizontal Axis): A wind energy system in which the rotor(s) rotate around a horizontal shaft.

M. Wind Turbine (Vertical Axis): A wind energy system in which the rotor rotates around a vertical shaft.

1. Horizontal Axis Wind Turbine Rotors: The distance between the ground and the highest point of the wind turbine generator, plus the length by which the rotor wind vanes or blades mounted on a horizontal axis wind turbine rotor exceeds the height of the wind turbine generator.

2. Vertical Axis Wind Turbine: The distance between the ground and the highest point of the wind turbine generator.

Yard: An open space on the same lot with a building or building group lying between the front, rear or side wall of a building and the nearest lot line, unoccupied and unobstructed from the ground upward, except for projections, such as porches and steps, and specific accessory uses or structures allowed in such open space under the provisions of this Ordinance. Yards are further defined herein:

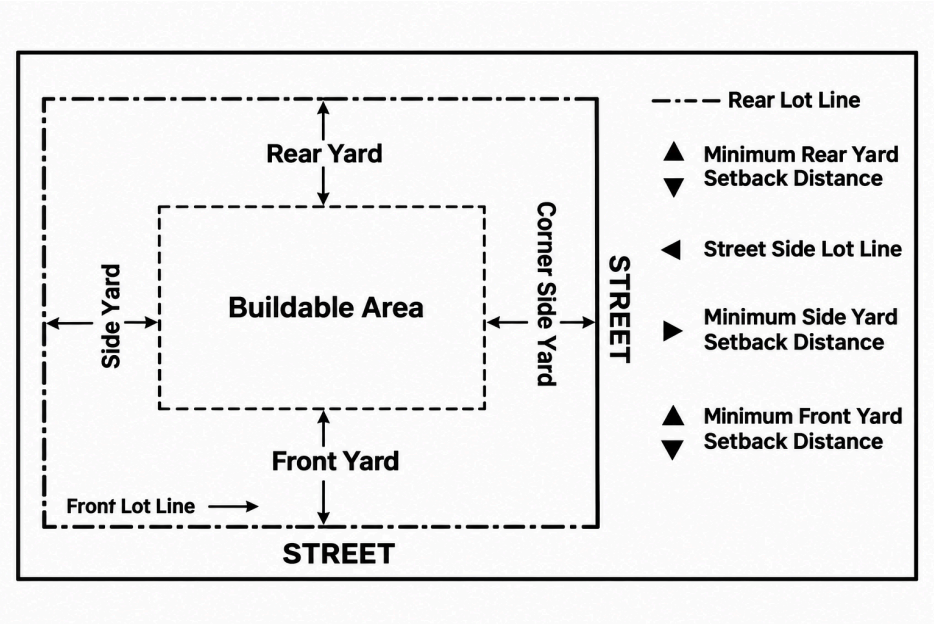
A. Front Yard: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.

B. Rear Yard: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building.

Article 2 - Definitions (continued)

C. Side Yard: An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

D. Corner Side Yard: An open space between a main building and the street side lot line extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the street side lot line to the nearest point of the main building.



E. Yard, Garage, or Porch Sale: Any sale of personal effects, jewelry, or household items, furnishings and equipment belonging to the owner or occupant of the property held in any district by the owner, occupant or his personal representative.

F. Zero Lot Line: The location of a building on a lot in such a manner that one (1) or more ‘of the building's sides rests directly on a lot line.

Zoning Administrator: The person retained by the Township Board to administer and enforce this Zoning Ordinance. It can be the Township Supervisor or the Enforcement officer for the Township assigned with the above mentioned duties.

Zoning Appeal: An entreaty or demand for a hearing and/or review of facts and/or actions by the Zoning Board of Appeals.

Zoning Board of Appeals: As used in this Ordinance, the term "Board of Appeals" or “ZBA” refers to the Zoning Board of Appeals of Secord Township.

Zoning District: A portion of the Township within which certain regulations and requirements, or various combinations thereof, apply under the provisions of this Ordinance.

Zoning Permit/Land Use Permit: A standard form issued by the Zoning Administrator upon application and declaration by the owner or his duly authorized agent regarding proposed construction and use of land, building and structures thereon granting approval of the applied for construction.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 2 Definitions

ORDINANCE No. 2.0 RULES APPLYING TO TEXT

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 2 Definitions

ORDINANCE No. 2.1 DEFINITIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 1 Purpose and Authority

ORDINANCE No. 1.0 PURPOSE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 1 Purpose and Authority

ORDINANCE No. 1.1 AUTHORITY

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 1 Purpose and Authority

ORDINANCE No. 1.2 TITLE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

ARTICLE: 3

GENERAL PROVISIONS

ARTICLE 3: GENERAL PROVISIONS

Section 3.0 - Purpose

The provisions of this Article shall apply to all districts, except as noted herein. Where the requirements of a general provision and a district regulation differ, the more restrictive

requirement shall prevail.

Section 3.1 - Application of Regulations

Zoning affects every structure and use, and extends vertically. The following shall apply to all of Secord Township.

A. In order to carry out the intent of this Ordinance, no use or activity on a piece of land shall be commenced or maintained, no building or structure or part thereof shall be allowed to be used, constructed, remodeled, altered, or moved upon any property unless it is in conformance with this Ordinance, and a zoning permit has been obtained, except in the case of lawful nonconforming uses.

B. No building shall hereafter be erected or altered to exceed the height limitations, or to

occupy a greater percentage of lot area, or intrude upon the required front yard, rear yard,

side yard, or so as to accommodate or build another house, or so as to provide less space per dwelling unit than is specified for the district in which such building is located.

C. No lot area and no yard, court, parking area or other required space shall be so divided, altered, reduced or diminished as to make said area or dimension less than the minimum required under this Ordinance, except where such reduction has been brought about by expansion or acquisition of public rights-of-way for streets, roads or highways. If a required area is already less than the minimum required under this Ordinance, said area or dimension shall not be further divided or reduced.

D. If any activity, use, building, structure or part thereof is placed upon a piece of property in direct conflict with the intent and provisions of this Ordinance, such activity, use, building or structure shall be declared a nuisance and may be required to be vacated, dismantled, abated, or ceased by any legal means necessary. Such use, activity, building or structure shall not be allowed to function until it is brought into conformance with this Ordinance.

E. In the event that any lawful use, activity, building or structure which exists or is under construction at the time of the adoption of this Ordinance and is not in conformance with the provisions of the zoning district in which it is located, such use, activity, building or structure shall be considered a legal nonconforming use and shall be allowed to remain as such, including the completion of construction, providing said construction does not require more than one (1) year from the effective date of this Ordinance for completion.

Section 3.2 - Zoning Lots, Lot-Building Relationship and Access

A. All newly created lots shall have buildable area. The net buildable area of a lot shall be a contiguous piece of land excluding land subject to flooding six (6) months of the year, poor drainage, steep slopes, rock outcrops and land encumbered by easements preventing the

use of the land.

B. Hereafter, every building erected, altered or moved shall be located on a zoning lot. Except as provided for temporary dwelling occupancy during construction of a dwelling, multi-family developments, Planned Unit Developments, office complexes, retail business complexes, industrial complexes and elsewhere in this Ordinance. There shall be no more than one (1) principal building and its permitted accessory structures located on each lot in any zoning district. No building, structure or permanent accessory building shall be erected without first obtaining a zoning permit from the Zoning Administrator.

C. Every principal structure hereafter erected or moved after the effective date of this Ordinance, shall be located on a lot adjacent to a public street, easement which provides access to a public street, or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing fire

protection, and required off-street parking.

Section 3.3 - Unsafe Buildings and Barrier Free Modifications

A. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Secord Township/Gladwin

County Zoning Administrator.

B. Nothing in this Ordinance shall prevent the unlimited modification of a building only as may be necessary to comply with barrier free requirements and the Americans with Disabilities

Act.

Section 3.4 - Continued Conformance with Regulations

The maintenance of yards, open spaces, lot areas, height and area limitations, fences, walls, clear vision areas, parking and loading spaces, and all other requirements, including the proper maintenance and repair of screening arrangements, for a building or use specified within this Ordinance shall be a continuing obligation of the owner of such building or property on which

such building or property or use is located.

Section 3.5 - Accessory Buildings and Structures

Accessory buildings, except otherwise permitted in this Ordinance, shall be subject to the following

regulations:

A. Authorized accessory buildings or structures may be connected to the principal building by a roofed porch, patio, breezeway, or similar structure or may be completely detached from the principal building.

B. No more than four (4) detached accessory structures may be located on one parcel.

C. Where any accessory building or structure is attached to a principal building, such accessory building or structure shall be considered part of the principal building for purposes of determining yard dimensions, regardless of whether the accessory building was constructed as a detached building and then attached.

D. A detached accessory building or structure shall conform to the lot setbacks of the district in which it is located.

E. No accessory building or structure on the same lot with a principal building shall be used for dwelling purposes. Approved secondary dwelling units as a "Special Use" shall be the exception.

F. Truck bodies, school bus bodies, mobile homes, travel trailers, ice shanties, metal storage containers, cargo containers or other items built and intended for other uses shall not be used as accessory buildings. Semi-trailers may be used as temporary (under 31 days) storage for commercial, industrial, or agricultural establishments.

G. Materials: Accessory structures using non-rigid materials to serve as walls or roof shall not be

permitted.

H. Swimming pools shall be considered an accessory structure and require a zoning permit in the R-1 and R-2 Districts

Section 3.6 - Temporary Buildings During Construction

A. Temporary buildings may be utilized during construction for the storage of construction materials, for construction offices, and for temporary residency during a construction period as permitted herein.

B. All temporary buildings and/ or construction debris shall be removed from the site within thirty (30) days after the completion or abandonment of the work. Appropriate ongoing cleanup will also be required as per the inspection by the Township Zoning Official and Planning Commission directive. Failure or refusal to remove a temporary building within thirty (30) days after the completion or abandonment of work constitutes a violation of this Ordinance.

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C. No structures shall be used for temporary dwelling purposes that do not comply with the requirements of this Ordinance or any applicable building codes, provided the Zoning

=) Board of Appeals may allow variances on the size of temporary dwelling units.

D. Temporary Dwellings: For the express purpose of promoting the health, safety and general welfare of the inhabitants of the Township, and of reducing hazards to health, life and property, no basement-dwelling, cellar-dwelling, garage-house, tent, camper, travel trailer, recreational vehicle, mobile home not installed according the requirements of this Ordinance, or other temporary structure shall hereafter be erected or moved upon any premises and used for dwelling purposes except under the following applicable conditions:

1. The location shall conform to the provisions governing yard and setback requirements

of standard dwellings in the district where located.

2. The use shall be for the sole purpose of providing dwelling facilities for the owner of the premises during the period in which a dwelling conforming to the provisions of this Ordinance is in the process of erection, construction and completion, but not to exceed twelve (12) months. One (1) additional six (6) month extension may be obtained from the Zoning Administrator upon expiration of the original zoning permit. The temporary dwelling shall be removed upon completion of construction of a dwelling complying with the requirements of this Ordinance. Failure or refusal to remove a temporary dwelling within the time frame specified constitutes a violation of this ordinance.

3. Aseptic system and water well shall be constructed and maintained in accordance

| with the standards for materials, design and installation required by the District Health Department, and shall precede occupancy of the temporary dwelling. In the event the 0 temporary dwelling unit has self-contained sanitary facilities, these facilities may be utilized in lieu of a traditional septic system and water well for the maximum of 90

days.

4. Application for the erection and use of a temporary dwelling shall be made at the time of zoning permit application for the permanent dwelling. On approval and delivery of the zoning permit, the applicant shall certify in a space allotted for that purpose, and on the copy retained for filing by the township, that he has full knowledge of the limitations of the permit and the penalty ($300.00) pertaining thereto. No such permit shall be transferable to any other person.

Section 3.7 - Basement as a Dwelling

5. No additions shall be constructed to temporary dwellings. Dwelling spaces contained in basements shall meet the requirements of the State of Michigan

Residential Code.

Section 3.8 - Moving Buildings

The moving of a building to a different location shall be considered the same as erection of a new building. All provisions, regulations or requirements relative to the erection of a new building shall be applicable to a structure that is moved. No building shall be moved either within or into the Secord Township without first obtaining a zoning permit from the Zoning e Administrator.

Section 3.9 - Demolition of Buildings

Secord Township Land Use Permit Required

No principal structure shall be demolished until an inspection has been completed by the Gladwin

County Building Official. The demolition shall be completed within such reasonable time period as shall be prescribed by the Gladwin County Building Official and under conditions that may be specified by the Gladwin County Building Official deemed necessary to protect the public health, safety and welfare. The Gladwin County Building Official is furthermore authorized to prescribe conditions relating to the filling of excavations, the proper termination of utility connections, and the manner in which demolition will be carried out in situations where asbestos is present.

Section 3.10 Projections and Encroachments

The following encroachments shall be permitted into the setbacks specified in all zoning district

classifications:

A. Unattached terraces, patios, decks, and similar structures may project into the front or rear setback requirements provided that such structure be unroofed (no solid, slatted, or flexible roofing material allowed) and without walls or other continuous enclosures and the same is not constructed in the road right-of-way. All terraces, patios, decks, and similar structures shall maintain a ten (10) foot setback on one side for emergency purposes. Unattached terraces, patios, decks, and similar structures may have a four (4) foot high safety rail which may be no more than fifty (50) percent opaque.

B. Attached porches, terraces, patios, decks, and similar structure, shall be considered an integral part of the building to which they are attached and shall be subject to all setback requirements thereof.

1. A Land Use permit will be required for all decks, porches, and balconies being added to existing and future structures on a waterfront; also, non-waterfront and empty lots. This also includes existing decks, porches, and balconies being enlarged.

2. The deck or porch shall not be above the elevation of the first floor. All other uses shall require a variance.

3. Decks, porches, and balconies located on the sides of structures provided one side observe the proper zoned setback from the property line, as determined by the zoning administrator. This is necessary as to Provide an open area for emergency vehicles.

4. All decks, porches, and balconies cannot be converted into any enclosed habitable space,

without meeting all building codes, setbacks, and approved variances.

C. Eaves, gutters and similar features may project into any required setback a maximum of twenty- four (24") inches.

D. Unenclosed and unroofed fire escapes, outside stairways and balconies may project into a required setback to within five (5) feet of the property line. Balconies must be totally cantilevered with no support within five (5) feet of the ground

E. Driveways: For the purpose of this Ordinance, access drives may be placed in the required front or side yards so as to provide access to rear yards or accessory or attached structures. These driveways shall not be considered as structural violations in front and side yards. Further, any sidewalk or other surface servicing a like function, and not in excess of four (4) inches above the grade upon which placed, shall, for the purpose of this ordinance, not be considered to be a structure, and shall be permitted in any required yard.

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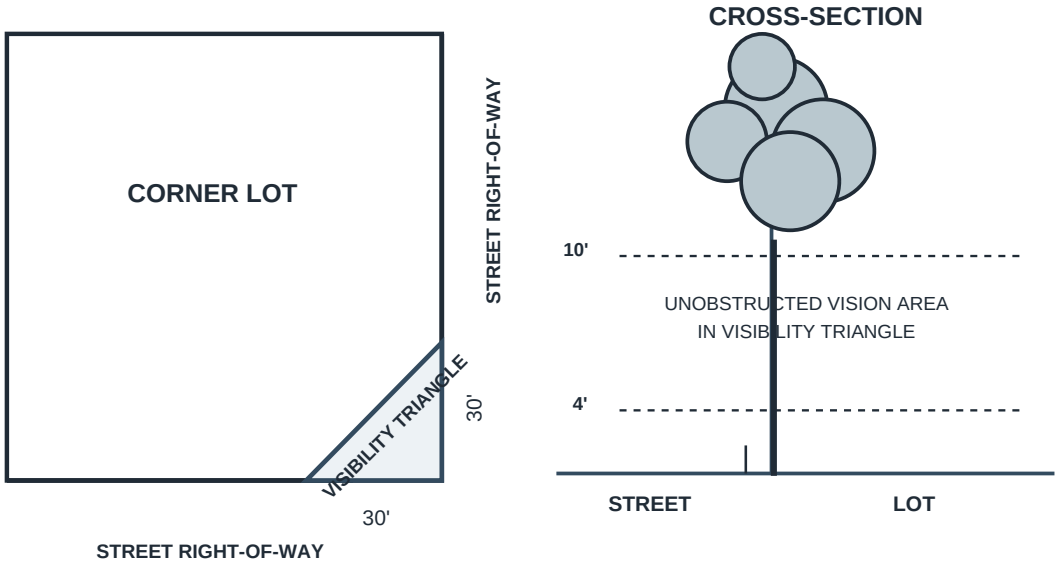
Section 3.11 - Intersection Visibility and Street Rights-of-Way

On any corner lot, no fence, wall, sign or other structure or planting shall obstruct vision between the heights of four (4) feet and ten (10) feet within the triangular area formed by the intersecting street right-of-way lines and a straight line intersecting them at points which are on said right-of-way lines and thirty (30) feet distant from their point of intersection. Such heights of clear vision areas shall be measured from the elevation of the street center-lines at the point of intersection. No fence, wall, screen, hedge, sign or other structure or planting shall obstruct vision from a driveway between the heights of four (4) feet and ten (10) feet, measured above the elevation of the street center line, within ten (10) feet of any front property line.



Section 3.12 - Essential Services

The erection, construction, alteration, maintenance, and operation by public utilities or municipal departments or commissions, of overhead or underground gas, electrical, steam or water distribution, transmission systems, collection, supply systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, poles, electrical substations, gas regulation stations, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utility or municipal department or commission or for the public health or safety or general welfare, shall be permitted as authorized or regulated by law and other Ordinances of Secord Township in any use District, provided that the above meet the setback and dimensional requirements of the respective districts and the Zoning Administrator is notified at least sixty (60) days prior to any major construction, and provided a Zoning Land Use Permit is obtained. Electrical substations shall comply with the fencing provisions of §3.20 of this Ordinance. Telecommunication towers, alternative tower structures, antennas, wind turbine generators, and anemometer towers shall be regulated and permitted pursuant to this Ordinance and shall not be regulated or permitted as essential services, public utilities or private utilities.

Section 3.13 - Required Water Supply and Sanitary Facilities

Buildings hereafter erected, altered or moved upon any premises and used in whole or in part as either year-round or seasonal dwellings or for recreational, business, commercial or industrial purposes, including churches, schools, and other buildings in which persons customarily congregate, shall have adequate water and sanitary facilities as determined by the District Health Department.

Section 3.14 - On Site Drainage and Runoff Requirements)

No premises shall be filled or graded so as to discharge surface runoff onto abutting premises or in such a manner that will cause inconvenience or damage to adjacent properties. When property is developed adjacent to existing properties previously developed, existing grades have priority.

Section 3.15 - Manufactured Homes on Individual Lots or Parcels

A manufactured home newly sited on an individual lot shall meet the standards for minimum lot size, yard set-backs, and minimum floor area for the district in which it is located and shall meet the following additional standards:

3) A. Manufactured homes shall be attached to an approved permanent foundation or basement and shall be anchored using a system that meets the Michigan Manufactured Housing Commission requirements.

B. The wheels, axles and towing assembly shall be removed from a manufactured home before the unit is attached to the foundation. Additionally, no manufactured home shall have any exposed undercarriage or chassis.

C. Manufactured homes shall be installed according to the United States Department of Housing and Urban Development (HUD) regulations entitled "Manufactured Home Installation Standards", and the construction of the unit shall comply with the United States Department of Housing and Urban Development (HUD) regulations entitled “Manufactured Home Construction and Safety Standards", being 24 CFR part 3280, as amended.

D. Manufactured homes shall not be attached to each other. Additions, new roofs and accessory buildings may be attached to a -manufactured home:

Section 3.16 - Recreational Vehicles and Travel Trailers

A. Overnight Camping:

1. Overnight camping on private property shall be permitted in Districts R-1, R-2 and A-1 providing that the recreational vehicle or travel trailer shall carry a current state license plate and be suitable for highway travel.

2. Yard setback requirements for the Zoning District where the unit is located shall be met at all times.

Set Backs: R-1 Districts: 10 feet from side property lines 40 feet from the water's edge 40 from the road right of way 40 feet from back and comer lines R-2 Districts: 10 feet from side property lines 40 from the road right of way 40 feet from back and comer lines A-1 Districts: 20 feet from side property lines 40 from the road right of way 40 feet from back and corner lines t) 3. Amaximum of two (2) travel trailers or recreational vehicles may be on a parcel at any one time. If there is a travel trailer or recreational vehicle in storage on the parcel then only one additional travel trailer or recreational vehicle may be used.

4. Overnight camping on private property for 90 consecutive days during the months of May through November shall be allowed in districts R-1, R-2, and A-1 providing that the parcel owner receives a permit from the Zoning Administrator. Extensions may be granted upon request. Overnight camping is subject to the following conditions:

a. Yard setback requirements for the district where the unit is located shall be met.

b. Sanitation and waste disposal must be disposed of properly and in accordance with the Health Department regulations. For example, the recreational vehicle may be driven to a waste facility approved by the Health Department for this purpose and be pumped out or a company may be hired to come to the location to pump out waste. Proof of proper disposal shall be provided to the Zoning Administrator upon request.

c. The travel trailer or recreational vehicle shall be connected to water and sewer services.

B. Storage:

In R-1, R-2 and A-1 Districts, travel trailers and recreational vehicles may be stored on a lot or

parcel subject to the following conditions:

B. Storage: In R-1, R-2 and A-1 Districts, travel trailers and recreational vehicles may be stored subject to the following conditions:

1. The travel trailer or recreational vehicle shall carry a current state license plate. No more than one travel trailer or recreational vehicle may be stored on a parcel.

2. Yard setback requirements for the district where the unit is located shall be met at all times.

3. In all districts, travel trailers and similar recreational vehicles may be stored on a lot or parcel of land containing a dwelling unit subject to the following conditions:

a. The travel trailer or recreational vehicle shall carry current state license plates. No more than one (1) travel trailer or recreational vehicle may be stored per lot or parcel.

b. Travel trailers or recreational vehicles may be stored in a rear or side yard of a lot containing a permanent dwelling, provided the yard setback requirements are met.

c. The travel trailer, recreational vehicle or storage unit shall not be stored without a permit.

d. The unit shall not be used for permanent/continuous dwelling purposes.

e. The open storage of a travel trailer or recreational vehicle shall not occur on vacant or unimproved property, except as provided in section 3.16.B and as may be permitted in accordance with a properly zoned outdoor storage or commercial facility.

f. If the unit is stored inside a fully enclosed compliant structure, then it does not count as "stored unit".

C. Holidays and Special Occasions:

1. Holidays: For the holidays of Memorial Day, 4th of July and Labor Day you may be able to get a special exemption to have up to four campers or RV's on your parcel.

a. You may request to add additional units for a total of four units one time per year. The additional units may be on the parcel for up to 5 days.

b. This must be approved by the Zoning Administrator and a no charge permit is required.

Section 3.17 - Ice Retardant Systems

2. Special Occasions: For family reunions, anniversaries, special birthdays etc. you may be able to get a special exemption to have up to four campers or RV's on your parcel.

a. You may request to add additional units for a total of four units one time per year. The additional units may be on the parcel for up to 5 days.

b. This must be approved by the Zoning Administrator and a no charge permit is required.

D. No person shall occupy a manufactured home as a dwelling within Secord Township until a certificate of compliance and occupancy with the HUD Code has been issued by the Gladwin County Building Official.

E. No manufactured home shall be located or placed in Secord Township without prior completion of site preparation to include electric, water, sewage disposal and foundation to meet the current HUD rules and regulations and District Health Department regulations.

F. Manufactured homes shall not be used as accessory buildings.

G. No unoccupied manufactured home shall be stored on any lot or parce in Secord Township. AERATOR, BUBBLER, AND FREE FLOWING WATER This section does not pertain to the operation or maintenance of Secord Lake Dam. Any system or equipment installed to prevent ice damage to boat docks or other structures installed in Secord Lake shall meet the requirements of this section.

A. The terms and provisions of the ordinance shall be interpreted and applied as requirements for the promotion and protection of the public health, safety and general welfare and for the preservation of property values within the township.

B. Scope: Aerators, bubblers, free flowing wells or any device, equipment or any type of ice retardant system used within the lake or affects the lake surface so as to prevent the normal formation of ice on the lake surface.

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Section 3.17 - Ice Retardant Systems

AERATOR, BUBBLER, AND FREE FLOWING WATER continued)

C. Safety Regulations: Anyone in Secord Township installing or operating an aerator, bubbler or any type of ice retardant system must have an approved permit from the Secord Township Planning Commission/Zoning Administrator for an Ice Retardant System.

1. Areas of free flowing water or air bubbles shall be clearly marked with orange reflecting fluorescent warning signs.

2. Signs shall be a minimum size of 18" x 24" and placed such that they are clearly visible from any direction of approach to the open water.

3. A minimum of four (4) warning signs must be installed and they must be readable from at least fifty (50) feet.

4. Acontrol system must be installed and in operation at all times to control the amount of open water. The maximum distance of open water shall be ten (10) feet in any direction from any part of the protected dock.

5. Timers will be used so that open water should not exceed 10 ft. from the permanent structure (docks), in any direction.

D. General Requirements of Ice Retardant Systems: Anyone in Secord Township installing or >) operating an aerator, bubbler, or any type of ice retardant system shall comply with the following requirements:

1. Allparts of the protected dock must be a minimum of ten (10) feet from the projection of the property owner's property lines into the lake.

2. The installed system must not melt any ice beyond the projection of the property owner's property lines into the lake.

3. The system must not make any objectionable noise or light.

E. Any person or other entity who violates any provision of this Ordinance, including

the property owner and person or entity in possession or control, is responsible for a

municipal civil infraction as defined by Michigan law and subject to a civil fine of not

more than $500.00, plus cost, which may include all direct or indirect expenses to which the Township has been put in connection with the violation. In no case, however, shall any costs, of more than $500.00 be ordered. In addition, all violations of this Ordinance or any part thereof are declared a nuisance per se. The Township specifically reserves the right and shall have the authority to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order or other appropriate remedy to

abate said nuisance and to compel compliance with this Ordinance. Each day that a

violation shall continue is to constitute a separate offense.

4. Enforcement and Administration of this ordinance shall be enforced by the Township Zoning r Administrator or any Township official or Board Member. EET ayer ere varerarr ree

Section 3.18 - Waterfront Setback

To provide minimum setback standards in the Zoning Ordinance to protect surface water resources and flood plains from adverse construction or alteration, these measures are deemed to be the minimum necessary in order to:

«Avoid structural encroachment of the natural waters and waterways, except in the situation of uses traditionally depending upon direct water access.

+ Promote high water quality through the encouragement of an undisturbed natural area to trap nutrients and sediment from entering natural waters, and to prevent erosion.

* Protect the natural environment of streams and lakes for wildlife habitat purposes and to preserve, to the extent practical, the natural image of landscapes.

A. Any property which borders on or contains a natural river, stream, pond, or lake, which is identifiable on the U.S. Geological Survey Maps of Secord Township, shall be subject to waterfront setbacks for buildings and uses, as follows:

1. No fill or permanent construction shall occur in any floodway appurtenant to a natural

Cg) river, stream, pond, or lake, which is identifiable on U.S. Geological Survey Maps of the 7' or 15' quadrangle series, and which is further identified as an area that is prone to annual flooding (i.e. a natural storage basin during high water levels). Fill can be approved if accomplished in such a way as to not reduce or diminish the water holding capacity of the natural floodway, and that such is documented by a Registered Professional Engineer or similarly qualified professional.

2. Permanent structures, parking lots, and other impervious surfaces, except boat docks, boat slips, ramps, or marinas, or other water-dependent uses, shall observe a minimum setback of forty (40) feet from the shoreline in all Districts. Except for a potential interference in floodways, the setbacks of this paragraph shall not apply to drains or intermittent streams. An intermittent stream is one which holds water at some time during each year, but for not more than eight (8) months.

3. Walkways or stairs necessary for water access may extend to the shoreline and shall be limited to a maximum width of five (5) feet. Decks and patios which are less than eighteen (18) inches above the natural grade at the deck building line may extend to the shoreline.

B. Other Environmental Rules

Any filling or construction within flood plains or wetlands, or other environmental areas

protected by State Law, or other laws, shall require appropriate permits from the government

unit or agency having jurisdiction. oa men a ng a NS ge GEES

Section 3.19 - Home Occupations and Cottage Industries

While Secord Township recognizes that many residents feel the necessity to work at home, the Township also recognizes the rights of all residents to be free from actual or potential nuisance conditions which may be caused by non-residential activities conducted in a residential zone. The intent of this section is to provide standards to ensure home occupations and cottage industries are compatible with other allowed uses in residential districts, and thus to maintain and preserve the residential character of the neighborhood.

A. Home Occupations and Cottage Industries: General Standards

1. Home Occupations are permitted in all zoning districts in which single-family dwellings are permitted as a matter of right. A zoning permit is required.

2. In cases where goods or products are sold on the premises to the public, the use is considered a Cottage Industry. Cottage Industries are permitted as a Special Land Use in any Zoning District in which single-family dwellings are allowed, subject to review and approval by the Planning Commission as a Special Land Use in accordance with Article 8 of this Ordinance. Cottage Industries shall be allowed on the basis of individual merit. A periodic review of each Cottage Industry shall be performed to ensure the conditions of approval are adhered to. If the premises is sold, leased, or rented to a party other than the applicant, the permit shall be reviewed by the Zoning Administrator for compliance with the original permit. If any changes are necessary, the request will be reheard by the Planning Commission.

3. Home Occupations or Cottage Industries shall be operated entirely within the dwelling or within an attached or detached garage or accessory building.

a. Home Occupations or Cottage Industries in the Primary Dwelling: No more than twenty-five percent (25%) of the dwelling's ground floor area shall be devoted to the Home Occupation or Cottage Industry.

b. Home Occupations or Cottage Industries in an Attached Garage or Detached

Accessory Building: Home Occupations or Cottage Industries located within attached or detached residential garages or other accessory buildings may utilize the entire floor area for said Home Occupation or Cottage Industry.

4. Home Occupations or Cottage Industries shall be conducted by the person or persons occupying the premises as their principal residence. Not more than three (3) nonresident persons shall be employed at the place of the Home Occupation or Cottage Industry.

5. Additions to a dwelling for the purpose of conducting a Home Occupation or Cottage Industry shall be of an architectural style that is compatible with the architecture of the dwelling, shall meet all required setbacks in the zoning district classification in which the dwelling is located, and shall be designed so that the addition can be used for dwelling purposes if the Home Occupation or Cottage Industry is discontinued.

6. Home Occupations or Cottage Industries shall be incidental and subordinate to the principal use of the dwelling for residential purposes and shall not detract from the

e residential character of the premises or the neighborhood. ES

Section 3.19 - Home Occupations and Cottage Industries continued

7. Home Occupations or Cottage Industries shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners, nor to the Township as a whole. Any machinery, mechanical devices, or equipment employed in the conduct of a Home Occupation or Cottage Industry shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other conditions not typically associated with the use of the dwelling for residential purposes. Furthermore, the Home Occupation or Cottage Industry shall not create an electrical interference with the transmission of television, cellular, wireless service, or radio in the area which exceeds that which is normally produced by a residential dwelling unit in the district.

8. Outdoor Storage and Outdoor Display

a. Outdoor Storage: The outdoor storage of goods and/or materials of any kind is prohibited in the R-1 District. The outdoor storage of goods and materials may be permitted in all other districts on a case by case basis.

b. Outdoor Display: The outdoor display of merchandise for sale may be approved on

a case by case basis.

9. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.

10. Hours of operation for Cottage Industries shall be approved by the Planning Commission.

11. The property must be maintained free of debris.

12. There shall be no parking permitted within any setback areas. No Home Occupation or Cottage Industry shall require parking for customers that cannot be accommodated on the site and/or not exceeding one (1) parking space at curbside on the street.

13. To ensure that a Cottage Industry is compatible with surrounding residential use, the Planning Commission may limit the number of vehicles that may be parked on the Cottage Industry premises during business operations.

14. No process, chemicals, or materials shall be used which are contrary to all applicable state or federal laws.

15. Any applicable local, state, or federal licenses shall be obtained and copies submitted to the Zoning Administrator prior to issuance of a Home Occupation or Cottage Industry permit.

16. Signage shall conform to the requirements of §3.35.

B. Home Occupations and Cottage Industries: Termination, Extensions, Revisions, and

Inspections.

1. written application by the owner, the Planning Commission may, for just cause, grant a time extension for compliance with the conditions of this Section.

es] 2. Any Home Occupation or Cottage Industry shall be subject to periodic review by the Zoning Administrator.

Section 3.19 - Home Occupations and Cottage Industries continued

3. If the Zoning Administrator has reason to believe the property owner is in violation of his or her permit or that grounds for revocation exist, written notice of alleged violation(s) shall be sent to the operator of the Home Occupation or Cottage Industry and to the owner of the real property premises, if different from the operator of the Home Occupation or Cottage Industry. The operator shall be afforded the opportunity to appear at a public hearing before the Planning Commission to present his or her case. The hearing notice procedures shall be the same as those for a Special Land Use.

4. Following the public hearing, the decision of the Planning Commission shall be made in writing and shall be based on specific findings of fact. Reasonable conditions may be imposed to prevent conflicts with other property uses or to assure compatibility with the standards of this ordinance. The Planning Commission shall have the authority to limit the hours of operation, to impose conditions of operation or, if deemed necessary, to order the complete termination of the activity.

5. Proposed revisions or additions to a Cottage Industry shall constitute a change of use and shall be subject to Special Land Use review and approval by the Planning Commission.

Asticle 3: General Provisions Revised and Adopted: 11-15-17

Section 3.20 - Fences and Walls

A. Except for as provided in 3.20.D or unless specifically provided for by other provisions in this ordinance, fences, walls, or hedges may be permitted on any property in any District. The following standards shall apply: *** All fences, walls or landscape screens must be located entirely on the private property (minimum of six (6) inches from common property line) of the person constructing the fence, wall or landscape screen, provided, however, that if the adjoining property owners jointly apply for and sign a permit or with written notarized consent of the adjacent property owner a fence may be erected on the common property line.

1. R-land R-2 Districts

a. Height: Maximum of four (4) feet in front yards.

b. Shall meet District setbacks for all Front Yards, Water Fronts and Road Sides.

c. Notes: The Front Yard is the water side of water front property; it is the road side if not water front property. The Front Yard begins at the front face of the dwelling or main structure. The Setbacks from the road right of way or water's edge is always forty (40) feet. The maximum height of the fence is six (6) feet except in front yards. The maximum height in the Front Yard is four (4) feet.

2. C-1, C-2, and A-1 Districts

a. Height: |. Front Yard: Maximum height of four (4) feet. II. Rear and Side Yards: Maximum height of eight (8) feet.

b. For agricultural, commercial or industrial uses, side and rear yard fences may be a maximum of eight (8) feet

c. Setback: |. Front Yard: Minimum forty (40) feet. II. Side and Rear Yards: No required setback unless property is a comer lot. lll. The setbacks from the road right of way or water's edge is always forty (40) feet

B. The height of a fence is measured vertically from the normal surface of the ground to the top of the fence/post combination. For the purposes of fencing, the front yard shall be considered as beginning at the front of the primary structure to the front property line. Fences or walls installed or constructed in accordance with the provisions of this ordinance shall not obstruct sight distances needed for safe vehicular traffic r (see 3.11), nor create hazard to traffic or pedestrians.

Section 3.20 - Fences and Walls continued

C. Subdivisions, Site Condominium and Planned Unit Developments: Chain link fences C) Shall not be used in the front yard in and platted subdivision, site condominium development, or planned unit development. The height of fences in any platted subdivision, site condominium or planned unit development shall not exceed six (6) feet in the side or rear yard. Front yard fence height and setback requirements shall be the same as in 3.20.A.1

D. Except for fences constructed for agricultural purposes in A-1 Districts:

1. All fences shall be finished on both sides.

2. The portions of all fences facing property other than the property of the fence owner or facing a street right-of-way shall be finished so that, to the extent possible by the design of the fence, the fence posts and horizontal and/or vertical fence supports are not visible from that other property or from the street right-of-way.

3. All fences shall be maintained in good condition and shall not constitute a safety hazard. Any fence not maintained in good condition as required by this subsection shall be removed by the owner of the fence.

4. Barbed wire and electrified fencing is prohibited in R-1 and R-2 districts unless the said party obtains a permit and approval from the Planning Commission. e 5. No fence shall be approved which:

a. constitutes a fire hazard either by itself or in connection with the existing structures in the vicinity; or

b. interferes or will interfere with access by the Fire Department in case of fire to buildings in the vicinity; or

c. will constitute a hazard to street traffic or to pedestrians S UTE EE EEE EEE Sy se TEP SETS

Section 3.21 - Landscaping and Buffering

It is the intent of this section to require landscape screening to minimize visual impacts of commercial and industrial development along roadways and to provide for landscaping within parking lots. In addition, the intent is to preserve and enhance the aesthetic qualities, character, privacy and land use values along roadways. It is also the intention of this section to provide for buffering between residential and non-residential uses.

A. Application:

These requirements shall apply to all uses for which site plan review is required under

Article 7 of the Zoning Ordinance. No site plan shall be approved unless the site plan

shows landscaping, Greenbelt buffers, and screening consistent with the requirements set

forth in this ordinance. Screening is the enclosure of an area by a visual barrier, which may include a landscape buffer, solid fencing or other materials.

B. Landscape Plan:

A landscaping plan shall be submitted as either part of the required site plan or as a

separate plan if permitted by the Planning Commission during site plan review. The

Landscape Plan shall contain, at a minimum, the following:

1. The location, spacing, size, and root type [bare root (BR) or balled and burlapped (BB)] and descriptions for each plant type proposed for use within the required landscape area;

» 2. An identification of existing trees and vegetative cover to be preserved:

3. The Identification of grass and other ground cover and the method of planting: and

4. The enumeration of a landscape maintenance program including a statement that all diseased, damaged, or dead materials shall be replaced in accordance with standards of this ordinance.

C. Flexible Design Standards:

1. It is recognized that alternative design concepts exist which, if adopted, could exceed the results envisioned using these development standards. It is intended that the requirements of this chapter be flexible and permit latitude in site design and the use of plant materials when it can be shown that variation from the requirements will provide a development substantially better than that achievable using the minimum standards of this section. The provisions of this section shall be considered the minimum development standards and not a design goal.

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Section 3.21 - Landscaping and Buffering continued

2. The Planning Commission may approve variations from strict compliance with this section when an applicant can demonstrate that any of the following apply to a specific development site:

a. When topography, shape, size or other natural features make full compliance impractical or impossible.

b. When space limitations or prevailing development patterns in the surrounding neighborhood justify alternative compliance for in-fill projects and redevelopment in older established areas of the Township.

c. When safety considerations warrant alternative compliance.

d. When there is not an alternative in the practical siting of a building, location of site access, or the location of underground utilities to service the site.

e. When the alternative compliance plan is equal to or superior in its ability to fulfill the intent of this section.

D. Parking Lot Landscaping: Separate landscaped areas shall be required either within or at the perimeter of parking lots. ai There shall be one (1) tree for every eight (8) parking spaces. A minimum distance of three (3) feet shall be established between proposed tree or shrub plantings and the backside of the curb or edge of the pavement.

E. Highway Landscape Buffers:

1. A strip of land with a minimum width equal to the front yard setback of its zoning classification shall be located between the abutting right-of-way of a public street or major thoroughfare is required as a “highway landscape buffer". The highway landscape buffer shall contain a minimum of one (1) tree not less than twelve (12) feet in height or a minimum caliper of two and one-half (2 1/2) inches (whichever is greater at the time of planting) for each thirty (30) lineal feet of frontage abutting said right-of- way. The remainder of the buffer shall be landscaped in grass, ground cover, shrubs, and/or other natural, living, landscape material. The area along the roadway proposed to be grassed shall be minimized and directly related to the necessity, if any, for an ornamental landscape character.

2. Access ways from public rights-of-way through required landscape strips shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of trees required unless the calculation would result in a violation of the spacing requirement set forth in this section.

Section 3.21 - Landscaping and Buffering continued]

F. Site Landscaping:

1. In addition to any landscape areas and/or parking lot landscaping required by this ordinance, at least ten (10) percent of the site area, including existing thoroughfare rights-of-way, shall be landscaped.

2. Areas used for storm drainage purposes, such as unfenced drainage courses or retention areas in front or side yards, may be included as a portion of the required landscaped area.

G. General Landscape Development Standards:

1. Minimum Plant Material Standards:

a) All plant material shall be hardy to Gladwin County, free of disease and insects and conform to the standards of the American Association of Nurserymen.

b) All plant materials shall be installed in such a manner so as not to alter drainage patterns on site or adjacent properties or obstruct vision for reasons of safety, ingress or egress.

c) All plant material shall be planted in a manner so as to not cause damage to utility lines (above and below ground) and public roadways.

? d) Minimum plant sizes at time of installation: | Deciduous Canopy Trees 2 1/2" caliper

Deciduous Ornamental Trees: 2" caliper

Evergreen Tree: 6' height

Deciduous Shrub: 2' height

Upright Evergreen Shrub: 2' height

Spreading Evergreen Shrub: 18"- 24" spread

Section 3.21 - Landscaping and Buffering continued

e) Existing plant material, which complies with the standards and intent of the ordinance, as determined by the Zoning Administrator, shall be credited toward meeting the landscape requirements.

f) The plant material shall achieve its horizontal and vertical screening effect within four (4) years of initial installation.

g) The following trees are not permitted to be planted in required landscape areas as they split easily; their wood is brittle and breaks easily; their roots clog drains and sewers; and they are unusually susceptible to disease or insect pests:

Boxelder Acer Negundo Ginkgo Ginkgo Biloba (female only) Honey Locust Gleditsia Triacanthos (with thorns) Mulberry Marus Species Poplars Populus Species Black Locust Robinia species Willows Salix Species American Elm Ulmus Americana Siberian Elm U. Pumila

(5) Slippery Elm: Red Elm U. Rubra Chinese Elm U. Parvifola

2. Minimum Standard for Berms:

a) Berms shall be constructed so as to maintain a side slope not to exceed a one foot (1') rise to a three feet (3') run ratio.

b) Berms not containing planting beds shall be covered with grass or living groundcover maintained in a healthy growing condition.

c) Berms shall be constructed in a way that does not alter the drainage patterns on site or on adjacent properties, nor shall it obstruct vision for reasons of safety, ingress or egress.

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Section 3.21 - Landscaping and Buffering continued}

H. Landscape Buffers and Protective Screening: For nonresidential uses, except farms, which abut a permitted residential use, or which are adjacent to a Residential District boundary, there shall be provided and maintained greenbelts, fences or walls as required below. These requirements do not apply whenever the use, storage area, etc. is more than 400 feet from an adjacent Residential District boundary or residential use. The specifications of the protective screening shall be submitted as part of the site plan. Some exceptions to these requirements applying to more intense

Special Land Uses may be contained in Article 9.

1. Width of landscape buffers: Landscape buffers (Greenbelts) shall be ten (10) feet in

width.

2. Height of landscape buffers: Height of landscape buffers shall be no less than eight

(8) feet for trees and four (4) feet for shrubs.

3. Height of protective screening (fences and walls): Height of fences or walls shall be no less than six (6) feet.

I. Installation and Maintenance:

1. All landscaping and landscape elements shall be planted, and earth moving or C) grading performed according to accepted good planting and grading procedures.

2. The owner or occupant, if different from the owner of property required to be landscaped by this Ordinance, shall maintain such landscaping in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with a readily available and accessible water supply.

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Section 3.22 - Parking and Loading Space Requirements

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to occupancy or use of the property as hereinafter prescribed. All vehicles parked outdoors

A. Parking Requirements:

1. Off-street parking for other than residential uses shall be either on the same lot or within four hundred (400) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown on all lots or parcels intended for use as parking by the applicant.

2. Residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, carport, or combination thereof, and shall be located on the premises they are intended to serve.

3. Areas designated for required off-street parking shall not be changed to any other use unless and until equal facilities meeting the standards of this section are provided and approved at a differing location on the property or elsewhere as permitted within this ordinance. If parking requirements for the site are changed due to a change in use or occupancy, the designated off-street parking areas may be revised and approved only in accordance with a site plan to be submitted to the Township Planning Commission in

in accordance with Article 7 of this ordinance.

4. Off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than required for a similar new building or new use.

5. Two (2) or more buildings or uses may collectively provide the required off-street parking. In which case the required number of parking spaces for the individual uses may be reduced by up to twenty-five (25%) if a signed agreement is provided by the property owners. Such parking requirements shall bind future owners of parcels and shall be recorded with the Register of Deeds office.

6. Parking Lot Deferment: Where the property owner can demonstrate that the required amount of parking is excessive or where there will be a dual function of parking spaces between two uses where operating hours do not overlap, the Planning Commission may approve a smaller parking area. Area of sufficient size to meet the parking space requirements of this Article shall be retained as open space, and the owner shall agree to construct the additional parking if needed at the direction of the Planning Commission based on observed usage within six (6) months of being informed of such request in writing by the Zoning Administrator. The site plan shall note the area where parking is being deferred, including dimensions and a dotted parking lot layout. Any required landscaping placed in this area shall be relocated when the parking area is expanded. Neen eee EE ae rare rT eee

Section 3.22 - Parking and Loading Space Requirements - continued

7. In order to minimize excessive areas of pavement, which are unsightly and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by greater than ten percent (10%) shall not be allowed, except as approved by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.

8. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with the use which the Planning Commission considers to be similar in type.

9. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited on required off-street parking lots.

10. Parking Space Dimensions:

All required off-street parking spaces shall meet the following dimensional standards:

Parking pattern (degrees)	Maneuvering lane width	Parking space width	Parking space length
0 degree (parallel parking)	12 feet	8 feet	23 feet
30 to 53 degrees	12 feet	9 feet	20 feet
54 to 74 degrees	15 feet	9 feet	20 feet
75 to 90 degrees	20 feet	10 feet	20 feet*

May include a maximum of two (2) foot unobstructed vehicle parking area at the front of the parking space to account for normal vehicle overhang.

11. Vehicle Stacking Space: Stacking spaces required for vehicles waiting to access service windows, pumps, pedestals or other service facilities shall be dimensioned to be twenty (20) feet by ten (10) feet per space, but shall not include the space vehicles actually use at the time of service. Where a use provides a drive-through or similar service, but is not within use categories for which specific standards are provided, the Planning Commission may require a minimum number of stacking spaces which are equivalent to the number required for a use which the Planning Commission determines to be most similar.

Section 3.22 - Parking and Loading Space Requirements - continued

12. The number of off-street parking spaces shall be in accordance with the following schedule:

Residential Parking Requirements	
Use	**Requirements**
One family and two family	2 for each dwelling unit
Multiple family	1.5 per each efficiency or one-bedroom dwelling unit, 2 per each unit with 2 or more bedrooms
Mobile homes	2 for each mobile home site
Housing for the elderly	1 for each 2 units, and 1 for each employee Should units revert to general occupancy, then 2 spaces per unit shall be provided
Rooming houses and group quarters	1 for each bed
Group day care homes	2 for each home in addition to the 2 required for the residence For this use only, such additional spaces may be located in the side yard setback

Institutional Parking Requirements	
Use	**Requirements**
Churches, temples, or similar places of worship; theaters, auditoriums, and assembly buildings; stadiums, sports arenas, or similar places of outdoor assembly	1 space for each 3 seats or 6 linear feet of benches in the main unit, plus 1 for each 2 employees
Nursery schools, day nurseries, or child day care centers	2 for each employee plus 1 space for each 8 children of licensed authorized capacity
Elementary, middle, and junior high schools	1 for each 1 teacher, employee, or administrator, or the requirements of the auditorium, whichever is greater

Section 3.22 - Parking and Loading Space Requirements - continued

Section 3.22 - Parking and Loading Space Requirements - continued

Senior high schools	1 for each 1 teacher, employee, administrator, and 1 for each 5 students; or the requirements of the auditorium, whichever is greater
Colleges and universities	1 for each teacher, employee, administrator, and 1 for each 10 students
Government offices	1 for every 1000 square feet of usable floor area
Homes for the aged and convalescent homes	1 for each 3 beds or 2 rooms, whichever is less, plus 1 for each employee on duty based upon maximum employment shift.
Hospitals	1 for every 2 beds, one for each doctor, one for every two employees, plus one for every 1,000 square feet of treatment area.
Private clubs or lodges	1 for each 3 persons allowed within the maximum occupancy load as established by city, county, or state fire, building, or health codes

Business Parking Requirements	
Use	**Requirements**
Professional offices of doctors, dentists, or similar professions	4 for every 1000 square feet of usable floor area
Bank, business offices, or non-medical professional offices	1 for each 200 square feet of useable floor area, plus 2 spaces for each **ATM,** and stacking area equivalent to 3 stacking spaces for each drive up window
Restaurants and establishments for on premises sale and consumption of food, refreshments, and/or beverages	1 for each 2 persons of seating capacity
Food consumption services or drive in, drive through, or take out	Use seating capacity standards as applicable for sit-down restaurants. A minimum of 5 stacking spaces shall be provided for each service window where a drive through operation is present.
Motel, hotel, or other commercial lodging Establishments	1 for each 1.5 occupancy unit plus 1 for each 1 employee, plus spaces for any dining rooms, cocktail lounges, ballrooms, or meeting rooms, based upon maximum occupancy code

Section 3.22 - Parking and Loading Space Requirements - continued

Section 3.22 - Parking and Loading Space – Business Parking Requirements

Furniture and appliance, hardware, household equipment, repair shops, shoe repair, showroom of a plumber, decorator, electrician or similar trade, and other similar uses	1 for each 800 feet of useable floor area, plus 1 for each 2 employees
Retail stores, planned commercial or shopping centers by square feet of gross leasable area (GLA) A. 1 to 15,000 square feet GLA	1 space per 150 square feet of useable floor area plus 3 stacking spaces are required for each service bay, window, or pedestal
B. 15,001 to 400,000 square feet GLA	3.0 spaces minimum, 3.75 maximum, per 1000 GLA
C. 400,001 square feet GLA and higher	3.5 spaces minimum, 4 maximums, per 1000 **GLA**
Retail stores except as otherwise specified	1 for each 150 square feet of useable floor area
Convenience store, with or without automotive fuel service	4 spaces for every 1000 square feet of usable floor area, plus spaces required for automotive fuel service
Beauty parlor or barber shop	2 spaces for each of the first 2 beauty or barber chairs, and 1.5 spaces for each additional chair
Laundromats and coin operated dry cleaners	1 for each 3 washing and/or dry cleaning machines
Dry cleaners	2 for every 1000 square feet of gross leasable floor area
Mortuary establishment	3 for each 100 square feet of useable floor area
Auto service stations	2 for each service rack or pit and 1 for each single or dual gasoline pump, but not less than 6 spaces
Automobile wash (self-service or coin operated)	3 for each washing stall in addition to the stall itself, plus 1 upon exiting each stall
Motor vehicle sales and service	1 for each 200 square feet of gross floor space of sales room and 1 for each 1 service stall.
Marine sales and service centers, including RVs	1 space for each employee, and 1 for each service stall. Add 1 space for every 400 square feet usable floor area of the sales room, but not less than 5 spaces with or without a showroom
Veterinary clinics or hospitals	4 for every 1000 square feet of usable floor area
Mini-warehouses, self-storage establishments	1 per 10 storage units, equally distributed throughout the storage area

Section 3.22 - Parking and Loading Space Requirements - continued

Section 3.22 - Parking and Loading Space – Miscellaneous Use Parking Requirements

Use	Requirements
Wholesale establishments	5 spaces, plus 1 for every 1.5 employees in the largest working shift; or 1 for every 1700 square feet of useable space, whichever is greater
Warehouse and/or storage building	5 spaces, plus 1 for each 3 employees; or 1 for every 1700 square feet of useable floor area, whichever is Greater
Mini-Storage, Self-Storage facilities	No designated parking spaces shall be required in addition to the traffic circulation pattern shown on the approved site plan.
Dance Halls, Exhibition Halls, Halls, Billiard Parlors and Assembly Halls without fixed seats	1 per every 2 persons allowed within the maximum occupancy load.
Golf Courses	1 per every 2 persons allowed within the maximum occupancy load.
Industrial Establishments	One for every 1 1/2 employees based on the greatest number of persons employed at any one period during the day or night.

Agricultural Tourism-Related Uses
1. The number of parking spaces required will be determined on a case by case basis taking into consideration such factors as building size, expected visitor numbers, seasonal or year-round use, and other factors determined by the Planning Commission.
2. Parking facilities may be located on a grass or gravel area for seasonal uses such as road side stands, u-pick operations and agricultural mazes. All parking areas shall be defined by either Gravel, cut lawn, sand or other visible marking.
3. For uses permitted by Special Use Permit, parking may be either gravel or paved as determined by the Planning Commission, based on applicant estimates for seasonal parking and the intensity of the use. Overflow parking areas may be required by the Planning Commission to accommodate seasonal peak demand.

Note: Any change of use shall be required to meet the parking requirements for the revised use, and obtain approval of such.

Note: Square footage refers to "Usable Floor Area"

Section 3.22 - Parking and Loading Space Requirements - continued]

.) Loading Space Requirements:

B. For every building, or addition to an existing building, hereafter erected to be occupied by a use allowed in any commercial zoning district or other similar use requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same premises with such building or addition, off street loading spaces in relation to floor area as follows:

a. Up to twenty thousand (20,000) square feet - one (1) space.

b. Twenty thousand (20,000) to fifty thousand (50,000) square feet -two (2) spaces.

c. Fifty thousand (50,000) to one hundred thousand (100,000) square feet - three (3) spaces.

d. One (1) additional space for each additional one hundred thousand (100,000) square feet or fraction thereof.

2. Each loading space shall be a minimum of (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height. No loading space shall be located closer than fifty (50) feet to any lot in any residential district unless wholly within a completely enclosed building or enclosed on all sides by a wall. - Section 3.23 - Water Supply and Sewage Disposal Facilities

A. All water supply and sanitary sewage disposal systems either public or private, for any building hereafter erected, altered or moved upon any premises shall be subject to compliance with District Health Department sanitary code requirements. Plans must be submitted to and approved by the responsible agencies.

B. Permitted industrial uses shall be served by a public sewer service or an approved sanitary treatment facility, approved by the District Health Department. All treatment facilities shall meet all other applicable federal, state, and local standards and regulations. The effluent from same shall be disposed of in a manner and method which conforms to or exceeds the minimum standards of the State of Michigan Water Resources Commission and the District Health Department. The collection system used in conjunction with a packaged treatment facility shall be located and designed to readily connect into a future public sewer service system without the need for reconstruction of any main or lateral sewer links.

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Section 3.24 - Storm Water Retention

The property owner or developer is required to retain on site all storm water drainage in excess of natural conditions. This provision may require storm water retention ponds where appropriate. An exception can be made for water leaving the site via an existing storm water pipe, or through other storm water facilities which will be developed at the same time as the proposed new use. All storm water facilities, including detention or retention ponds, shall be designed at minimum to handle a storm with the projected frequency of once every ten years (ten-year design storm).

Section 3.25 - Groundwater Protection and Hazardous Substances

A. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.

B. All toxic wastes shall be disposed of in accordance with all state or federal laws, rules and regulations governing the disposal of specific toxic substances.

Section 3.26 - Floating Docks and Ice Fishing Shanties

Floating docks or ice shanties shall have light reflecting devices at each corner or side of the above said items that makes them clearly visible during night-time hours by boaters and snowmobilers. Floating docks must also have a three (3) inch by five (5) inch permanent sign or placard that conspicuously identifies the current lake property name and address of the owner. Ice shanties must be identified according to the DNA requirements, which state that the name and address of the owner must be on all sides of the shanty in legible letters at least 2 inches in height. The letters shall be readily visible and consist of material not soluble in water. The name and address must be on the shanty and may not be placed on a board or other material that is attached to the shanty.

Section 3.27 - Dumping of Motor Vehicles

Section 3.28 - Dumping of Materials

~ There shall be no salvaging or dumping of automobiles, trucks, trailers, tractors, or other similar vehicles within the Township, except in a legally authorized junk yard. Nor shall any unlicensed or inoperable motor vehicle be stored on any property unless stored within a totally enclosed structure. The natural terrain shall not be altered in any fashion to create safety and health hazards or substantially alter the character of the land so as to make it unsafe for the uses for which it was originally zoned or to create olfactory or visual pollution.

A. Dumping or stockpiling of waste material or junk; the collection, accumulation, storage or disposal of waste material, used construction material, junk, debris, or refuse is prohibited, except under the following circumstances.

1. Such practices are a necessary accessory use to a permitted agricultural use.

2. Such practices occur in a junk yard, landfill, recycling facility, or transfer station authorized under this Ordinance, and are included in the approved site plan.

3. Such practices are a necessary accessory use to a commercial or industrial use authorized under this Ordinance, and are included in the approved site plan.

B. Dumping of soil, sand and clay materials: The material to be placed on the site shall be of such a composition as not to create potential contamination of the natural environment including groundwater, vegetation, soils and surface waters. No dumping of soil, sand, clay or similar material shall be undertaken that appreciably increases the surface runoff reaching

a) adjacent or surrounding property. Surface runoff shall be dissipated by retention on the development parcel, percolation into the soil, evaporation, or by transport by natural drainage way or conduit to any appropriate point of discharge.

C. Dumping of toxic materials and/or nuclear wastes shall not be allowed in Secord Township.

Section 3.29 - Outdoor Lighting

All outdoor lighting, whether for illuminating sites, parking areas, buildings, signs and/or other

structures shall be shielded, shaded, designed and/or directed away from all adjacent districts

and uses; and further shall not glare upon or interfere with persons and vehicles using public streets. Lighting fixtures are to be of the full cut-off design with horizontally aligned flush mounted (non-protruding) lenses, directing light on-site only, and shall be no more than twenty

(20) feet in height.

The Planning Commission may permit taller or require shorter fixtures only when the

Commission determines that unique conditions exist and where a waiver would: reduce the

number or size of light fixtures; not adversely impact neighboring properties and permit fixtures

in proportion to height and bulk of nearby buildings and other fixtures.

A. Intent and Purpose: The purpose of exterior lighting standards is to create and maintain safe nighttime environments for both pedestrians and drivers on public roadways and right- of-ways by minimizing brightly lighted surfaces and lighting glare; to preserve the restful quality of nighttime by eliminating intrusive, artificial light and lighting that unnecessarily contributes to "sky glow"; and to reduce light pollution from lighting luminaries and light trespass onto adjacent properties. The following requirements shall be considered by the Planning Commission and Zoning Administrator in the review of all site plans submitted for approval under the terms of this Zoning Ordinance.

B. General Standards:

1. Exempted Areas and Types: The following types of outdoor lighting shall not be covered by this Ordinance:

a. Residential decorative lighting such as porch or entry lights, ground level lawn and driveway lights, and special seasonal lights such as Christmas decorations.

b. Lights located within the public right-of-way or easement.

c. Temporary lighting needed for emergency services or to perform nighttime road construction on major thoroughfares.

d. Temporary lighting for civic activities, fairs, or carnivals provided the lighting is temporary.

e. Lighting required by the Federal Communications Commission, Federal Aviation Administration, Federal Occupational Safety and Health Administrations, or other applicable federal or state agencies.

f. Lighting for recreational facilities: shall conform to the requirements set forth in the most current edition of the Illuminating Engineering Society of North America (IESNA) RP-6 Recommended Practice for Sports and Recreational Area Lighting and the IESNA Lighting Handbook.

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*% Section 3.29 - Outdoor Lighting continued

2. Regulated Lighting: The following types of lighting shall be regulated by this

Ordinance:

a. Private parking lot lighting and site lighting for commercial, industrial and institutional developments.

b. Multiple-family development parking lot lighting and site lighting.

c. Privately-owned street lighting.

d. Building facade lighting.

e. Security lighting, spotlights, and floodlights.

f. Other forms of outdoor lighting which, in the judgment of the Zoning Administrator, are similar in character, luminosity and/or glare to the foregoing.

g. Standards related to the lighting of signs are contained in §3.30.

3. Standards: Lighting shall be designed and constructed as per the following e requirements:

a. Lighting Confined to Site: Direct or directly reflected light shall be confined to the development site and pedestrian pathways and shall not negatively affect adjoining property. All lighting shall be oriented not to direct glare or excessive illumination in a manner which may interfere with the vision of drivers or pedestrians.

b. Lighting Directed Downward/Shielded: Except for diffused globe-style walkway lights and the lighting addressed in subsection c below, the following shall apply: all outdoor lighting in all districts shall be directed toward and confined to the ground areas of lawns or parking lots. Exterior lighting shall be shielded, hooded and/or louvered to provide a glare-free area beyond the property line unless the light source is not directly visible from beyond the boundary of the site. Lighting fixtures shall have one hundred (100) percent cut off above the horizontal plane at the lowest part of the point light source. The light rays may not be emitted by the installed fixture at angles above the horizontal plane.

See drawing next page. EEE ERE

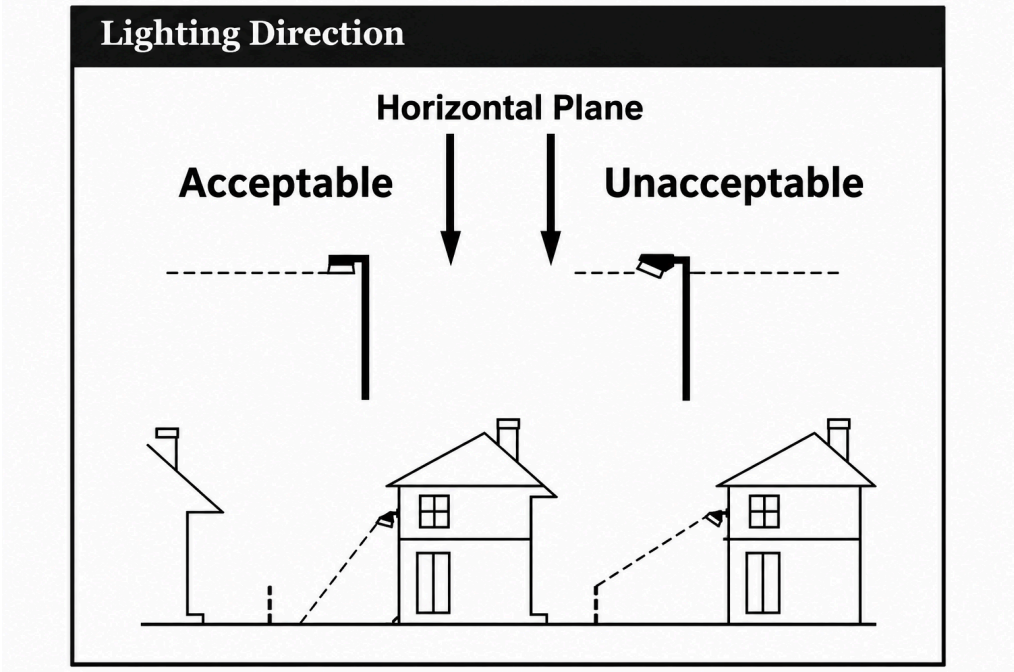
c. Upward Directional Lighting: All lighting used for the external illumination of buildings and flags with lights directed in an upward direction so as to feature said buildings and flags, shall be placed and shielded so as not to interfere with the vision

cy) of persons on adjacent streets or adjacent property.

d. Moving Lights: All illumination of any outdoor feature shall not be of a flashing, moving or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. Beacon, strobe and search lights are not permitted.

e. Interference with Traffic Control Devices: No colored lights shall be used at any location where it may be confused with or construed as traffic control devices.

f. Gas Stations: Ceiling lights in gas pump island canopies shall be recessed.



Section 3.30 - Outdoor Advertising Signs

The use and erection of all outdoor advertising signs shall be subject to the following provisions:

All signs to be on common sign board constructed by twp. Permits Required; Township and County

A. General Provisions for all Zoning Districts:

1. Approval: No sign, except residential name plates and those signs established by : the Township, County, State or Federal governments, shall be erected or altered until approved by the Zoning Administrator and a Zoning Permit issued. A property owner may maintain, improve, or replace an existing conforming sign without a sign permit

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a provided the type, size, shape and height do not change and the use remains the same.

2. Signs which are in need of repair, obsolete, not affixed or obstructing/Signs affixed to other surfaces: Signs, which are in need of repair, other than normal maintenance, which are not securely affixed to a substantial structure; or which are obsolete; or those that resemble official traffic signs; or obstruct official signs, are prohibited. No advertising sign shall be affixed to trees, rocks, shrubs, utility poles, or other similar objects. No sign shall be affixed to a motor vehicle or other similar object not usually used for signage and put on permanent, non-mobile display for the purpose of advertising.

3. Obstruction of Vision: No signs shall be located on any street corner which would obscure the vision of drivers using said streets, or conflict with traffic control signals at the intersection of any streets. No signs shall obstruct the vision of drivers at any driveway, parking lot or other route providing ingress or egress to any premises.

4. Signs in Right-of-Way: Any sign except those established and maintained by Township, County, State or Federal governments shall not be erected in, nor project into, or overhang a street or road right-of-way.

5. Directional Signs: Directional signs required for the purpose of orientation, when established by Township, County, State of Federal governments shall be permitted in all zoning districts.

-6. Obstruction of/Confusion with Traffic Signals/Signs: No outdoor advertising structure shall be erected in such a manner that the position, size, movement, shape or color may interfere with the view of or be confused with any public traffic sign or device.

7. Glare/Flashing/Moving Signs: Sign illumination shall not cause a reflection or glare on any portion of a public highway, in the path of oncoming vehicles, or on adjacent premises or residence(s). Illuminated signs shall not be of the flashing, moving or intermittent type unless approved by the Zoning Administrator or unless allowed elsewhere in this Ordinance, who shall find that the lighting is non glaring, does not interfere with traffic control devices, and further does not involve the principal notice or message carried on the sign; hence, all intermittent lighting elements shall be designed as accessory to the sign.

8. Political Signs: Temporary political signs may be located in any zoning district and shall be removed within fourteen (14) days following the election date. Other temporary signs shall be removed at the completion of the advertised event.

9. Real Estate Signs: Real estate signs shall be permitted only while said real estate is actually on the market for sale, rent or lease. Such real estate sign may be placed in the road right-of-way or waterfront, but not on the shoulder of the road and not nearer an intersection than a sign indicating that there is a "stop sign ahead". Two (2) real estate signs shall be permitted if said property fronts two (2) roads or streets. Off-premise signs pertaining to real estate developments located in the Township and designed to promote the sale of lots or homes within a subdivision located in the Township are permitted on a temporary basis in any zoning district, but shall not be located upon

oO subdivided land unless such land is part of the subdivision being advertised for sale.

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10. Free-Speech: Signs which express non-commercial speech may be erected in any district. Any sign that can be displayed under the provisions of this ordinance may % contain a non-commercial message. No sign shall contain statements, words, or pictures of an obscene, indecent or immoral character, such as will offend public morals or decency

11. Multiple Uses on One Lot: In cases where a lot contains more than one (1) use, the sign requirements contained in this section apply to each use on the property.

12. Unsafe, Damaged and Illegal Signs: In the event that any sign becomes insecure, in danger of falling, unsafe, damaged, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this Ordinance, the owner or lessee shall within ten (10) days of receipt of a written notice from the Zoning Administrator make such sign conform to the provisions of this Ordinance or shall cause it to be removed. The Zoning Administrator i} may grant a time extension if, after inspection, the Zoning Administrator determines that no immediate danger exists. In the event said owner or lessee does not remove said sign pursuant to said notice, or cannot establish a good faith effort to comply, the Zoning Administrator is authorized to cause removal of such sign and any expense incident thereto shall be paid by the owner or lessee of the sign or, if such person cannot be found, by the owner of the building or structure or property to which such sign or structure is affixed. If such expense is not paid, the Township shall have a lien on the property and such cost shall be added to the tax bill for the property. The Zoning Administrator shall refuse to issue a permit to any permittee or owner who refuses to pay costs so assessed. The Zoning Administrator may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed fe) summarily and without notice.

B. Size Limitations: Size limitations found in Tables 3.30 A and B apply to the sign face only, not the support structure. Single & Two- Family Home-Based Multiple Family, Subdivisions, Uses Business/Cottage Manufactured Housing Dev. Industry Free! 7 Nameplate at ft Tat 6 ft “perentrance at 108 Height ES ee ee eee Signs Commission approval pew eee, eamememeers |

Section 3.30 - Outdoor Advertising Signs - continued

TABLE 3.308: ON-PREMISE SIGNS - AGRICULTURAL,BUSINESS & INDUSTRIAL

	Number& Area	Height	Setback	Other Regulations
Ground Mounted Signs (Pylon Signs and Monument Signs)	2 at 64 ft.	The top of any ground-mounted sign shall be not more than ten (10) feet above the road grade or the ground level immediately beneath the sign, whichever is higher. The bottom of any ground-mounted sign shall be no more than three (3) feet above the road grade or the ground level immediately beneath the sign, whichever is higher. (See Figure 3.30 **A** & B)	Shall not be located nearer to the front lot line than 1/2 the required front yard setback.	The sign shall be mounted on one or more posts. Posts shall not have a diameter greater than 12 inches.
Time& Temperature Signs	1 allowed	n/a	n/a	Must be an integral part of principle sign - size does not count toward allowable square footage of principle.
Wall Signs	Can occupy maximum of 25% of wall area (of entire building).	The sign shall not project above the edge of the roof of a structure.	n/a	Sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than 12 inches.
Projecting Signs	1at10 ft.	Minimum height of 8 ft.	n/a	Sign supports and brackets shall be compatible with the design and scale of the sign.
Awning or Canopy Signs	No restriction.	No structural element of an awning or canopy shall be located less than eight (8) feet above finished grade.	n/a	n/a
Cluster Signs	Up to six (6) signs in addition to the sign bearing the name of the complex. Each sign in a cluster shall be no greater than 15 ft. in area.	20 ft.	10 ft. from front lot line	Cluster signs may only advertise a group of businesses located together which share an access to the primary road. Any business which has a sign in a cluster is allowed only one additional primary sign located on the lot on which the business is located. Cluster signs must be located near the access from which each business in the cluster is located.
Message				

Figure 3.30A / 3.30B

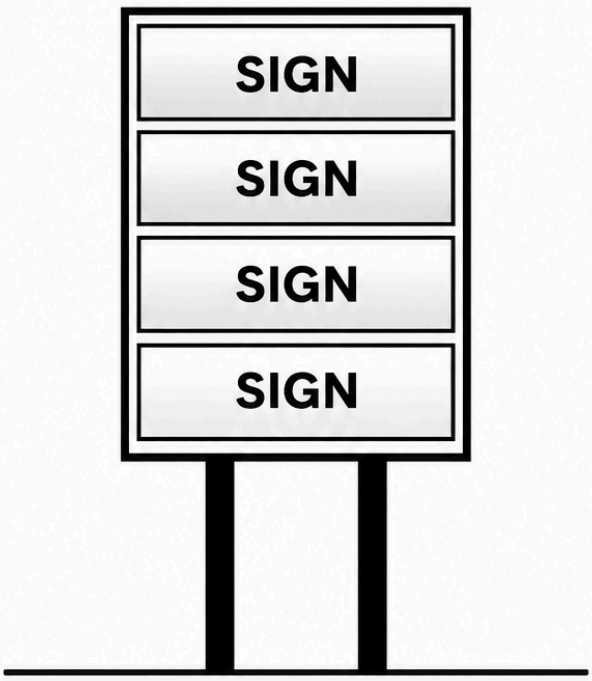


Figure 3.30A

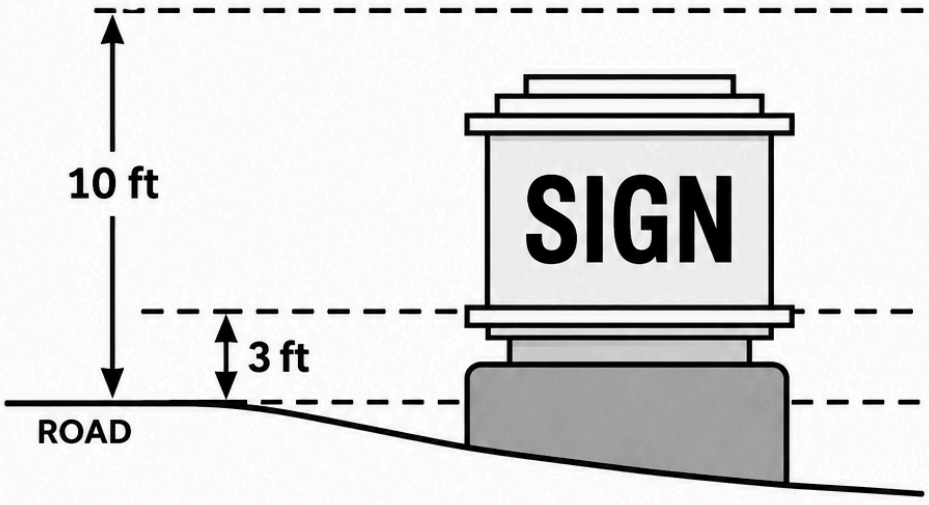


Figure 3.30B

Section 3.30 - Outdoor Advertising Signs continued

A. Message Boards:

1. Static Message Boards: Static message boards shall be allowed in addition to the primary freestanding or wall sign in all districts for uses other than exclusively dwelling units with permit. They will not be allowed in the R-1 and R-2 Residential Zoning Districts.

a. Static message boards are not allowed in the R-1 District.

b. Static message boards are not allowed in the R-2 District except in the case of nonresidential uses.

c. If the static message board is utilized as one of the allowable primary signs on the premises, then the static message board shall be no greater than sixty-four (64) square feet.

d. If the static message board is a part of the primary sign, then both the message board and primary sign together shall not exceed the total sign size allowed by district.

2. Electronic Message Boards: Electronic message boards shall be allowed in addition to the primary freestanding or wall sign in all districts for uses other than exclusively dwelling units. They will not be allowed in the R-1 and R-2 Residential Zoning Districts.

a. Electronic message boards are not allowed in the R-1 District.

b. Electronic message boards are not allowed in the R-2 District except in the case of nonresidential uses.

c. If the electronic message board is utilized as one of the allowable primary signs on the premises, then the electronic message board shall be no greater than sixty-four (64) square feet.

d. If the electronic message board is a part of the primary sign, then both the message board and primary sign together shall not exceed the total sign size allowed by district.

e. An electronic message board shall be allowed to have changing messages, scrolling message, and animation, but shall not be allowed to contain flashing elements.

f. The electronic elements shall be of an intensity that the brightness and motion shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of pedestrians or operators of vehicles on public or private streets, driveways or parking areas.

g. An electronic message board shall contain a default mechanism that freezes the sign in one position if a malfunction occurs.

h. An electronic message board shall contain a mechanism to automatically adjust the intensity of its display according to natural ambient light conditions. EEE ATT ener r ears

Section 3.30 - Outdoor Advertising Signs ___continued

i. Message boards may contain advertising for on premise or off-premise establishments but shall contain advertising for on premise establishments.

j. Instruments which use technology to display or project digital messages onto windows or walls of buildings shall be considered an electronic message board and shall be subject to all provisions of this Ordinance.

B. Off-Premise Signs (Billboards):

The regulation of billboards is intended to enhance and protect community character and image by minimizing visual blight and pollution, to minimize traffic safety hazards due to diversion of the driver's attention and blockage of sight distances, and to place signs in such a way that scenic views are respected and visual obstructions to the natural landscape are minimized. Billboard regulations address the location, size, height and related characteristics of such signs.

4. Off-Premise Sign Regulations: Billboards may be established in Secord Township

provided that they meet the following conditions:

a. Off-Premise Signs shall only be allowed on State highways and other Class A roads in Secord Township.

b. Not more than one (1) billboard may be located per linear mile of street or highway regardless of the fact that such billboards may be located on different sides of the

e subject street or highway. The linear mile measurement shall not be limited to the boundaries of Secord Township where the particular street or highway extends beyond such boundaries. Double-faced billboard structures (i.e., structures having back-to-back billboard faces) and V-type billboard structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be permitted. Additionally, billboard structures having tandem billboard faces (i.e., two parallel billboard faces facing the same direction and side-by-side to one another) shall be permitted.

c. No billboard shall be located within two hundred (200) feet of an existing residence. If the billboard is illuminated, this required distance shall instead be three hundred (300) feet. They will not be allowed in the R-1 and R-2 Residential Zoning Districts.

d. No billboard shall be located closer than seventy-five (75) feet from a property line or public right-of-way. No billboard shall be located within ten (10) feet from any interior boundary lines of the premises on which the billboard is located.

e. The surface display area of any side of a billboard may not exceed seventy-two (72) square feet

f. The height of a billboard shall not exceed ten (10) feet above the elevation of the centerline of the abutting roadway.

8 g. No billboard shall be installed or placed on top of, cantilevered or otherwise suspended above the roof of any building.

Section 3.30 - Outdoor Advertising Signs (continued)

h. A billboard may be illuminated, provided such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, into the path of on-coming vehicles, or on any adjacent premises. In no event shall any billboard have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.

i. A billboard must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of message.

j. A billboard established within a business, commercial, or industrial area, as defined in the Highway Advertising Act of 1972 (1972 PA 106, as amended) bordering interstate highways, freeways or primary highways as defined in said Act shall in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated there under, as such may from time to time be amended.

k. Digital Billboards:

i. Rate of Change: The rate of change between static messages or images shall not exceed more than one (1) change per six (6) seconds. Each change shall be complete in one (1) second or less.

ii. Luminance: The maximum daylight sign luminance level shall not exceed 62,000 candelas per meter squared at 40,000 lux illumination beginning 1/2 hour after sunrise and continuing until 1/2 hour before sunset and does not exceed 375 candelas per meter squared at 4 lux illumination at all other times.

iii. Digital billboards shall be configured to default to a static display in the event of mechanical failure.

2. Permit Required: No person, firm or corporation shall erect a billboard within Secord Township without first obtaining a permit from the Secord Township Zoning Administrator, which permit shall be granted upon a showing of compliance with the provisions of this ordinance and payment of a fee. Permits shall be issued for a period of one year, but shall be renewable annually upon inspection of the billboard by the Secord Township Zoning Administrator confirming continued compliance with this ordinance and payment of the billboard permit fee. The amount of the zoning permit fee required hereunder shall be established by resolution of the Secord Township Board and shall bear a reasonable relationship to the cost and expense of administering this permit requirement. The Secord Township Board shall further have the right to amend the aforementioned resolution from time to time within the foregoing limits of reasonableness.

E. Private Off-Premise Directional Signs (On Private Property):

Private off-premise directional signs which provide directions to a commercial or industrial

establishment which is not located on a primary street within the Township shall be

allowed on private property provided there exists a written agreement between the property owner and the business/industry. Said agreement shall be filed with the

Township.

a. Off-premise directional signs shall be no greater than six (6) square feet.

b. Off-premise directional signs must be located at intersections.

a. Sign lettering may display the off-premise business name, address, and an arrow

indicating direction.

b. One (1) off-premise direction sign is permitted per non-residential zoning lot.

a. Off-premise directional signs shall be readable and finished on all sides as viewable from all public approaches

F. Signs Allowed Without a Permit: The following signs are allowed without a permit, notwithstanding any prohibition contained in this Ordinance, provided such signs are established in a lawful manner and placed so as not to cause a nuisance or create a safety hazard:

1. Residential Nameplates:

2. Real Estate (Residential and Commercial):

3. Political or Opinion Signs: Temporary, non-illuminated signs supporting a political candidate or offering an opinion on an issue or subject.

4. Caution Signs: Non-advertising signs erected to warn the public of dangerous conditions and unusual hazards.

5. Non-Advertisement Informational: Informational signs not exceeding eight (8)

=) square feet (2'X4') in area may be utilized for additional traffic regulation, including, but not limited to, loading dock, low clearance, garage, office, warehouse, and service signs.

6. Directional Signs: Three (3) signs per parking lot not exceeding three (3) square feet and six (6) feet in height identifying the business and providing driving, ingress/egress, and parking information.

7. Memorial/Historical Signs: Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface of a building or when constructed of bronze or other incombustible material affixed to a building. Also includes signs designating the building as a historical structure.

8. Flags: Flags bearing the design of a nation, state, municipality, educational institution, or noncommercial organization.

9. Point-of-Sale Signs: Permanent signs on vending machines, gas pumps, or ice containers indicating only the contents of such devices, cost of product, and the methods of payment.

10. Noncommercial Designation Signs: Signs not exceeding two (2) square feet each which contain only noncommercial messages including designation of restrooms, telephone location, restrictions on smoking, and door openings.

11. Affiliation Signs: Business signs not exceeding one (1) square foot containing information on credit cards and business affiliations.

12. Yard/Garage Sale: Temporary, non-illuminated signs advertising yard, rummage, garage, basement, porch, or deck sales and other such signs shall not exceed six (6) square feet in size, shall be permitted two days prior to the event and shall be removed within a period of 24 hrs.

IY

SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 3 | General Provisions, Golf Cart Ordinance, Junk and Blight Ordinance, and Noise Ordinance

Gladwin County, Michigan

Section 3.30 - Outdoor Advertising Signs (continued)

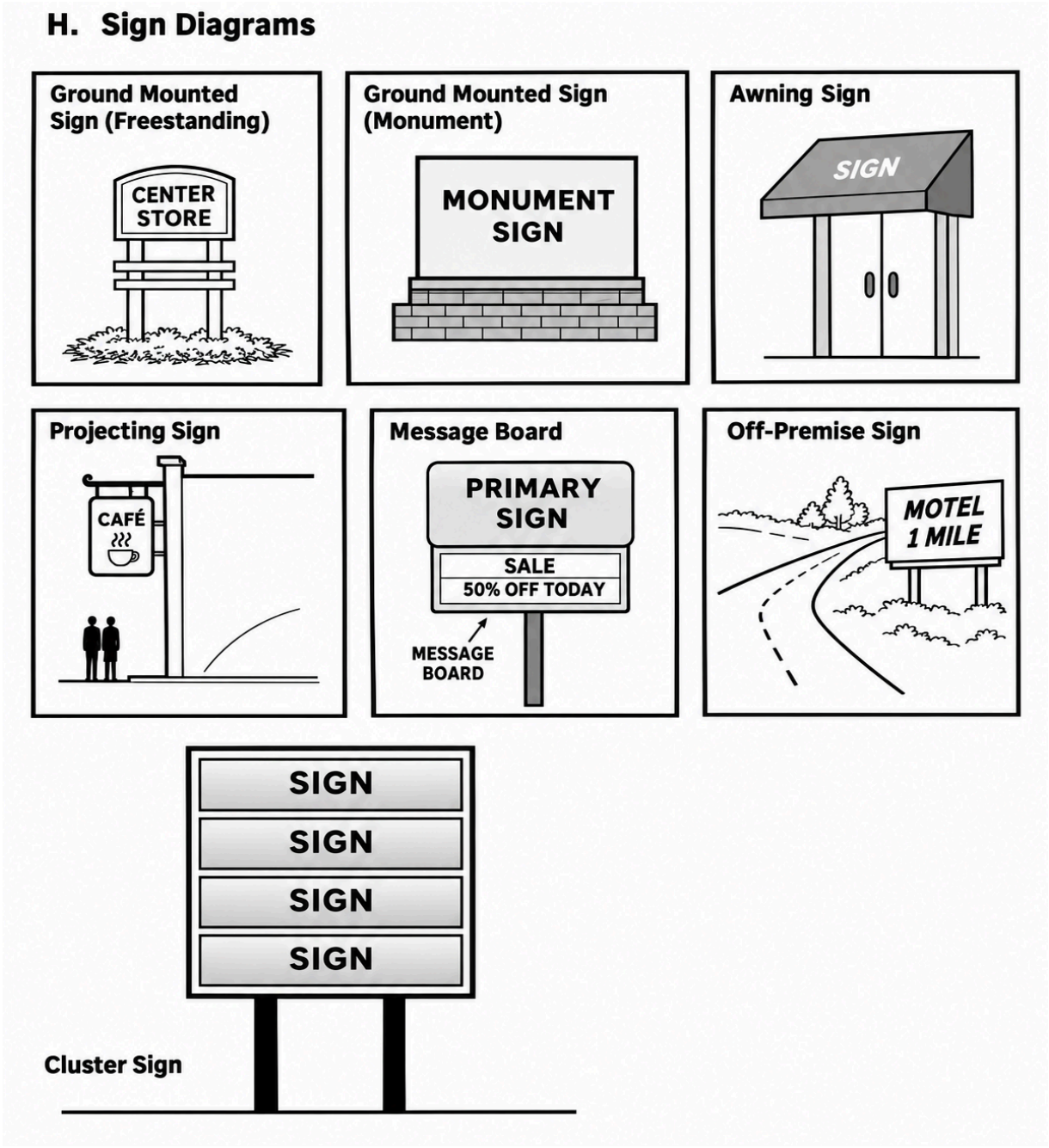
A. Removal of Signs in Violation of this Ordinance:

The Zoning Administrator may order the removal of any sign that is abandoned or erected or maintained in violation of this ordinance. An abandoned sign shall not include a sign located on a lot on which the principal use structure is for sale. Thirty (30) days' notice in writing shall be given to the owner of such sign, and to the owner of the building, structure, or premises on which such sign is located, to remove the sign or bring it into compliance. The Zoning Administrator may cause the removal of the sign that remains in violation after such notice. The Zoning Administrator shall cause the removal of a sign immediately and without notice if, in the Zoning Administrator's opinion, the condition of the sign is such as to present an immediate threat to the safety of the public. The cost of removal shall be paid by the owner of the sign or the building, structure, or premises on which it is located. The Township aims at bringing all non-compliant signs into compliance or removal within 60 days of the adoption of this Zoning Ordinance.

Revised and Adopted

Article 3 - General Provisions

H. Sign Diagrams



Section 3.31 - Pets and Livestock

For this section Livestock will be defined as animals commonly associated with farms or performing work in an agricultural setting. Examples of such animals include but are not limited to members of the equestrian family {horses, mules etc.}, bovine family (cows/bulls}, sheep, poultry (chickens, roosters, turkeys}, fowl {ducks, geese}, swine, goats, bees, alpacas, llamas, emus, ostrich, and other animals or hybrid associated with farm, ranch or stable.

A. The sale, boarding, or breeding of more than two (2) dogs or three (3) cats or other household pets, other than animals under six months of age born to a female under care, custody, or control of resident of the property, as a business will be considered a kennel and requires a zoning permit as such. No poisons or dangerous reptiles, wild or dangerous animals, may be kept as an accessory residential use on any premises.

B. The raising and keeping of livestock is prohibited in the R-1 District and is permitted by "Special Use Permit" in the R-2 District. In addition to the "Special Use" standards in 8.1, the following shall apply to livestock in the R-2 District:

1. Adequate space shall be provided for the clean and healthful keeping of such

animals.

2. Such animals shall be kept so as not to present a danger to the property of others

or to human life and limb.

3. Such animals shall be kept so that manure piles shall not be offensive to nearby

properties.

C. The raising and keeping of livestock is allowed in A-1 District. In addition:

1. Adequate space shall be provided for the clean and healthful keeping of such

animals.

2. Such animals shall be kept so as not to present a danger to the property of others or to human life and limb.

3. Such animals shall be kept so that manure piles shall not be offensive to nearby properties.

D. Livestock is defined as animals commonly associated with farms or performing work in an agricultural setting. Examples of such animals include but are not limited to members of the equestrian family (horses, mules etc.}, bovine family (cows/bulls}, sheep, poultry {chickens, roosters, turkeys}, fowl (ducks, geese}, swine, goats, bees, alpacas, llamas, emus, ostrich, and other animals or hybrid associated with farm, ranch or stable.

Section 3.32 - Driveways and Private Roads

—~ A. Driveways: Driveways that provide access to not more than four (4) parcels shall meet the following standards: Access to the principle structure(s) shall require a driveway which has fifteen feet (15') horizontal and twelve feet (12') vertical clearance of all obstacles and vegetation, except ground covers, cleared and continually maintained in a drivable condition for the purpose of access by emergency vehicles. A vehicle turn around area shall be provided within one hundred feet (100') of the principle structure(s) capable of handling thirty foot (30') vehicles (Minimum T-type turn around 20' x 35') for police, fire, and ambulance, and be connected to a private or public road. Gladwin County or Secord Township cannot be held responsible for non-maintenance of access.

B. Nonconforming Existing Private Roads: In the case of private roads built prior to this ordinance, such roads may be utilized and improved and additional access points for new structures are permitted. However, emergency fire service will be provided at the discretion of the Fire Office. Secord Township bears no liability for emergency services on nonconforming private roads.

C. Private Roads: Private roads, providing access to five (5) or more parcels, are permitted provided they conform to the requirements of this section. No private road shall be constructed, after the effective date of this Ordinance unless an application for a private road construction permit has been completed and filed with the Zoning Administrator, and subsequently approved.

1. Application, review and approval of a proposed private road shall follow the same procedures as Special Uses.

2. The proposed private road shall meet the currently Gladwin County Road Commission design standards.

3. No structure or development activity shall be established within approved rights-of- way or easements

4. No fence, wall, sign, landscape screen or any plantings shall be erected or maintained in such a way as to obstruct vision or interfere with traffic visibility.

5. No more than twenty (20) lots or parcels may gain access to a single private road if only one point of intersection is provided between the private road and a public road. No more than fifty (50) lots or parcels may gain access to a private road where two or more points of intersection are provided between the private road and public roads. Where more than fifty (50) lots or parcels are served, the road shall be a paved road built to County Road

Commission standards.

6. A cul-de-sac or other approved turn-around configuration shall be constructed whenever a private road terminates without intersection with another public street or private road.

7. Any driveways off a private road shall be at least forty (40) feet from the intersection of a private or public road right-of-way.

8. Construction authorization from the Gladwin County Road Commission is required for connection to a road under the Commission's jurisdiction, and from the Michigan Department of Transportation if

connected to a state trunk line. When applicable, a permit is also required from the County under Part 91 of the Natural Resources and Environmental Protection Act.

9. Intersections of private roads with public roads shall meet the current Gladwin County Road Commission standards.

10. Storm water runoff patterns for the private road shall be shown on the site plan. Any drainage originating outside the site, which has previously flowed onto or across the site, shall also be considered in the proposed storm water runoff plan. Where storm water runoff is proposed to run into an existing county or state road storm water system, the storm water plan for the private road shall be 'submitted to the Gladwin County Drain Commissioner and the Gladwin County Road Commission, Michigan Department of Transportation, or other appropriate government permitting agencies for review and approval prior to Township Planning Commission approval.

Section 3.32 - Driveways and Private Roads (continued)

11. Lots or parcels fronting on private roads shall meet the required front yard setback and lot width for the zoning district where located.

D. Road Construction Approval Procedures: No private road shall be constructed after the effective date of this Ordinance unless an application for a private road construction permit has been completed and filed with the Zoning Administrator, and subsequently approved.

1. Application for approval of a private road shall include ten (10) copies of a site plan sealed

by a professional engineer showing:

a. Existing and proposed lot lines.

b. The location of existing and proposed structures.

c. The width and location of the private road easement.

d. A cross-section of the proposed road, showing the type of material the road base and surface will meet County road standards.

e. Utility plans including the location and size/capacity of storm water drainage systems, sewer or septic system, water lines or private wells and private utilities such as telephone, electric and cable service.

f. Proposed locations of driveways off the private road.

g. Any existing or proposed structures, trees or other obstruction within the proposed right-

(“) of-way.

h. Proposed road name.

2. All plans as submitted for approval shall show the private road easement including a legal description, and must include the grade for these roads.

3. Road maintenance agreement or covenants running with the land signed by the proprietor(s) shall be recorded with the Secord Township Clerk and the Gladwin County Register of

Deeds providing for:

a. Amethod of initiating and financing the private road in order to keep the road up to properly engineered specifications and free of snow and debris.

b. Aworkable method of apportioning the costs of maintenance and improvements to current and future users.

c. Anotice that if repairs and maintenance are not made, the Township Board may bring the road up to established County Road Commission standards for public roads and assess owners of lots or parcels on the private road for the improvements, plus an administration fee in the amount of twenty-five percent (25%) of

the total costs.

d. No public funds of Secord Township will be used to build, repair or maintain the private road.

3-47 Effective: 11-30-17

Section 3.32 - Driveways and Private Roads (continued)

4. Road easement agreement signed by the proprietor(s) shall be recorded with the Secord Township Clerk and the Gladwin County Register of Deeds providing for:

a. Easements to the public for purposes of emergency and other public utility

vehicles for whatever public services are necessary.

b. A provision that the proprietor(s) using the road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesmen, delivery persons and other bound to or returning from any

of the properties having a need to use the road.

5. Application Review and Approval or Denial:

a. The Zoning Administrator shall send the private road plans to the appropriate Emergency

Services and Fire Protection agencies, to the County Drain Commissioner, to the County Road Commission if connected to a county public road and to MDOT if connected to a state trunk line for review and comment. The proposed road maintenance agreement and road easement agreement and covenants running with the land shall be sent to the Township Attorney for review and comment.

b. County Road Commission, MDOT, County Drain Commissioner, Emergency Services and Fire Protection agencies, and Township Attorney comments shall be forwarded to the Planning Commission. After reviewing all materials and recommendations submitted, the Planning Commission shall approve, deny or approve with conditions the application for a

private road.

c. If the application is denied, the reasons for the denial and any requirements for approval

shall be given in writing to the applicant.

d. The Zoning Administrator shall arrange for inspections during construction or, and upon

completion of the private road.

6. Failure to Perform: Failure by the applicant to begin construction of the private road according to approved plans on file with the Township within one (1) year from the date of approval shall void the approval and a new plan shall be required, subject to any changes made by the County Road Commission, MDOT or the Township in its standards and specifications for road construction and development.

7. Issuance of Building Permits for Structures on Private Roads: No building permit shall be issued for a structure on any private road until such private road is given final approval by the Planning Commission.

8. Posting of Private Roads: All private roads shall be designated as such and shall be posted with a clearly readable sign. The lettering shall be a minimum of four (4) inches in height on a Secord background with white reflective lettering, which can be easily seen in an emergency. The sign shall be paid for, posted, and maintained by the property owners' association or proprietor(s). The applicant shall check with the County Road Commission to avoid a duplication of names.

9. Notice of Easements: All purchasers of property where a private road provides access to the premises shall, prior to closing of the sale, receive from the seller a notice of easement, in recordable form, substantially conforming to the following:

Section 3.32 - Driveways and Private Roads (continued)

13. This parcel of land has private road access across a permanent sixty-six (66) foot easement, which is a matter of record and a part of the deed.

a. This notice is to make purchaser aware that this parcel of land has ingress and egress over this easement only.

b. Neither the County nor the Township has any responsibility for maintenance or upkeep of any improvements across this easement. This is the responsibility of the

owners of record.

c. The United States mail service and the local school district are not required to traverse this private road and may provide service only to the closest public access.

14. Fees: Before final approval, an application fee established by the Township Board and the cost for a qualified professional to review the plans and inspect the construction shall be paid by the proprietor(s).

15. Final Approval: The Planning Commission shall grant final approval of a private road upon inspection and finding that the road is constructed according to the approved

permit.

Section 3.33 - Wells and Septic Systems

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The Seller and/or Buyer of real property located in the Township must obtain a Permit from the Central Michigan District Health Department certifying that the well and septic systems are in compliance with the Health Safety Sanitary Code and all current well and septic regulations including completion of final inspection of any modifications in R- 4, R-2, A-1, C-1 and C-2 Districts prior to the sale, transfer, or conveyance of an ownership interest in the property.

Violation: If a property owner and/or buyer fails to secure said Permit prior to closing on

the sale they shall be subject to the procedures and penalties in effect according to Section 10.8 of this ordinance

Section 3.33 - Wells and Septic Systems (continued)

Violation:

A. Violation Procedures:

9. A formal letter will be issued to the Buyer/ Seller by the Secord Township Supervisor or designated representative, who shall be the enforcing agent if noncompliance is present.

10. Buyer / Seller to have this completed by closing to obtain inspection from Central Michigan District Health Department and comply with current well and septic regulations, including, completion of final inspection of any modifications.

11. Existing System Evaluations by the Central Michigan District Health department will be reviewed by the township, if evaluation has been done in past 5 years.

12. Non-Compliance and Violations Penalties shall be in effect according to of §10.8 of this Ordinance.

13. The Buyer/ Seller have the Right of Appeal according to of §10.5 of this Ordinance

14. Land Contracts and quit claim deeds are considered are considered an transfer of interest and are subject to this Ordinance.

15. Additional responsible parties, namely reality company, who have listed the property will also be held accountable for repairs.

16. If needed, an escrow account can be established with the approval of the township board representative.

B. Violation: Exceptions: The following are exempt

1. A sale, transfer or conveyance of premises containing buildings or structures, all of which are to be immediately demolished and not occupied after the sale, transfer or conveyance or with no building requiring a well or septic.

2. A sale, transfer or conveyance of premises containing a new home that has not been previously occupied or lived in for which a satisfactory final inspection was issued by the Central Michigan Health Department within the last 24 months.

3. A sale, transfer or conveyance of premises that The Central Michigan District Health Department has inspected and certified acceptable within the past 2 years.

4. Transfers for the purpose of Estate Planning.

Section 3.33 - Wells and Septic Systems (continued)

C. Other Actions: If a system is suspected or reported to be in violation of the Health Safety Sanitary code as administered by the District Health Department, the Township shall have the right to demand an inspection and repair of said system at the cost of the property owner.

D. Process for Gladwin County Escrow: Secord Townships for Time of Transfer / Point of Sale

1. Gladwin County Treasurer will escrow 1 ½ the quote of repairing replacing a well and or septic at the time of closing.

2. Transfer of Title/ Point of Sale properties must be approved by the Central Michigan Health Department by passing their inspection well and septic systems. Closings of properties that are not in compliance with our township ordinances.

3. Many factors including but not limited to:

a. Winter weather related delays.

b. Quick Closings: When the closing comes up fast and there is not time to get the work done.

c. Owner selling does not have the funds to fix well or septic in a share with buyer or seller paying full until the closing. The money would be escrowed with the county at the time of closing.

d. Reference: See Article 16: Procedures for Explanation of Escrow

Section 3.34 - Classification of Unlisted Uses

When the proposed use of land or use of a structure is not specified in this Ordinance, the Planning Commission shall have the power upon written request of the property owner or Zoning Administrator to classify the unlisted property use. In determining the proper classification of an unlisted property use, the Planning Commission shall consider the characteristics of the proposed unlisted property use in relation to similar and comparable uses listed in any zoning district and in relation to the requirements of the Secord Township Master Plan. Once classified, the unlisted property use is subject to all applicable regulations pertaining to similar uses in the zoning district in which placed, including the regulations pertaining to uses subject to special use permit approval, if classified as such a use by the Planning Commission.

Section 3.35 - Site Condominiums

A. Intent: The purpose of this section is to regulate the creation and use of site condominiums within

the Township and to promote and protect the health, safety, and general welfare of the public. These regulations and controls shall in no way repeal, annul, or in any way interfere with the provisions and standards of any other state and federal laws and regulations.

B. General Requirements:

1. Compliance with Federal, State and Local Laws: All site condominium projects, including manufactured home condominium developments, shall comply with all applicable federal, state, and local laws and ordinances.

2. Zoning Requirements: All site condominium projects shall be located within the zoning district that permits the proposed use, and shall comply with all zoning requirements of

this Ordinance.

a. For the purposes of these regulations, each condominium unit in a site condominium shall be considered as a single zoning lot, and shall comply with all regulations of the zoning district in which it is located.

b. In a site condominium containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a single site condominium unit nor shall a dwelling unit be located on a site condominium unit with any other principal structure

or use.

c. Required yards shall be measured from the boundaries of the site condominium unit.

Section 3.35 - Site Condominiums (continued)

3. Site Plan Review: Prior to recording a plat or master deed, site condominiums shall undergo site plan review and approval by the Planning Commission in accordance with

Article 7 of this Ordinance. Approval under this Ordinance shall be required as a condition to the right to construct, expand, or convert a site condominium project in the Township.

a. Application:

(1) An application for site plan approval shall be filed for review as per the requirements of Article 7 of this Ordinance. All procedures and standards of Article 7 shall apply to site condominium projects.

(2) All condominium site plans shall include the information required in Section 66 of the Condominium Act.

(3) The application for site plan review shall also include a copy of the proposed deed restrictions and/or master deed and by-laws to be recorded with the County Register of Deeds for review and approval by the Planning Commission.

(4) In the case of single-family detached dwelling units, the location and dimensions of site condominium common elements, limited common elements and building envelopes, rather than individual buildings and required yards, shall be shown on

the site plan.

b. Deed Restrictions, Master Deed, By-Laws.

(1) The deed restrictions and/or master deed and by-laws shall be reviewed with respect to all matters subject to regulation by the Township, including but not limited to preservation and maintenance of drainage, retention ponds, wetlands and other natural areas, and maintenance of landscaping in common areas in the

project.

(2) Also, the deed restrictions and/or master deed and by-laws shall provide for the means by which any private road rights-of-way may be dedicated to the public entity having jurisdiction in the future should such dedication be later deemed appropriate.

c. Performance Guarantees: As a condition of approval of the site plan, the Planning Commission shall require performance guarantees by the developer in accordance with the provisions of §10.7, to ensure completion of improvements shown upon the site plan. Upon fulfillment of all requirements, the developer shall apply to the Township for release of any remaining performance guarantees.

Section 3.35 - Site Condominiums

4. Easements for Utilities:

Road rights-of-way shall be parcels separate from individual residential units or lots. The rights-of-way shall be for roadway purposes, and for the maintaining, repairing, altering, replacing, and/or removing of pipelines, wires, poles, mains, conduits, and other installations of a similar character, hereinafter collectively called "public structures" for the purpose of providing public utilities including electric, communications, water, drainage and sewers, and subject to easements to be dedicated to the Township.

5. Additional Filings Required: Subsequent to the recording of the deed restrictions and/or master deed and by-laws, and subsequent to the construction of improvements, the developer shall file the following

information with the Township Clerk:

a. Three (3) copies of the as-built site condominium plans.

b. Two (2) copies of the recorded deed restrictions and/or master deed and by-laws with all pertinent attachments.

c. Certification from the developer's engineer that improvements have been installed in conformance with the approved construction drawings and monuments.

Section 3.36 - Garage, Rummage and Yard Sales

A maximum of three (3) garage, rummage and yard sales shall be allowed in any one-year period. Each sale shall be no longer than seven (7) days in duration.

Section 3.37 - Rental Property

The rental of any property in Secord Township to permanent or transient renters requires a Rental Property Permit, a well and septic system inspection by the Central Michigan District Health Department (CMDHD) and inspection from the Secord Township Fire Department. The property owner must have the well and septic system inspected by the Central Michigan District Health Department (or inspector approved by CMDHD) and be in compliance with the current state well and septic regulations. An approved permit will be issued when all inspections have been completed, including completion and final inspection of any necessary repairs or modifications to the well and septic system. No property owner shall rent to more

than four persons per bedroom at any one time.

Section 3.38 - Tall Grass and Weeds

An Ordinance enacted pursuant to the authority of MCL 41.181 et seq., to secure the public health, safety and general welfare of residents, property owners and persons within the Township of Secord, Gladwin County Michigan by the regulation of the height of tall grass and weeds in subdivided lands and upon lands along improved streets within the township and to prescribe the penalties for the violation thereof.

A Title: This Ordinance shall be known and cited as the Secord Township Tall Grass and Weed

Ordinance.

B. Purpose: The Township hereby finds that tall grass and weeds can have a blighting effect on

neighborhoods and can provide a refuge for vermin and insects. The purpose of this ordinance is to secure the public health, safety and general welfare of the residents and property owners of Secord Township by regulating the height that grass and weeds are allowed to grow in certain areas of the township in which people reside in close proximity.

C. Land Subject to Regulations:

1. This ordinance applies to the following:

Lots in a platted subdivision, site condominiums with a structure.

b. Vacant lots within plated residential subdivisions in which buildings have been erected upon 60 percent or more of the lots.

¢. On parcels of land along improved streets in common usage within the township, to a depth of one hundred sixty-five (165) feet or the depth of the ownership, whichever is the lesser.

2. This ordinance does not apply to:

Land used for agricultural purposes including weeds in fields devoted to growing any small grain crops such as wheat, oats, barley, or meadows.

D. Duty to Cut Grass:

The owner and/or occupants of land to which this ordinance applies shall not allow tall grass or weeds to grow over eight inches (8") in height throughout the growing season, including grass and weeds in the right-of-way. And it shall be the duty of all owners and/or occupants of land located in Secord Township either to cut or otherwise destroy by lawful means all tall grass and weeds as defined in this ordinance, which are growing upon said property, before they reach a seed-bearing stage, and to prevent said weeds from perpetuating themselves and from becoming a detriment to public health.

Secord Townships Zoning Ordinance 3-55

Section 3.38 - Tall Grass and Weeds (continued)

E. Unlawful Acts:

It shall be unlawful for the owner and /or occupant of any lot or parcel of land to which this ordinance applies to allow or maintain upon any portion of such lot or parcel any growth of tall grass or weeds as defined herein, or to permit the deposit or accumulation upon any portion of such lot or parcel of land, of any brush, yard debris dead vegetation, or cut grass or weeds so as to create a nuisance due to unsightliness, an unhealthy or unsafe condition, or traffic hazard, or fire hazard. Growth of grass to a length greater than eight

(8) inches shall be considered to be a nuisance for the purposes of this section.

. Enforcement:

1. Enforcement Officer: This Ordinance shall be enforced by such persons who shall be so designated by the Township Board, who shall for purposes of this ordinance be the Secord Township Ordinance Enforcement Officer (OEO) or other designated persons by the Township Board.

2. Right of Entry: The Ordinance Enforcement Officer and his or her authorized representatives and lawn contractors are hereby empowered to enter upon any premises or land in Secord Township for the purpose of inspecting, removing of and/or destroying of tall grass and weeds prohibited under this ordinance. No person shall molest or interfere with such person or persons while they are engaged in carrying out the provisions of this ordinance.

3. Violation Notice: After inspection, if any property is determined to be in violation of this ordinance, a Violation Notice will be sent to the property owner and/or occupant of said premises in which the name appears in the last local assessment record of the Township. The notice shall be sent by Registered Letter and/or by posting a copy of said notice on the property. The notice shall give the property owner fifteen (15) days from the date of the notice to cut the tall grass and weeds.

4. Failure to Comply: If the tall grass and weeds are not cut within fifteen (15) days the OEO shall have the authority to enter upon the land and /or to cause the lawn to be mowed by an authorized representative who is hereby empowered to enter upon any premises or land in Secord Township for the purpose of mowing tall grass and weeds in violation of this ordinance even if the property owner and/or occupant failed to actually receive said notice. The Township of Secord, its agents and representatives shall not be responsible for damage to buildings, vehicles, landscape, trees, shrubs, etc., during the mowing of the property in violation of this ordinance.

3-56 Effective: 11-30-17

Section 3.38 - Tall Grass and Weeds (continued)

5. Assessment of Costs: All expenses of such cutting, to include equipment usage, transportation, man-hours involved, and overhead, including any and all cost incurred in the removal or relocation of debris, junk or other miscellaneous obstructions which would be necessary or convenient to carry out the requirements of this Ordinance shall be paid by the owners of such land plus an administrative fee of twenty-five (25%) percent, thereof per residential parcel, per cutting. After having a lot mowed, the Township shall then submit a bill to the property owner for the cost of the mowing. If the property owner does not pay the bill within sixty (60) days of the date of the invoice the cost of such payment shall be charged against the premises and it shall become a lien created by general law for taxes, plus an additional delinquency fee of 10% per month until paid.

G. Penalties: Penalties shall be as defined in Article 10: Administration and Enforcement

H. Declaration of Nuisance: Any violation of any provision of this Ordinance is hereby declared to be a nuisance and the

Township may seek enforcement of the Ordinance by suit for injunction, damages, or other appropriate legal action, as against a nuisance, at the expense of the property owner under MCL 600.2940(3), including reasonable attorney fees. Any such civil action shall be in addition to any prosecution for violations of this Ordinance as a Municipal Civil Infraction. Commencement of any such proceedings shall not constitute an election of remedies.

I. Severability : The several provisions of this ordinance are declared to be separate; if any Court shall hold

that any section or provision hereof is invalid, such holding shall not affect or impair the validity of any other section or provision of this ordinance.

Section 3.39 - Peddler, Canvasser and Solicitors

A. Short Title: Peddler, Canvasser and Solicitors Ordinance

B. Purpose:

The terms and provisions of this ordinance is to prohibited uninvited entry, obstruction of public ways and areas, fixed stands, curb service and shouting or use of other devices to attract attention and all use of temporary vending facilities per Attorney General Opinion 7266 of 2012

C. Prohibited Acts: It shall be unlawful and is declared to be a nuisance for peddlers, solicitors, and canvassers

of goods and services engaged in commercial business for profit to go in and upon private residences in the township not having been requested or invited to do so by the owners or occupants of such private residences for the purpose of disposing of or peddling goods, wares and merchandise or for the purpose of soliciting orders for the sale of goods, wares and merchandise to be delivered in the future and services to

be furnished or performed in the

future

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‘Secord Township - Zoning Ordinance 3-57 Effective: 11-30-17

Section 3.39 - Peddler, Canvasser and Solicitors (continued)

D. Licensing Requirements:

No person covered by the Ordinance shall engage in the business of peddler, hawker, huckster, solicitor, transient merchant, itinerant merchant, and itinerant vendor in Secord Township without first obtaining a permit. No permit shall be granted except upon approval of

the Township Board.

E. Application for License:

The license applicant, under the provisions of this Ordinance, shall furnish the following

information:

1. Name of the applicant, including date of birth, social security number, and driver's license number.

2. Permanent home address and full local address of the applicant.

3. Abrief description of the nature of the business and the goods to be sold.

4. If employed, the name and address of the employer, together with credentials establishing the exact relationship.

ro) 5. The length of time for which the right to do business is desired.

6. The place where the goods or property proposed to be sold, or orders taken for the sale thereof, are manufactured or produced, where such goods or products are located at the time said application is filed, and the proposed method of delivery and warranty provisions.

7. A photograph of the applicant, no less than two inches by two inches, taken within 60 days prior to the date of the filing of the application, showing the head and shoulders of the applicant in a clear and distinguishing manner.

8. The names of at least two reliable property owners of Secord Township, who will certify as to the applicant's good character and business respectability, or, in lieu of the names of references, such other available evidence as to the good character and business responsibility of the applicant as will enable an investigator to properly evaluate such character and business responsibility.

9. A statement as to whether or not the applicant has been convicted of any crime, misdemeanor or violation of any municipal ordinance, the nature of the offense, and the punishment or penalty assessed therefore.

F. Exemptions from Permits:

If a peddler, solicitor, or transient merchants is exempt from the licensing provisions of this Ordinance, they shall still be required to complete and sign the permit and solicitor's r } application prior to peddling, soliciting or merchandising goods in the Township.

Section 3.39 - Peddler, Canvasser and Solicitors (continued)

Section

G. Exempt Persons:

The following shall be exempt from the licensing requirements of this chapter, but shall be

subject to the other provisions hereof:

1. Farmers or truck gardeners selling or offering for sale, any products grown, raised or produced by them.

2. Persons under 18 years of age, when engaged in peddling or soliciting on foot in the neighborhood of his or her residence under the direct supervision of an Gladwin County school and/or a recognized charitable or religious organization. Children under the age of 14 must be accompanied by a parent or adult. Accompaniment requires a physical presence within 100 feet of said child by the parent or adult.

H. Prohibited Acts and Practices:

The following conduct, in addition to any other prohibitions imposed by this Ordinance, shall be prohibited and shall be punishable as a violation of this Ordinance.

1. Entering a private residence under pretenses other than for soliciting or peddling.

2. Remaining ina private residence or on the premises thereon after the owner or occupant thereof has requested any such person to leave.

3. Going in and upon the premises of a private residence by such person to solicit or peddle when the owner or occupant thereof has displayed a "no soliciting" or "no peddling" sign on such premises.

4. Soliciting or peddling at a private residence prior to 10:00 a.m. or after official sunset time, or at any time on a Sunday, or on a state or national holiday.

|. Obstruction of Public Ways and Areas:

No person covered by the Ordinance shall, in the sale of goods, wares and merchandise, obstruct any street, alley, sidewalk or driveway, or remain, barter, sell, offer or expose for sale any goods, wares, merchandise or set off any fireworks in front of or at the side of any property against the wish or desire of the property owner or the tenant or occupant of such property. No person covered by the Ordinance shall engage in peddling on any street, alley or public place after having been requested to desist by any police officer of the Township because of congested or dangerous traffic conditions.

J. Fixed Stands No person covered by the Ordinance shall stop or remain in any one place upon any street, alley or public place longer than necessary to make a sale to a customer wishing to buy. Any person covered by the Ordinance using a vehicle, trailer or any sort of conveyance, when stopped, shall place his vehicle parallel to and within 12 inches of the curb and shall depart from such place as soon as he has completed sales with customers actually

present

Section 3.39 - Peddler, Canvasser and Solicitors (continued)

's continued|

K. Curb Service

No person covered by the Ordinance shall operate or maintain any stand, vehicle, store or place of business on or near any highway in such a manner that the customers of or traders with such person occupy or congregate within the limits of any street, highway or public place within the Township. No person covered by the Ordinance shall be permitted to use the streets, alleys or public places of the Township for the service of customers or for the transaction of business, or to use any stands, stores or other places of business in any manner that shall require the customer, when transacting the business, to stand in the right of way of any streets, highways, alleys, or public places of the Township

L. Shouting or Use of Other Devices to Attract Attention: No person covered by the Ordinance shall shout or cry out his goods or merchandise, nor blow any horns, or use any other similar device to attract the attention of the public

M. Violations and Penalty: See Article 10: Administration and Enforcement of Ordinance, Section 10.8 Violation and

Penalties

N. Severability: Should any provision or part of the Ordinance be declared by any court of competent

jurisdiction to be invalid or unenforceable, the same shall not affect the validity of enforceability of the balance of this Ordinance which shall remain in full force and effect.

Section 3.40 - Fire and Rescue Run EmergencygServices Charges}

An Ordinance to establish charges for fire department services under Michigan Public Act 33 of 1951, as amended (MCL 41.801 etc.) and to provide methods for the collection of such charges and exemptions there-from.

A.

'Secord Township - Zoning Ordinance

Short Title: Section 3.40: - Fire and Rescue Run Emergency Services Charges

Purpose:

This Ordinance is adopted for the purpose of providing financial assistance to the Township in the operation of a fire department from those receiving direct benefits from fire protection or emergency services. It is the further purpose of the Ordinance to provide for a portion of the costs incurred by the Secord Township Fire/Rescue Department for certain emergency

services provided.

3-60 Effective: 11-30-17

Section 3.40 - Fire and Rescue Run Emergency Services Charges (continued)

c.

Charges: Charges shall hereafter be imposed upon responsible parties. The Township Treasurer shall

bill by first class mail with postage fully paid to the person, persons or entity which received, required, necessitated or caused to be rendered the service, and the bill shall be due and payable to the Township within 90 days of the mailing of said bill. Charges shall be made for, but not limited to, replacement costs related to disposable personal protective equipment, extinguishing agents, environmental cleanup and time committed by Fire Department personnel. Charges shall be allowable any time Secord Fire and/or Rescue personnel are required to be physically involved in responding to an emergency situation within their jurisdiction. Should Secord Fire and Rescue be called for Mutual Aid in another jurisdiction, there shall be no charge, even if Secord is first on scene. Specific charges for services rendered shall be posted at the Secord Township Hall and at the Secord Fire Hall. Any default of payment shall be collectible through proceedings in district court or in any other court of competent jurisdiction as a matured debt.

. Appeal:

Any party aggrieved by a charge authorized in this Ordinance may appeal the charge as

follows:

1. Within the time period for which a bill is payable, the party shall file a written request with the Township Clerk setting forth specific reasons why the charge is improper.

2. The Clerk shall notify the aggrieved party, in writing, of the time, place and date the Appeals Board will hold a hearing on the issue.

3. The Appeals Board may grant relief on appeal if it finds good cause and sufficient proof to satisfy the Board.

4. The Appeals Board may extend the time for payment for a reasonable period, not to exceed one (1) year.

. Appeals Board:

The Appeals Board shall consist of the Township Supervisor (or designee) and two other members of the Township Board. (or their designees). The Secord Township Fire Chief or Assistant Chief shall be available whenever the Fire Charge Appeals Board meets.

. Exemptions:

The following properties and services shall be exempt from the foregoing charges:

1. False alarms and

2. Fires involving Township buildings, grounds and/or property

. Collection of charges:

The Township may proceed in district court by suit to collect any monies remaining unpaid and shall have any and all other remedies provided by law for the collection of said charges.

3-61 Effective: 11-30-17

Section 3.40 - Fire and Rescue Run Emergency Services Charges (continued)

H. Multiple property protection: When a particular service rendered by the Township Fire Department directly benefits more

than one person or property, the owner of each property so benefited and each person so benefited where property protection is not involved shall be liable for the payment of the full charge for such service herein before outlined. The interpretation and application of this section is hereby delegated to the Township Fire Chief subject only to appeal, within the time limits for payment, to the Township Board and shall be administered so that charges only be collected from the responsible parties.

|. Severability: Should any provision or part of the Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity of enforceability of the balance of this Ordinance which shall remain in full force and effect.

Section 3.41 -The Fireworks Ordinance}

An Ordinance enacted pursuant to the authority of MCL 41.181 et seq., to secure the public health, safety and general welfare of residents, property owners and persons within the Township of Secord, Gladwin County Michigan by the regulation of Fireworks within the township and to prescribe the penalties for the violation thereof.

A. Title: Section 3.41: - The Fireworks Ordinance This Ordinance shall be known and cited as the Secord Township Fireworks Ordinance.

B. Purpose and Intent:

The purpose of this ordinance is to permit the display and sale of fireworks in Secord Township in a manner that conforms to the requirements of the law as provided in PA 256 of 2011 and Michigan Fire Safety Act, MCL 28.451-28.471 and the International Fire Code (IFC). This ordinance also provides the minimum requirements necessary to promote an event that minimizes any risk to the community residents and display observers. While the ordinance requires a permit, the holder of the permit still bears the responsibility to ensure all activities are conducted in a manner that meets and /or exceeds the minimum criteria. Low impact fireworks are not included and do not require a permit.

C. Ignition and Discharge: Consumer-grade fireworks, 1.4 G, cannot be used from 12:00 A.M. to 8:00 A

Professional grade fireworks, 1.3 G, cannot be used from 12:00 AM. to 8:00 A.M.

D. Permit Requirements:

4. The permit form shall be obtained from the Township and be submitted at least sixty (60) days prior to display or sale to allow the Township and the Fire Department time to

oO review and verify the application EEE

‘Secord Township - Zoning Ordinance 3-62 Effective: 11-30-17

Section 3.41 - Fireworks Ordinance (continued)

D. Permit Requirements continued

2. A copy of all required state and federal permits for the fireworks display or sale shall be submitted with the application along with the information as to the competency and qualifications of the operators, as required by (National Fire Protection Association) NFPA 1, 1123, 1124, 1126 and NFPA 1129 also MCL 750.243 b (5).

3. The site plan of the area where the fireworks display or sale is to be conducted shall be submitted with the application. The site plan must include complete detailed scale drawings of the entire effected area. A minimum safe area of 250 feet radius plus an additional 70 feet in radius for each inch by which the fireworks shell exceeds three (3) inches in diameter shall be required. However, in no event shall the applicant fail to comply with requirement NFPA 1123.

4. The applicant shall cause the site of the fireworks display or sales area to be cleaned up within twenty-four hours after the fireworks display or sale has ended.

5. The approved Permit must be posted on the site.

6. Any unmanned free-floating devices like luminaires or sky lanterns, which require a fire underneath to propel it and is not moored to the ground while aloft, has an uncontrolled and unpredictable flight path and descent area so as to pose a potential fire risk are

prohibited.

E. Insurance Requirements:

The individual, organization or corporation sponsoring the event shall secure a liability insurance/property damage liability policy that identifies Secord Township as the co-insured entity. The insurance policy is required for 1.3G Professional grade fireworks and shall be a

minimum amount of $10,000,000.00

F. Operators:

The operators or persons conducting the sale of Fireworks or igniting and discharging the pyrotechnic display shall follow (National Fire Protection Association) NFPA 1, 1123, 1124, 1126 and 1129 for fireworks and/or the Township requirement set forth herein, whichever are more restrictive.

G. Severability: The several provisions of this ordinance are declared to be separate; if any Court shall hold

that any section or provision hereof is invalid, such holding shall not affect or impair the validity of any other section or provision of this ordinance.

Secord Township: Zoning Ordinance

Section 3.42 - Alternative Energy Facilities

Secord Township Zoning Ordinance

. Intent and Purpose:

1. To promote the use of Solar/Wind/Alternative Energy within Secord Township as a clean alternative energy source and to provide for the land development, construction, and maintenance of photovoltaic solar/wind/alternative farm facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish minimum requirements and standards for the placement, construction, maintenance and modification of photovoltaic sola/wind alternative energy farm facilities, while promoting a renewable energy source for our community in a safe, effective and efficient manner.

2. To preserve the dignity and aesthetic quality of the environment in Secord Township.

. Exclusions:

1. The installation of one (1) solar panel/wind tower/alternative facility with a total area of less than eight (8) square feet.

2. Repair and replacement of existing solar/wind/alternative energy equipment, provided that there is no expansion of the size or coverage area of the energy equipment.

. Building-Mounted Systems:

Building mounted systems shall be a permitted accessory use in all zoning districts, subject

to the following requirements:

1. The Planning Board approval is required of all building-mounted solar/wind /alternative energy collectors.

2. SolarWind/ Alternative Energy collectors that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof. In any event, shall not exceed the maximum building height limitation for the Secord zoning ordinance and shall not project beyond the eaves of the roof.

3. SolarMWind/Alternative Energy collectors mounted on the roof of a building shall be only of such weight as can safely be supported by the roof. Proof thereof, in the form of certification by a professional engineer or other qualified person, shall be submitted to the Township Planning Commission prior to installation.

4. Solar/Wind/Alternative Energy collectors that are roof-mounted, wall-mounted or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Township prior to installation.

Section 3.42 - Alternative Energy Facilities (continued)

5. Solar/Wind/Alternative Energy collectors that are wall-mounted shall not exceed the height of the building.

6. Solar/Wind/Alternative Energy collectors shall not be mounted in any of the Township setbacks.

7. The exterior surfaces of solar/wind/alternative energy collectors that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially non-reflective of light.

8. Solar/Wind/Alternative Energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted to the Township Planning Commission prior to installation. The Zoning Administrator may inspect the completed installation to verify compliance with township zoning ordinance.

D. Ground Mounted Systems: A ground-mounted solar/wind/ alternative energy collector system shall be a Special Land

Use, subject to the approval of the Planning Commission and subject to the following requirements

1. Ground-Mounted Commercial Solar/Wind/Alternative Energy Systems and Fields are permitted as a Special Land Use in the C-1 and C-2 Commercial and A-1 Agricultural Districts

only.

2. Ground-mounted solar/wind/alternative energy collectors shall be located within all

setbacks.

3. Ground-mounted solar/wind/alternative energy collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment.

4. The total area of ground-mounted solar/wind/alternative energy collectors shall be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.
Solar/Wind/Alternative Energy farms shall not be constructed on parcels less than twenty (20) acres in size.

5. Solar/Wind/Alternative Energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the conditional use application and shall be subject to the Planning Commission's approval.

6. Safety/Access: A security fence shall be placed around the perimeter of the solar/wind/ alternative energy power plant and electrical equipment shall be locked. Lock boxes and keys shall be provided at locked entrances for emergency personnel access.

7. No large photovoltaic solar/wind/alternative energy farm facilities shall be locked. Lock boxes and keys shall be provided at locked entrances for emergency personnel access.

8. Solar/Wind/Alternative Energy equipment shall be repaired or replaced within twelve (12) months of becoming nonfunctional.

Section 3.42 - Alternative Energy Facilities (continued)

Minimum Lot Size:

Photovoltaic solar/wind/alternative energy farm facilities shall not be constructed on parcels

of less than twenty (20) acres in size.

. Height Restrictions:

All photovoltaic panels located in a solar/wind/alternative energy farm shall be restricted to a height of fourteen (14) feet.

. Setbacks: Solar/Wind/Alternative Energy

All photovoltaic solar/wind/alternative energy panels and support structures associated with such facilities (excluding perimeter security fencings) shall be a minimum of twenty (20) feet from property lines and a minimum of forty (40) feet from all road right of ways.

|. Maximum Lot Coverage: Solar/Wind/Alternative Energy

Maximum lot coverage restrictions shall not apply to photovoltaic solar/wind/alternative energy panels. Any other regulated structures on the parcel are subject to maximum lot coverage restrictions.

Safety and Access: A security fence (height and material to be established) shall be placed around the

perimeter of the solar/wind/alternative energy power plant and electrical equipment shall be locked. Lock boxes and keys shall be provided at locked entrances for emergency personnel

access.

Noise: No photovoltaic solar/wind/alternative energy farm facilities shall exceed fifty-five (55) decibels

dB(A) as measured at the property line.

. Landscaping: Solar/Wind/Alternative Energy

Solar photovoltaic solar/wind/alternative energy farm facilities shall be required to install perimeter landscaping equal to one (1) tree for each twenty-five feet of road or highway frontage. The equivalent of one (1) tree for each twenty-five feet of property line along the sides and rear of such developments shall be planted when abutting existing homes or developed parcels or any R-1 or R-2 zoned property. The Planning commission may alter the landscaping requirements depending on the location of the facility and existing vegetation and surrounding development.

. Local, State and Federal Permits:

Photovoltaic solar/wind/alternative energy farm facilities shall be required to obtain all necessary permits from the U.S. Government, the State of Michigan, Gladwin County and Secord Township and comply with the standards of the State of Michigan adopted codes.

. Electrical Interconnections:

All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be prohibited within the site.

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Section 3.42 - Alternative Energy Facilities (continued)

N. Additional Special Use Criteria: The following topics shall be addressed in a Special Use application of such large photovoltaic

solar/wind/alternative energy farm facilities in addition to the Special Use Review Criteria:

1. Project description and rationale: Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, and model. Identify time frame, project life, development phases, likely markets for the generated energy and possible future expansions,

2. Analysis of onsite traffic: Estimated construction jobs, estimated permanent jobs associated with the development;

3. Visual Impacts: Review and demonstrate the visual impact using photos or renditions of the project or similar projects with consideration given to tree planting and setback

requirements;

4. Wildlife: Review potential impact on wildlife on the site;

5. Environmental analysis: Identify impact on the quality and water supply in the area, and @ dust from project activities;

6. Waste: Identify solid waste or hazardous waste generated by the project;

7. Lighting: Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in height;

8. Transportation plan Provide access plan during construction and operational phases. Show proposed project service road ingress and egress access onto primary and secondary routes, layout of the plant service road system;

9. Public safety: Identify emergency and normal shutdown procedures, identify hazards to adjacent properties, public roadways, and to the community in general that may be created;

10. Sound limitations and review: Identify noise levels at the property line of the project boundary when completed;

11. Telecommunications interference: Identify electromagnetic fields and communications interference generated by the project;

Adopted 9/19/2018

Section 3.42 - Alternative Energy Facilities (continued)

12. Sound limitations and review: Identify noise levels at the property line of the project boundary when completed;

13. Telecommunications interference: Identify electromagnetic fields and communications interference generated by the project;

14. Life of the project and final reclamation: Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the property owner that ensures proper final removal of power generating equipment within six (6) to twelve (12) months of

decommission.

0. The Planning Commission Review:

See Article 7: Plot Plans and Site Plan Requirements and Review

Section 7.2 - Site Plan Review

Section 7.2.C - Pre-Application Conference Because of the ever changing technical capabilities of photovoltaic solar panels/wind/alternative energy towers and of new technology in general, the Planning Commission shall have the authority to review and consider alternatives in both dimensional requirements as well as physical development requirements found in this Section.

. Abandonment:

A SMWIAEF that ceases to produce energy on a continuous basis for 12 months will be considered abandoned unless the current responsible party or parties with ownership interest in the SW/AEF provides substantial evidence to the Planning Commission of their intent to maintain and reinstate the operation of that facility. It is the responsibility of the responsible party or parties to remove all equipment and facilities and restore the parcel to its original condition prior to development of the S)W/AEF.

Upon determination of abandonment, the Zoning Administrator shall notify the party or parties responsible. They must remove the S/W/AEF and restore the site to its condition prior to development of the SWIAEF within one (1) year after this notification.

If the responsible party or parties fails to comply, Secord Township may remove the SMIAEF, sell any removed materials and equipment and initiate judicial proceedings or take any other steps legally authorized against the responsible party or parties to recover costs required to remove the SMIAEF and restore the site to a non-hazardous pre-development

condition.

Article 3 General Provisions Adopted 9/19/2018

Section 3.42 - Alternative Energy Facilities (continued)

Q. Decommissioning:

A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted prior to the issuance of the development permit.

1. Defined conditions upon which decommissioning will be initiated (i.e. end of land lease, no power production for 12 months, abandonment etc.)

2. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, solar panels/wind towers and foundations.

3. Restoration of property to condition prior to development of the SW/AEF.

4. The timeframe for completion of decommissioning activities.

5. Description of any agreement (e.g. lease) with landowner regarding decommissioning.

6. The party currently responsible for decommissioning.

7. Plans for updating this decommissioning plan.

8. A decommissioning bond is needed by the land owner.

Article 3 General Provisions Adopted 9/19/2018 'Secord Township Zoning Ordinance 3-69 Effective 9/19/2018

Secord Township Ordinance No. 3.43 - Golf Cart Ordinance

Golf Cart Ordinance

Michigan Vehicle Code Act 300 of 1949 (excerpt) Section 257.657a Operation of golf cart on village, city, or township streets or state trunk line highway.

Purpose

These regulations are intended to secure the public peace, health and safety of the residents and property owners of the Secord Township for the regulation of the use of golf carts on public roads within the limits of Secord Township and to provide penalties for the violation of these provisions.

Definitions:

Driver license means an operator's or chauffeur's license, or permit issued to an individual by the Secretary of State under Chapter III of the Michigan Vehicle Code, 1949 PA 300, MCL 257.301 to MCL 257.329, as amended, for that individual to operate a vehicle, whether conditions are attached to the license or permit.

Golf cart means a vehicle designed for transportation while playing the game of golf.

Maintained portion means that portion of a road improved, designated or ordinarily used for vehicular traffic. Operate means to ride in or on or be in actual physical control of the operation of the golf cart.

Operator means a person who operates or is in actual physical control of the operation of a golf cart

Street means a road, roadway, street, or right-of-way within the Secord Township Street system, but does not include a private road. The terms road, roadway, street, and right-of-way are interchangeable.

Sunset and sunrise mean that time determined by the National Weather Service on any given day.

Operation of golf carts in Secord Township: A person may operate a golf cart on township streets, subject to the following restrictions:

(1) A person shall not operate a golf cart on any street unless he or she is at least 16 years old and is licensed to operate a motor vehicle.

(2) The operator of a golf cart shall comply with the signal requirements of MCL 257.648, as amended, that apply to the operation of a vehicle.

(3) All golf carts are required to have a red reflector on the rear of the golf cart that shall be visible from all distances up to 500 feet when in front of lawful low beams of headlamps on a motor vehicle.

(4) The operator of a golf cart shall obey by all sections pertaining to traffic in the Michigan Vehicle Code and the Uniform Traffic Code.

(5) A person operating a golf cart upon a roadway shall ride as near to the right side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.

(6) | A person shall not operate a golf cart on a state trunk line highway. This subsection does not prohibit a person from crossing a state trunk line highway when operating a golf cart on a street in Secord Township, using the most direct line of crossing.

Secord Township - Golf Cart Ordinance | source page 3-70

Ordinance No. 3.43 - Golf Cart Ordinance (continued)

(7) Where a usable and designated path for golf carts is provided adjacent to a road or street, a person operating a golf cart shall be required to use that path. A golf cart shall not be operated on a sidewalk constructed for the use of pedestrians.

(8) A person operating a golf cart shall not pass between lines of traffic but may pass on the left of traffic moving in his or her direction.

(9) A golf cart shall be operated at a speed not to exceed 15 miles per hour and shall not be operated on a roadway or street with a speed limit of more than 30 miles per hour except to cross that roadway or street. The Township may designate roads or classifications of roads for use by golf carts.

(10) A golf cart shall not be operated on the streets of the Secord Township during the time from one-half hour before sunset to one-half hour after sunrise.

(11) A person operating a golf cart or who is a passenger in a golf cart is not required to wear a crash helmet.

(12) A golf cart shall not be used to carry more persons at one time than the number for which it is designed and equipped.

(13) A golf cart operated on a street of the Township is not required to be registered under this Act for purposes of Section 3101 of the Insurance Code of 1956, 1956 PA 218, MCL 500.3101, as amended.

(14) A golf cart shall not be operated during weather events with snow and/or ice on the ground.

(15) Golf carts shall not be operated on a road or street in a negligent manner, endangering any person or property, or obstructing, hindering, or impeding the lawful course of travel of any

motor vehicle or the lawful use by any pedestrian of public streets, sidewalks, paths, trails, walkways, or parks.

(16) Off-road vehicles, such as Gators, all-terrain vehicles (ATVs), a multitrack or multi-wheel drive vehicle, dune buggy, or like-vehicles are not considered golf carts.

(17) This section does not apply to a police officer, Township officials, employees, contractors, or volunteers in the performance of their duties.

Violations and penalty:

(a) Any person violating any provisions of this article shall be responsible for a civil infraction. The penalty for the first offense shall be $100.00, for any subsequent repeat offense the fine shall be no more than $250.00.

(b) A court may order a person who causes damage to the environment, a road, or other public property because of the operation of a golf cart to pay full restitution for that damage above and beyond the penalties paid for civil infractions.

(c) for any reason by a court of competent jurisdiction, it shall not affect the remainder of the ordinance, which shall continue in full force and effect.

Ordinance No. 3.43 - Golf Cart Ordinance (continued)

Repeal: (d)_ All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The resolution or ordinance establishing the Township Planning Commission under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., (OR Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq.) is hereby repealed. Section 16: Effective Date (e) This ordinance shall take effect on the date of its publication.

This ordinance shall become effective eight (8) days after publication thereof. Adopted by the Township Board Township of Secord, Gladwin County, Michigan at the meeting of the Township board held on the fifteenth day of June 2011.

Dated: Joel Vernier

Supervisor Secord Township

Karen Garwon Secord Township Clerk

e CERTIFICATION The above ordinance No.. was adopted at a meeting of the Secord Township Board on

the fifteenth day of and published in the Gladwin County Record, a newspaper of general circulation in the Township of Secord on the -

Dated: Karan Garwon Secord Township Clerk

Secord Township - Golf Cart Ordinance | source page 3-72

Ordinance No. 3.44, 3.45, 3.46 - Junk, Blighted Structure, and Inoperable Motor Vehicle

SECORD TOWNSHIP ORDINANCE NO. 3.44,3.45,3.46

ORDINANCE TO AMEND AND RESTATE THE SECORD TOWNSHIP JUNK ORDINANCE, BLIGHTED STRUCTURE ORDINANCE, AND INOPERABLE MOTOR VEHICLE ORDINANCE

AN ORDINANCE TO AMEND AND RESTATE THE SECORD TOWNSHIP JUNK ORDINANCE, BLIGHTED STRUCTURE ORDINANCE, AND INOPERABLE MOTOR VEHICLE ORDINANCE FOR THE TOWNSHIP OF SECORD.

An ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Secord Township, Gladwin County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof. Pursuant to the enacting authority therefore provided by act 344 of the Public Acts of 1945, as amended.

ORDAINS:

Sec. 1 — Title

This ordinance shall be known as and cited as the Secord Township Blight Elimination Ordinance.

Sec. 2 — Purpose

Consistent with the letter and spirit of Public Act 344 of 1945, as amended, it is the purpose of this ordinance to prevent, reduce or eliminate blight or potential blight in Secord Township by the prevention and elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in said township.

Sec. 3 — REGULATIONS

A. Exterior Storage of Nonoperative Vehicles. Unless otherwise permitted, no person or corporation, whether he be the owner, tenant or manager of private property, or whether he be the last registered owner of the vehicle or transferee on the bill of sale covering the vehicle, shall penult the accumulation on private property of one or more motor vehicles which do not meet the following conditions:

Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 (continued)

1. Any motor vehicle must be in operating condition and eligible for use in accordance with the requirements of the Michigan Vehicle Code being Act No. 300 of 1949, as amended. Provided that any such vehicle may not comply with these regulations for a period not exceeding fourteen (14) calendar days.

2. These requirements include, but are not limited to, an engine that runs, four wheels and four pneumatic tires capable of holding air, current license plates, registration, insurance and a working battery.

3. Any person enumerated in this Section who, under special conditions of hardship, or for valid reasons such as the preservation of a historic or classic vehicle, may request an extension of the fourteen (14) calendar days' limitation above described by filing a timely request with the Township Board. Said Township Board may, at its discretion, after review of all the circumstances and after holding any hearing, it deems necessary, grant said applicant any reasonable extension of time.

4. These provisions shall apply in all areas except where the storage of said vehicles is in a completely enclosed building or is by a licensed junk dealer.

B. No repairing, re-designing, modifying or dismantling work or operations shall be allowed upon any vehicle or trailer or parts thereof upon any public right-of-way or public property or on any property except such as may be accomplished within a fully enclosed building; provided, however, if no fully enclosed building is located on the premises, the said repairing, redesigning, modifying or dismantling work or operations may be conducted on the premises for a period of time not to exceed one week. Repairing, redesigning, modifying or dismantling work or operations will not be permitted on any premises where the conduct of such work or operations would constitute a nuisance or annoyance to adjacent property owners or occupants and/or is in violation of any provisions of any applicable zoning ordinance or any other ordinance of the Township of Secord or Gladwin County. Nothing contained herein shall prohibit such occasional minor repair work as may infrequently be required to maintain a vehicle or trailer or parts thereof in normal operating conditions; provided, however, such minor work can be completed within

a 24-hour period.

Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 (continued)

Sec. 4 — DEFINITIONS

The following words or terms when used herein shall be deemed to have

the meanings set forth below:

A.

The term "junk" shall include, without limitation, parts of machinery or motor vehicles, broken and unusable furniture, stoves, refrigerators or other appliances, remnants of wood, metal or any other cast-off material of any kind, whether or not the same could be put to any reasonable use.

The term “abandoned vehicle" shall include, without limitation, any vehicle which has remained on private property for a period of 48 continuous hours, or more, without the consent of the owner or occupant of the property, or for a period of 48 continuous hours, or more after the consent of the owner or occupant of the property has been revoked.

The term "blighted structure" shall include, without limitation any dwelling, garage, or outbuilding, or any factory, shop, store, office building, warehouse or any other structure, or part of a structure, which, because of fire, wind, or other natural disaster, or physical deterioration, is no longer habitable as a dwelling, nor useful for the purpose for which it may have been intended.

The term "building material" shall include, without limitation, lumber, brick, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete, or cement, nails, screws, or any other materials used in constructing any structure.

The term "person" shall include all natural persons, firms, co-partnerships, corporations, and all associations of natural persons, incorporated or unincorporated, whether acting by themselves, or by a servant, agent or employee. All persons who violate any of the provisions of this ordinance, whether as owner, occupant, lessee, agent, servant, or employee shall, except as herein otherwise provided, be equally liable as principals.

The term "trash and rubbish" shall include any and all forms of debris not herein otherwise classified.

Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 (continued)

Sec. 5

Except as otherwise provided herein, no person, firm, corporation, or other legal entity shall park, store or place upon any public roadway, public property or upon any premises within the TOWNSHIP OF SECORD, any junk, junk motor vehicles, abandoned vehicles, used parts or junk therefrom, any blighted structure, any building materials or any trash and rubbish as herein defined, unless the same is wholly contained within a fully enclosed building and does not violate any zoning or building laws of the TOWNSHIP OF SECORD, Gladwin

County or State of Michigan.

Sec. 6 — NUISANCE

Any parking, storage, placement or operation in violation of the provisions of this Ordinance is hereby declared to be a public nuisance which may be enjoined or which may subject the violator to civil damages and the fines and

penalties herein provided for.

Sec. 7 — CONSTRUCTION

This Ordinance shall not prevent the operation of any licensed junk yard or salvage yard, garage, body or paint shop legally operating within a proper zone as may be defined in any TOWNSHIP OF SECORD Ordinance and shall be in addition to any other laws or Ordinance controlling or regulating rubbish, refuse, litter, trash or junk.

Sec. 8 - PENALTY

A. First offense.

(1) A first offense under this article shall be deemed to be a Township civil infraction.

(2) The civil fine for a first offense violation shall be up to $500.00, plus costs and other sanctions, for each offense. Such civil fine shall apply in the event of a determination of responsibility for a Township civil infraction, unless a different fine is specified in connection with a particular article provision.

Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 (continued)

(3) In addition to ordering the defendant determined to be responsible for a Township civil infraction to pay a civil fine, costs, damages and expenses, the judge or magistrate shall be authorized to issue any judgment, writ or order necessary to enforce or enjoin violation of this article.

B. Continuing offense. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

C. Remedies not exclusive. In addition to any remedies provided for in this article, any equitable or other remedies available may be sought.

D. Judge or magistrate. The judge or magistrate shall also be authorized to impose costs, damages and expenses as provided by law.

E. Default in payment of fines and costs. A default in the payment of a civil fine, costs, damages or expenses ordered under subsection (A) of this section or an installment of the fine, costs, damages or expenses as allowed by the court may be collected by the Township by a means authorized for the enforcement of a judgment under chapter 40 or 60 of the revised judicature act (MCL 600.101 et seq.).

F. Failure to comply with judgment or order. If a defendant fails to comply with an order or judgment issued pursuant to this section within the time prescribed by the court, the court may proceed under subsection (H) of this

section.

G. Failure to appear in court. A defendant who fails to answer a citation or notice to appear in court for a violation of this article is guilty of a misdemeanor, punishable by a fine of not more than $500.00, plus costs, and/or imprisonment not to exceed 90 days.

H. Civil contempt.

1.If a defendant defaults in the payment of a civil fine, costs, damages, expenses or installments as ordered by the district court, upon motion of the Township or upon its own motion, the court may require the defendant to show cause why the defendant should not be held in civil contempt and may issue a summons order to show cause, or bench warrant of arrest for the defendant's appearance.

Ordinance No. 3.44, 3.45, 3.46 (continued)

2. If a corporation or association is ordered to pay a civil fine, costs, damages or expenses, the individuals authorized to make disbursements shall pay the fine, costs, damages or expenses, and their failure to do so shall be civil contempt unless they make the showing required in subsection (H)(1) of this

section.

3. Unless the defendant shows that the default was not attributable to an intentional refusal to obey the order of the court or to a failure on his part to make a good faith effort to obtain the funds required for payment, the court shall find that the default constitutes a civil contempt and may order the defendant committed until all or a specified part of the amount due is paid.

4. If it appears that the default in the payment of a civil fine, costs, damages or expenses does not constitute civil contempt, the court may enter an order allowing the defendant additional time for payment, reducing the amount of the payment or each installment, or revoking the fine, costs, damages or

expenses.

5. The term of imprisonment on civil contempt for nonpayment of a civil fine, costs, damages or expenses shall be specified in the order of commitment and shall not exceed one day for each $30.00 due. A person committed for nonpayment of a civil fine, costs, damages or expenses shall be given credit toward payment for each day of imprisonment and each day of detention in default of recognizance before judgment at the rate of $30.00 per day.

6. A defendant committed to imprisonment for civil contempt for nonpayment of a civil fine, costs, damages or expenses shall not be discharged from

custody until one of the following occurs:

a. The defendant is credited with an amount due pursuant to subsection (H)(5) of this section.

b. The amount due is collected through execution of process or otherwise.

c. The amount due is satisfied pursuant to a combination of subsections

(H)(6) a. and (H)(6) b. of this section.

Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 (continued)

7. The civil contempt shall be purged upon discharge of the defendant pursuant to subsection (H)(6) of this section.

I. Second or subsequent offenses. Any person who violates any of the provisions of this article for a second or subsequent time shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than $500.00, or imprisonment in the county jail for a period of not to exceed 90 days, or by both such fine and imprisonment. Each day that a violation continues to exist shall constitute a separate offense.

J. Removal and sale. In addition to the imposition of the fines and penalties as otherwise set forth in this section, the Township Board, building and zoning inspector, any law enforcement officer or such other officer as the Township Board may designate, may petition for a court order to cause any junk, blighted structure, building materials, trash, rubbish, vehicle or trailer, or parts thereof, which violate the provisions of this article to be removed from the premises, impounded and destroyed or sold for junk, and the cost thereof assessed against the owner of such vehicle or trailer, or parts thereof, or of the premises on which such items are located. Any sums realized on the sale thereof may be retained by the Township to reimburse the Township for the cost incurred in such removal and sale, to the extent of such cost. Any balance of sums remaining after such reimbursement shall be returned to the owner of such vehicle or trailer, or parts thereof.

K. In addition to the imposition of the foregoing fines and penalties, the Township Board, Building and Zoning Inspector, any Police Officers or such other officer as the Township Board may designate, may petition for a court order to cause any junk, blighted structure, building materials, trash or rubbish, vehicle, trailer, or parts thereof, which violate the provisions of the ordinance to be removed from the premises, impounded and destroyed or sold for junk, and the cost thereof assessed against the owner of such vehicle, trailer or parts thereof, or of the premises on which same are located. Any sums realized on the sale of same may be retained by the TOWNSHIP OF SECORD to reimburse it for the cost incurred in such removal and sale, to the extent of such cost. Any balance of sums remaining after such reimbursement shall be returned to the owner of such a vehicle, trailer or

parts thereof.

Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 (continued)

Sec. 9 — SEVERANCE CLAUSE

Each section or portion of a section of this ordinance shall be deemed to be severable and should any section, paragraph, or provision herein be declared by the court unconstitutional or invalid, such holding shall not affect the validity of this ordinance as whole or any part hereof, other than that part so declared to be constitutional or invalid.

Sec. 10 — EFFECTIVE DATE AND ADOPTION

This ordinance shall become effective thirty (30) days after its publication as required by law. This ordinance was adopted by the Township Board of Secord Township, Gladwin County, Michigan at a regular meeting thereof held on December 20, 2023

3-79 (a) Revised and Adopted 12-20-2023 Effective 1-19-2024

Ordinance No. 3.44, 3.45, 3.46 - Adoption

the extent of such cost. Any balance of sums remaining after such reimbursement shall be returned to the owner of such a vehicle, trailer or parts thereof.

Sec. 9 — SEVERANCE CLAUSE

Each section or portion of a section of this ordinance shall be deemed to be severable and should any section, paragraph, or provision herein be declared by the court unconstitutional or invalid, such holding shall not affect the validity of this ordinance as whole or any part hereof, other than that part so declared to be

constitutional or invalid.

Sec. 10 — EFFECTIVE DATE AND ADOPTION

This ordinance shall become effective thirty (30) days after its publication as required by law. This ordinance was adopted by the Township Board of Secord Township, Gladwin County, Michigan at a regular meeting thereof held on December 20, 2023

Adopted this 20 th day of December, 2023, by Secord Township Board

[Attestation and approval signatures omitted in website reference copy]

Ordinance No. 3.47 - Noise and Public Nuisance Ordinance

ORDINANCE 3.47

SECORD TOWNSHIP NOISE AND PUBLIC NUISANCE ORDINANCE

An Ordinance enacted pursuant to the authority of MCL 41.181 et seq., to secure the public health, safety and general welfare of residents, property owners and persons within the Township of Secord, Gladwin County Michigan by the regulation of noise and other types of nuisances and to prescribe the penalties for the violation thereof.

The Township of Secord, Gladwin County, Michigan, ordains:

SECTTON 1 - Title This Ordinance shall be known and cited as the Secord Township Anti-Noise and Public

Nuisance Ordinance.

Section 2- Anti-Noise Regulations

A. General Regulation. No person, firm, corporation or other legal entity shall cause, create or maintain any unreasonably loud noise or disturbance which is injurious to,

Cy or interferes with, the public health, safety, welfare, peace, comfort, convenience, repose or other interests of persons in the vicinity or on nearby properties. Any such noise or disturbance is hereby declared a nuisance per se.

B. Specific Violations. The following noises and disturbances, when unreasonable in time, manner or volume and injurious to, or interferes with, the public health, safety, welfare, peace, comfort, convenience, repose or other interests of persons in the vicinity or on nearby properties are declared to be a violation of this Ordinance. Each of the following acts is declared unlawful and prohibited, but this enumeration shall not be deemed to be

exclusive.

1. It shall be unlawful between the hours of 12:00 a.m. and 7:00 a.m. Sunday through Thursday and 1:00 a.m. and 7:00 a.m. Friday and Saturday and holiday weekends for any person to make, create, maintain or permit any loud, unnecessary noise of such character, intensity, or duration, either steadily or intermittently, at any place which annoys, disturbs, endangers or impairs the comfort, health, convenience, safety, welfare, enjoyment and peace and quiet of other persons in the vicinity.

2.It shall be unlawful at any time of the day or night to keep any animal, dog, or bird which by causing frequent or long-continuing noise, or barking, causes a disturbance as defined in paragraph | above.

3.Operating any automobile, motorcycle or other vehicle or engine that causes unreasonable noise, including but not limited to noise resulting from exhaust, mechanical defect or modification which, by creation of unreasonable noise, shall be disturbing to other persons in the vicinity. The modification or removal of any

‘@) noise abatement device or muffler on any motor vehicle or engine, or the failure to maintain same so that the noise emitted by such vehicle or engine is increased above that emitted by such vehicle as originally manufactured shall be a violation of this section.

3-80 5/25/2016

Noise and Public Nuisance Ordinance | source page 3-80

Ordinance No. 3.47 - Noise and Public Nuisance Ordinance (continued)

4.Erecting, excavating, demolishing, altering or repairing any building or premises in any part of the township, and including streets and highways, in such a manner as to emanate unreasonable or excessive noise, or disturbance annoying to other persons, other than between the hours of dawn and sundown of any day.

5. Operating any commercial race track, proving ground, testing area, obstacle course for motor vehicles, motorcycles, boats, racers, automobiles or vehicles of any kind or nature in any area of the township where the noise emanating from it would be disturbing and upsetting to another person in the vicinity.

C. Exceptions. None of the above-listed prohibitions shall apply to the following:

1. Any police vehicle, ambulance, fire engine or emergency vehicle while engaged in emergency activities;

2.Excavation or repair of bridges, streets or highways or other property by or on behalf of the State of Michigan, County Road Commission or other entity with jurisdiction of same.

3. Farming.

4. Industrial activities conducted in a properly zoned industrial area

5. Warning devices emitting sound for warning purposes as authorized by law.

6. Noise emanating from the discharge of firearms providing that such discharge is otherwise authorized under Michigan law or local ordinance.

Section 3 - Public Nuisance Regulations

No person, firm or corporation shall create, cause, maintain or allow any activity within the township that emits smoke, dust, fly ash, organic or inorganic particulates or noxious odors which are injurious to or interferes with, the public health, safety, welfare, peace, comfort, convenience, repose or other interests of persons in the vicinity or on nearby properties excluding campfires and other controlled burning in compliance with government regulations. Emissions of smoke, dust, fly ash, organic or inorganic particulates or noxious odors which travel beyond or are detectable beyond the boundaries of the property from which they originate shall be prima facie evidence of a violation of this section. Any such activity is hereby declared a nuisance per se.

Section 4 — Violations, Penalty and Persons Responsible

Any person or other entity who violates any provision of this Ordinance is responsible for municipal civil infraction as defined by Michigan law and subject to a civil fine of not more than Five Hundred ($500) dollars, plus costs, which may include all direct or indirect expenses to which the Township has been put in connection with the violation. In no case, however, shall costs of less than $65.00 or more than five hundred ($500.00) dollars be ordered. The owner, resident or occupant in control of a premises upon which a violation of this Ordinance occurs is responsible for the violation to the same extent as the person(s) who conduct the activity giving rise to the violation. All violations of this Ordinance are declared nuisances per

se. The Township specifically reserves the right and shall have the authority to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order or other appropriate remedy to abate said nuisance and to compel compliance with this Ordinance. Each day a violation of this ordinance continues to exist constitutes a separate violation.

Noise and Public Nuisance Ordinance | source page 3-81

Ordinance No. 3.47 - Noise and Public Nuisance Ordinance (continued)

Section 5 - Severability

Should any section, clause or provision of this Ordinance be declared by any court to be invalid, the same shall not affect the validity of the remaining portions of such section of this Ordinance or any part thereof other than the part so declared to be

invalid.

Section 6 - Effective Date This Ordinance shall become effective thirty (30) days after the date of its publication.

5/25/2016

Noise and Public Nuisance Ordinance | source page 3-82

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.0 PURPOSE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.1 APPLICATION of REGULATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.2 ZONING LOTS, LOT-BUILDING RELATIONSHIP AND ACCESS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.3 UNSAFE BUILDINGS AND BARRIER FREE MODIFICATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.4 CONTINUED CONFORMANCE with REGULATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.5 ACCESSORY BUILDING and STRUCTURES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.6 TEMPORARY BUILDING DURING CONSTRUCTION

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.7 BASEMENT AS A DWELLING

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 4 | Article 3 Adoption Records and Article 4: Zoning Districts and Map

Gladwin County, Michigan

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.8 MOVING BUILDINGS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.9 DEMOLITION OF BUILDINGS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.10 PROJECTIONS AND ENCROACHMENTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.11 INTERSECTION VISIBILITY and STREET RIGHT-of-WAY

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.12 ESSENTIAL SERVICES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.13 REQUIRED WATER SUPPLY AND SANITARY FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.14 ON SITE DRAINAGE AND RUNOFF REQUIREMENTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.15 MANUFACTURED HOMES on INDIVIDUAL LOTS or PARCELS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.16 RECREATIONAL VEHICLES and TRAVEL TRAILERS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.17 ICE RETARDANT SYSTEMS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.18 WATERFRONT SETBACK

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.19 HOME OCCUPATIONS AND COTTAGE INDUSTRIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.20 FENCES and WALLS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.21 LANDSCAPING and BUFFERING

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.22 PARKING and LOADING SPACE REQUIREMENTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.23 WATER SUPPLY and SEWAGE DISPOSAL FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.24 STORM WATER RETENTION

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.25 GROUND PROTECTION and HAZARDOUS SUBSTANCES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.26 FLOATING DOCKS and ICE FISHING SHANTIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.27 DUMPING of MOTOR VEHICLES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.28 DUMPING of MATERIALS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.29 OUTDOOR LIGHTING

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.30 OUTDOOR ADVERTISING SIGNS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.31 PETS and LIVESTOCK

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.32 DRIVEWAYS and PRIVATE ROADS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.33 WELLS and SEPTIC

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.34 CLASSIFICATION OF UNLISTED USES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.35 SITE CONDOMINIUMS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.36 GARAGE, RUMMAGE and YARD SALES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.37 RENTAL PROPERTY

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.38 TALL GRASS and WEEDS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.39 PEDDLER, CANVASSER and SOLICITORS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.40 FIRE and RESCUE RUN EMERGENCY SERVICES CHARGES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.41 FIREWORKS ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.42 ALTERNATIVE ENERGY FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.43 GOLF CART ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.44 JUNK ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.45 BLIGHT ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.46 INOPERABLE MOTOR VEHICLE ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 3 General Provisions

ORDINANCE No. 3.47 NOISE and PUBLIC NUISANCE ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

ARTICLE 4

Zoning Districts

And

Map

ARTICLE 4:

ZONING DISTRICTS AND MAP

Section 4.0 - Classification of Zoning Districts

For the purpose of this Ordinance, the Township of Secord is hereby divided into the following Zoning Districts:

A. Recreational Residential District: R-1

This zoning district includes all "water front" property in Secord Township. For the purpose of this ordinance "water front" means all parcels that have one or more sides of the parcel having linear frontage on the waters of the Secord Lake. Some minor exceptions may exist; hence for the purpose of this ordinance a final list of all parcels that are zoned R-1 is maintained by the Planning Commission. The Township Zoning Map shall be used as a reference for the purpose of Zoning Ordinance implementation.

The sole purpose of this zoning district is to protect and preserve the waters and waterfront of the precious natural resource of the community by managing land use and development in those areas. This district will help maintain the character of the community.

B. Mixed Use Residential District: R-2

In general, these parcels are larger in size than the "water front" parcels and many have access from one or more roads that circle around Secord Lake. Most of these parcels are on the opposite side of the road from the "water front" parcels some exceptions are the parcels that are not near the lake and do not have road frontage on the roads circling the lake.

This district also includes all parcels south of Secord Dam Road that have water frontage on the Tittabawassee River, with the exception of the area from the south side of Secord Dam Road extending three hundred feet to the south and west of Lakeshore Drive to the Tittabawassee River. All other parcels previously zoned R-1 south of Secord Dam Road will now be zoned R-2. A complete listing of all R-2 parcels is maintained by the Planning Commission.

C. Commercial District: C-1

This district is generally located at the intersection of Secord Dam Road and Lakeshore Drive.

Section 4.0 - Classification of Zoning Districts continued

D. Mixed Use Commercial District: C-2

All of the parcels being zoned Mixed-Use Commercial will be the parcels that were previously zoned R-1 at the northeast corner of the intersection of M-30 and Secord Dam Road.

E. Agriculture Recreational District: A-1

The primary purpose of this district will be maintain and preserve the agricultural/cultivable lands of the Township.

Section 4.1 - Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Secord Township Zoning Map" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

The Zoning Map shall be maintained in the Township Hall and shall show all changes which are made in district boundaries according to procedures set forth in this Ordinance.

The Planning Commission will maintain a complete list of all parcels and their corresponding zoning District.

Section 4.2 - Boundaries of Districts

The boundaries of these districts are hereby established as shown on the "Official Zoning Map of Secord Township", which accompanies this Ordinance, and which with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein:

A. Unless shown otherwise, the boundaries of the districts are lot lines, section lines, the centerlines of streets, alleys, roads, or such lines extended, and the unincorporated limits of the Township.

B. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in a shoreline shall be construed as following the actual shoreline.

C. A boundary indicated as following the centerline of a stream, river, canal, lake or other body of water shall be construed as following such centerline.

D. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon interpretation concerning the exact location of district boundary lines shall be determined, upon written application, or upon its own motion, by the Zoning Board of Appeals after recommendation by the Planning Commission.

Section 4.3 - Public Rights-of-Way

Each street, alley, railroad right-of-way, or other public right-of-way is zoned to the center line according to the zoning of the properties immediately adjacent to the public right-of-way.

Section 4.4 - Zoning of Vacated Areas

Whenever any street, alley or other public way within Secord Township shall have been vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of the land formerly within such vacated street, alley or public way said property shall automatically, and without further governmental action, thenceforth acquire and be subject to the same zoning regulations as are applicable to the lands to which same shall attach, and the same shall be used as is permitted under Ordinance for such adjoining lands.

Section 4.5 - Zoning of Filled Areas

Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the applicable local, State, or Federal agency, as necessary.

Section 4.6 - Zoning District Changes

When district boundaries change, any legal non-conforming use may continue subject to all other applicable provisions of this Ordinance.

Section 4.7 - Zoning of Public Land

Public land is considered non-zoned land in Secord Township. At the time that public land is placed into private ownership, the land shall automatically be considered in the A-1 District, after which the Planning Commission may determine that another zoning district is more appropriate at which time official rezoning proceedings shall be initiated by the Planning Commission.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4:0 CLASSIFICTON of ZONING DISTRICTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4:1 ZONING MAP

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4:2 BOUNDARIES of DISTRICTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4:3 PUBLIC RIGHT-of-WAY

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4:4 ZONING of VACATED AREAS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4:5 ZONING of FILLED AREAS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 5 | District Regulations, Nonconforming Structures, and Site Plan Review

Gladwin County, Michigan

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4.6 ZONING of DISTRICT CHANGES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 4 Districts and Maps

ORDINANCE No. 4.7 ZONING of PUBLIC LAND

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

ARTICLE 5

District Regulations

ARTICLE 5 - DISTRICT REGULATIONS

Section 5.0 - General

A. Permitted Uses Permitted uses in all districts shall be limited to the uses listed in Table 5.1 through Table 5.14:"Tables of Uses Permitted by Right and Special Land Use" .

B. Uses by Special Land Use Permit Permitted Special Land Uses in all districts shall be limited to the uses listed in Table 5.1 through Table 5.14: "Tables of Uses Permitted by Right and Special Land Uses", and shall be subject to the provisions of Article 7Error! Bookmark not defined., Article 8 and the applicable portions of Article 9.

C. Area and Height Regulations No building or structure shall hereafter be erected, altered or enlarged unless the height, setback, and lot requirements in Schedule 5.6: "Schedule of District Regulations" are met and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by Article 6.

Section 5.1 - Recreational Residential District: R-1

A. Purpose:

This district is established to provide for the most restricted desirable residential area to protect from problems normally associated with residential, recreational and seasonally occupied developments. The primary goals are the preservation of water quality, protection of aesthetic or historic areas, the protection of sound low-density residential development, promotion of recreational facilities for public use, and the minimization of adverse environmental impacts of urban development.

B. Desired development:

The only desired dwelling units are single-family dwellings. Services, facilities and uses incidental or accessory to single-family residential developments are included.

Other uses compatible with residential development including commercial uses may be permitted providing they comply with the applicable regulations pertaining to Special Uses as outlined in Article 8: Special Land Uses of this Ordinance.

Section 5.2 - Mixed Use Residential District: R-2

A. Purpose:

This district is designed to permit a more varied density of residential development than that provided in the R-1 Recreational Residential District.

This district is established in recognition of the areas of sparse development customarily occurring in agriculturally oriented communities. It is not intended that high concentration of development be permitted in this district except as authorized by the Zoning Ordinance.

Special Uses will be permitted if they comply with the applicable regulation pertaining to Special Uses as outlined in Article 8: Special Land Uses of this Ordinance.

B. Desired development:

Desired development includes single-family dwellings. Services, facilities and uses incidental or accessory to residential development are included. Limited commercial and retail uses are also allowed on a limited basis. Two-family, multiple family dwellings and other uses compatible with residential development including commercial uses may be permitted providing they comply with the applicable regulations pertaining to Special Uses as outlined in Article 8: Special Land Uses of this Ordinance.

Section 5.3 - Commercial District: C-1

A. Purpose:

This district is designated as a district to serve the local population. The activities permitted within this zone are compatible with each other and are designed to promote efficiency in the administration of local services.

B. Desired development:

The desired developments for this district include: Retail sales establishments, Personal service establishments, General offices, Public utility facilities, Financial institutions, Marine facilities and Gasoline service stations.

C. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with Article 7: Site Plan Review of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.

2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.

Antcle 5: District Regulations Revised and Adopted: 11-15-17

Section 5.3 - Commercial District: C-1 (continued)

3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.

4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

Section 5.4 - Mixed Use Commercial District: C-2

A. Purpose:

This district is designated as a district to serve the local population. The activities permitted

within this zone are compatible with each other and are designed to promote efficiency in

the administration of local services. This Mixed-Use District is a special district created in this ordinance to allow a range of uses from light commercial to light industrial and light manufacturing.

Any development in this District shall follow the regulation of Article 7 and Article 8 of this

Ordinance.

B. Desired development:

The desired developments for this district include: Light industrial operations, Warehouses,

General light manufacturing operations, general offices, general commercial, Gasoline

service stations, Auto, truck and marine sales and repair.

C. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with Article 7 of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.

2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.

3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.

4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

Section 5.5 - Agricultural Recreational District: A-1

A. Purpose:

This district is designated to maintain and preserve the agricultural/cultivable/forest lands of

the Township and serve the local population. The activities permitted within this zone are

compatible with each other and are designed to promote efficiency in the administration of local services.

B. Desired development:

Farming and general agriculture activities, single family dwellings, recreational activities and establishments such as golf courses, driving ranges, bowling alleys.

C. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with Article 7: Site Plan Review of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.

2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.

3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a light commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the

side setback or rear setback requirement.

4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

9 Arlicle 5: District Regulations ' Revised and Adopted: 11-15-17

Section 5.6 - Schedule of District Regulations

Section 5.6 Schedule of District Regulations

Zoning District	District Name	Minimum Lot Area[1]		Maximum Height of Structure	Minimum Setbacks				Minimum Floor Area[2]
		Area	Width	Feet	Front	Interior Side	Corner Side	Rear	
R-1	Recreational Residential	12,000 sq.ft	65'	35'	40'	10'	40'	40'	1,200 sq.ft. 8
R-2	Mixed Residential	1 Acre /43,560 sq.ft	150'	35'	40'	10'	40'	40'	1,200 sq.ft. 5,6
C-1	Commercial	1 Acre /43,560 sq.ft.	NA	35[4]	40'	15'	40'	40' 7	800 ft[2] 7
C-2	Mixed Use Commercial	1 Acre /43,560 sq.ft.	NA	35[4]	40'	15*	40'	40' 7	800 sq.ft. 7
A-1	Agricultural Recreational	1 Acre /43,560 sq.ft.	NA	35[4]	40'	20'	40'	40'	1,000 sq.ft.

Schedule of District Regulation Footnotes:

1 Each lot will not exceed a depth to width ratio of 4:1 except as allowed by Act 288 of 1967 (Land Division Act section 560.109 (lb.) (The municipality having authority to review proposed divisions may allow a greater depth to width ratio than that otherwise required based on exceptional topographic or physical conditions with respect to the parcel and compatibility with surrounding lands.) The depth to width ratio requirements o this land division do not apply to parcels larger than then (10) acres.

2 Applies to permanent dwelling units and commercial structures.
3 Applies to percentage of lot coverage by permanent structures.

Section 5.6 | Schedule of District Regulations

District	District name	Minimum lot area	Width	Max height	Front	Interior side	Corner side	Rear	Min floor area	Max coverage
R-1	Recreational Residential	12,000 sq.ft.	65′	35′	40′	10′	40′	40′	1,200 sq.ft. 8	50%
R-2	Mixed Residential	1 Acre /43,560 sq.ft.	150′	35′	40′	10′	40′	40′	1,200 sq.ft. 5,6	35%
C-1	Commercial	1 Acre /43,560 sq.ft.	NA	35′⁴	40′	15′	40′	40′ 7	800 ft² 7	35%
C-2	Mixed Use Commercial	1 Acre /43,560 sq.ft.	NA	35′⁴	40′	15′*	40′	40′ 7	800 sq.ft. 7	35%
A-1	Agricultural Recreational	1 Acre /43,560 sq.ft.	NA	35′⁴	40′	20′	40′	40′	1,000 sq.ft.	35%

Section 5.6 - Schedule of District Regulations (continued)

Schedule of District Regulation Footnotes:

4 Height regulations shall apply to any area that could be used as dwelling or commercial space (belfries, etc.), but shall not apply to areas that could not be used for dwelling or commercial space (chimneys, etc.). Height restrictions do not apply to agricultural accessory structures, wind turbines, anemometer towers, radio and television towers, telecommunication towers and related facilities.

5 Each multiple-family dwelling unit in this zoning district shall have a minimum of twelve hundred (1,200) square feet of usable floor area exclusive of unenclosed porches, garages and basements.

6 Manufactured Housing Communities shall be developed and licensed pursuant to the requirements of the Michigan Manufactured Housing Commission, Public Act 96 of 1987 and any rules promulgated pursuant to this Act, as amended. This includes but is not necessarily limited to compliance with Michigan Manufactured Housing Commission regulations concerning internal roads, parking requirements, fencing, screening, unit spacing and recreational and open spaces. All other uses shall comply with the area and height regulations of the R-2 District.

7 Side yards may be omitted if walls abutting adjacent buildings are of fireproof construction and wholly without

openings or as otherwise specified in the Building Code. Where a side yard abuts a lot with a residential use, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential use.

8 Dwellings shall have a minimum structure width of eighteen (18) feet.

Section 5.7 - Tables of Uses Permitted by Right and Special Land Uses

Section 5.7 Tables of Uses

R = Permitted by Right
S = Permitted with a Special Use Permit
+ = Supplemental site development regulations apply, see (ARTICLE 9)
– - Not allowed

Table Number

1. Accessory Uses and Structures
2. Accommodation and Food Services
3. Agriculture, Forestry, Fishing and Hunting
4. Arts, Entertainment and Recreation
5. Construction
6. Educational and Institutional Services
7. General Commercial and Business Services
8. Human Care and Social Assistance
9. Manufacturing, Industrial and Waste Management
10. Public Facilities
11. Residential Uses
12. Retail Trade
13. Transportation, Warehouse and Storage
14. Utilities, Energy and Communication

Tables of Permitted and Special Uses:

Table 5.1: Accessory uses and Structures

	ACCESSORY USES AND STRUCTURES	R-1	R-2	C-1	C-2	A-1
1	Garages	R	R	R	R	R
2	Pole Barns	R	R	R	R	R
3	Storage Buildings and Sheds	R	R	R	R	R
4	Private Swimming Pools	R	R	–	–	R
5	Decks	R	R	R	R	R
6	Porches	R	R	R	R	R
7	Playground Equipment	R	R	R	R	R
8	Carports	R	R	–	–	R
9	Home Occupations	S	S	–	–	R
10	Cottage Industry	S	R	–	–	R
11	Keeping of not more than two Roomers or Boarders	R	R	R	R	R
12	Outside storage of Owner Recreational Equipment	R	R	R	R	S
13	Signs	R	R	R	R	R
14	Fences					

Table 5.1 | Accessory Uses and Structures

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Garages	R	R	R	R	R
2	Pole Barns	R	R	R	R	R
3	Storage Buildings and Sheds	R	R	R	R	R
4	Private Swimming Pools	R	R	-	-	R
5	Decks	R	R	R	R	R
6	Porches	R	R	R	R	R
7	Playground Equipment	R	R	R	R	R
8	Carports	R	R	-	-	R
9	Home Occupations	S	S	-	-	R
10	Cottage Industry	S	R	-	-	R
11	Keeping of not more than two Roomers or Boarders	R	R	R	R	R
12	Outside storage of Owner Recreational Equipment	R	R	R	R	S
13	Signs	R	R	R	R	R
14	Fences	R	R	R	R	R

Article 5 — Permitted and Special Land Uses

Tables of Permitted and Special Uses:

Table 5.2: Accommodation and Food Services

	ACCOMMODATION AND FOOD SERVICES	R-1	R-2	C-1	C-2	A-1
1	Bakeries	-	S	R	S	S
2	Bed & Breakfasts	S	S	-	-	S
3	Caterers	-	S	R	S	S
4	Campgrounds & Travel Trailer Parks (RV Parks)	-	S	-	-	S
5	Drinking Establishments (bars and taverns)	-	S	R	S	S
6	Food Service Contractors	-	S	R	S	S
7	Hotels & Motels	-	S	-	-	S
8	Resorts	-	S	-	-	S
9	Restaurants without Drive-Through	-	S	R	S	S
10	Restaurants with Drive-Through	-	S	R	S	S
11	Rooming Houses (more than 2 roomers)	-	S	-	-	S
12	Tourist Homes	-	S	-	-	S

Table 5.2 | Accommodation and Food Services

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Bakeries	-	S	R	S	S
2	Bed & Breakfasts	S	S	-	-	S
3	Caterers	-	S	R	S	S
4	Campgrounds & Travel Trailer Parks (RV Parks)	-	S	-	-	S
5	Drinking Establishments (bars and taverns)	-	S	R	S	S
6	Food Service Contractors	-	S	R	S	S
7	Hotels & Motels	-	S	-	-	S
8	Resorts	-	S	-	-	S
9	Restaurants without Drive-Through	-	S	R	S	S
10	Restaurants with Drive-Through	-	S	R	S	S
11	Rooming Houses (more than 2 roomers)	-	S	-	-	S
12	Tourist Homes	-	S	-	-	S

Article 5 — Permitted and Special Land Uses

	AGRICULTURE, FORESTRY, FISHING & HUNTING	R-1	R-2	C-1	C-2	A-1
1	Agricultural Business related to the sale of field crops, forest products, and livestock	-	S	S	S	R
2	Agricultural Products Processing	-	S	S	S	R
3	Animal Shelter/Kennels	-	S	S	S	R
4	Biofuel Production Facilities on Farms		S			S
5	Bulk Seed, Feed, Fertilizer and Nursery Stock Outlet and Distribution Centers	-	S	S	S	R
6	Cider Mills/Wineries	-	S	-	-	R
7	Farms and Agricultural Operations	-	S	-	-	R
8	Forestry and Forest Management (including timber harvesting)	-	S	S	S	Rt
9	Game Preserves (where game is hunted)	-	S	S	S	R
10	Greenhouse, Nursery, Landscaping and Floriculture Production	-	S	-	-	R
11	Lumberyards	-	S	-	-	R
12	Raising and Growing Plants, Trees, Shrubs, Nursery Stock	-	S	R	R	R
13	Riding Arenas or Boarding Stables	-	S	-	-	R
14	Roadside Stands	-	S	-	-	R
15	Sawmills, planning mills, and veneer mills (that operate for more than 60 days)	-	-	S	R	R
16	Seasonal Outdoor Mazes (of agricultural origin)	-	S	-	-	R
17	Seasonal "U-Pick" Fruit and Vegetable Operations	-	S	-	-	R
18	Slaughter Houses/Meat Packing Houses	-	-	-	-	S
19	Veterinary Services, Animal Clinics, Animal Hospitals	-	-	S	S	R
20	Ancillary Uses related to Agricultural Tourism (see following):	-	S	-	S	R
21	Bakeries selling goods grown primarily on-site	-	S	R	S	R
22	Educational tours, classes, lectures, and seminars	-	S	R	S	R
23	Family-oriented animated barns (fun houses, haunted houses)	-	-	R	S	R
24	Gift shops for agriculturally-related products, crafts	-	S	R	S	R
25	Historical agricultural exhibits	-	S	R	S	R
26	Kitchen facilities, processing/cooking items for sale	-	S	R	S	R
27	Organized meeting space (weddings, birthdays, corporate picnics)	-	-	S	S	R
28	Petting farms, animal display, and pony rides	-	-	S	S	R
29	Picnic areas (including rest rooms)	-	-	S	-	R
30	Playgrounds, wagon/sleigh rides, nature trails	-	S	R	-	R
31	Restaurant operations related to the agricultural use of the site	-	S	-	-	R
32	Small-scale entertainment (music concert, car show, art fair)	-	-	S	S	R

Table 5.3 | Agriculture, Forestry, Fishing and Hunting

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Agricultural Business related to the sale of field crops, forest products, and livestock	-	S	S	S	R
2	Agricultural Products Processing	-	S	S	S	R
3	Animal Shelter/Kennels	-	S	S	S	R
4	Biofuel Production Facilities on Farms	·	S	·	·	S
5	Bulk Seed, Feed, Fertilizer and Nursery Stock Outlet and Distribution Centers	-	S	S	S	R
6	Cider Mills/Wineries	-	S	-	-	R
7	Farms and Agricultural Operations	-	S	-	-	R
8	Forestry and Forest Management (including timber harvesting)	-	S	S	S	Rt
9	Game Preserves (where game is hunted)	-	S	S	S	R
10	Greenhouse, Nursery, Landscaping and Floriculture Production	-	S	-	-	R
11	Lumberyards	-	S	-	-	R
12	Raising and Growing Plants, Trees, Shrubs, Nursery Stock	-	S	R	R	R
13	Riding Arenas or Boarding Stables	-	S	-	-	R
14	Roadside Stands	-	S	-	-	R
15	Sawmills, planning mills, and veneer mills (that operate for more than 60 days)	-	-	S	R	R
16	Seasonal Outdoor Mazes (of agricultural origin)	-	S	-	-	R
17	Seasonal "U-Pick" Fruit and Vegetable Operations	-	S	-	-	R
18	Slaughter Houses/Meat Packing Houses	-	-	-	-	S
19	Veterinary Services, Animal Clinics, Animal Hospitals	-	-	S	S	R
20	Ancillary Uses related to Agricultural Tourism (see following):	-	S	-	S	R
21	Bakeries selling goods grown primarily on-site	-	S	R	S*	R
22	Educational tours, classes, lectures, and seminars	-	S	R	S	R
23	Family-oriented animated barns (fun houses, haunted houses)	-	-	R	S	R
24	Gift shops for agriculturally-related products, crafts	-	S	R	S	R
25	Historical agricultural exhibits	-	S	R	S	R
26	Kitchen facilities, processing/cooking items for sale	-	S	R	S	R
27	Organized meeting space (weddings, birthdays, corporate picnics)	-	-	S	S	R
28	Petting farms, animal display, and pony rides	-	-	S	S	R

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
29	Picnic areas (including rest rooms)	**-**	**-**	**S**	**-**	**R**
30	Playgrounds, wagon/sleigh rides, nature trails	**-**	**S**	**R**	**-**	**R**
31	Restaurant operations related to the agricultural use of the site	**-**	**S**	**-**	**-**	**R**
32	Small-scale entertainment (music concert, car show, art fair)	**-**	**-**	**S**	**S**	**R**

Article 5 — Permitted and Special Land Uses

	ARTS, ENTERTAINMENT AND RECREATION	R-1	R-2	C-1	C-2	A-1
1	Amusement Arcades	-	-	-	-	S
2	Boat & Canoe Liveries/Marinas	-	S	R	R	S
3	Bowling Centers/Billiard Clubs	-	S	-	S	S
4	Docks, Launch Ramps, Associated Parking Area, and other water-related supportive uses	-	S	-	S	R
5	Fitness/Recreational Sports Centers/Indoor Skating Rinks	-	-	-	S	R
6	Golf Courses/Country Clubs	-	S	-	S	R
7	Nature Parks & Recreation Areas (private)	-	S	-	S	R
8	Museums	-	S	-	S	R
9	Outdoor Recreational Facilities (private) (ex: mini golf, go-karts)	-	S	-	S	R
10	Performing Arts Companies; Dance, Music, Voice Studio	-	S	-	S	R
11	Private Clubs; Lodges	-	S	S	S	S
12	Shooting Range (in a completely enclosed building)	-	S	S	-	R
13	Spectator Sports Arenas (private)	-	S	S	-	S
14	Sports Clubs	-	S	S	-	R
15	Theaters	-	S	S	-	R
16	Theaters - Drive-In	-	S	S	-	R
17	Zoos & Botanical Gardens	-	S	S	-	R

Table 5.5: Construction

	CONSTRUCTION	R-1	R-2	C-1	C-2	A-1
1	Building, Developing & General Contracting (no outside storage of materials)	-	S	R	R	S
2	Storage Facilities for Building Materials/Contractor's Equipment	-	S	R	Rt	S
3	Special Trade Contractors (ex: electrical, plumbing)	-	S	R	R	S

Table 5.4 | Arts, Entertainment and Recreation

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Amusement Arcades	-	-	-	-	S
2	Boat & Canoe Liveries/Marinas	-	S	R	R	S
3	Bowling Centers/Billiard Clubs	-	S	-	S	S
4	Docks, Launch Ramps, Associated Parking Area, and other water-related supportive uses	-	S	-	S	R
5	Fitness/Recreational Sports Centers/Indoor Skating Rinks	-	-	-	S	R
6	Golf Courses/Country Clubs	-	S	-	S	R
7	Nature Parks & Recreation Areas (private)	-	S	-	S	R
8	Museums	-	S	-	S	R
9	Outdoor Recreational Facilities (private) (ex: mini golf, go-karts)	-	S	-	S	R
10	Performing Arts Companies; Dance, Music, Voice Studio	-	S	-	S	R
11	Private Clubs; Lodges	-	S	-	S	R
12	Shooting Range (in a completely enclosed building)	-	S	S	S	S
13	Spectator Sports Arenas (private)	-	S	S	-	R
14	Sports Clubs	-	S	S	-	S
15	Theaters	-	S	S	-	R
16	Theaters - Drive-In	-	S	S	-	R
17	Zoos & Botanical Gardens	-	S	S	-	R

Table 5.5 | Construction

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Building, Developing & General Contracting (no outside storage of materials)	-	S	R	R	S
2	Storage Facilities for Building Materials/Contractor’s Equipment	-	S	R	Rt	S
3	Special Trade Contractors (ex: electrical, plumbing)	-	S	R	R	S

Article 5 — Permitted and Special Land Uses

	EDUCATIONAL & INSTITUTIONAL SERVICES	R-1	R-2	C-1	C-2	A-1
1	Private Instructional Facilities	S	R	-	-	S
2	Public or Private Schools	-	S	-	-	S
3	Religious Institutions	-	S	-	-	S

Table 5.7: General Commercial and Business Services

	GENERAL COMMERCIAUBUSINESS/SERVICES	R-1	R-2	C-1	C-2	A-1
1	Automotive Body/Paint/Interior & Glass Repair	-	-	S	S	-
2	Automotive Refueling Station (Gas Station)	-	-	R	R	-
3	Automotive Mechanical & Electrical Repair & Maintenance	-	-	S	S	-
4	Automotive Service Stations/ Oil Change & Lubrication Shops	-	-	R	S	-
5	Business, Labor, Political & Like Organizations	-	S	R	S	-
6	Carwashes	-	-	R	R	-
7	Cemeteries	-	S	-	-	S
8	Commercial/Industrial Equipment Rental/Leasing /Sales Yards	-	-	S	R	-
9	Commercial Equipment Repair & Maintenance	-	-	S	R	-
10	Dry Cleaning & Laundry Services	-	-	R	R	-
11	Electronic & Precision Equipment Repair & Maintenance	-	-	R	R	-
12	Extermination & Pest Control Services	-	-	R	R	S
13	Financial Institutions	-	-	R	S	-
14	Financial Institutions with drive-through	-	-	R	R	-
15	Funeral Homes & Mortuaries	-	-	S	S	-
16	Furniture Refinishing	-	-	R	R	-
17	General Rental Centers	-	-	R	S	-
18	Interior Designers/Showrooms	-	-	R	S	-
19	Laboratories	-	-	S	R	-
20	Medical Marijuana Primary Facility	-	-	S	S	S
21	Personal & Household Goods Repair & Maintenance	-	-	R	S	S
22	Personal Services (barber/beauty shops, tailoring)	-	-	R	S	-
23	Pet Care (except Veterinary and Animal Shelters)	-	-	R	S	-
24	Photofinishing/Photographers	-	-	R	S	-
25	Printing/Publishing/Copying/Newspaper Office	-	-	R	S	-
26	Professional Cleaning Services	-	-	S	S	-
27	Professional Offices/Real Estate Offices/Insurance Offices	-	-	R	R	-
28	Sexually Oriented Businesses	-	-	-	S	-
29	Tattoo/Piercing Parlor	-	-	S	S	S

Table 5.6 | Educational and Institutional Services

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Private Instructional Facilities	S	R	-	-	S
2	Public or Private Schools	-	S	-	-	S
3	Religious Institutions	-	S	-	-	S

Table 5.7 | General Commercial and Business Services

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Automotive Body/Paint/Interior & Glass Repair	-	-	S	S	-
2	Automotive Refueling Station (Gas Station)	-	-	R	R	-
3	Automotive Mechanical & Electrical Repair & Maintenance	-	-	S	S	-
4	Automotive Service Stations/Oil Change & Lubrication Shops	-	-	R	S	-
5	Business, Labor, Political & Like Organizations	-	S	R	S	-
6	Carwashes	-	-	R	R	-
7	Cemeteries	-	S	-	-	S
8	Commercial/Industrial Equipment Rental/Leasing/Sales Yards	-	-	S	R	-
9	Commercial Equipment Repair & Maintenance	-	-	S	R	-
10	Dry Cleaning & Laundry Services	-	-	R	R	-
11	Electronic & Precision Equipment Repair & Maintenance	-	-	R	R	-
12	Extermination & Pest Control Services	-	-	R	R	S
13	Financial Institutions	-	-	R	S	-
14	Financial Institutions with drive-through	-	-	R	R	-
15	Funeral Homes & Mortuaries	-	-	S	S	-
16	Furniture Refinishing	-	-	R	R	-
17	General Rental Centers	-	-	R	S	-
18	Interior Designers/Showrooms	-	-	R	S	-
19	Laboratories	-	-	S	R	-
20	Medical Marijuana Primary Facility	-	-	S	S	S
21	Personal & Household Goods Repair & Maintenance	-	-	R	S	-

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
22	Personal Services (barber/beauty shops, tailoring)	-	-	R	S	-
23	Pet Care (except Veterinary and Animal Shelters)	-	-	R	S	-
24	Photofinishing/Photographers	-	-	R	S	-
25	Printing/Publishing/Copying/Newspaper Office	-	-	R	S	-
26	Professional Cleaning Services	-	-	S	S	-
27	Professional Offices/Real Estate Offices/Insurance Offices	-	-	R	R	-
28	Sexually Oriented Businesses	-	-	-	S	-
29	Tattoo/Piercing Parlor	-	-	S	S	S

Article 5 — Permitted and Special Land Uses

	HUMAN CARE AND SOCIAL ASSISTANCE	R-1	R-2	C-1	C-2	A-1
1	Child Day Care Services (see following)	S	S	-	-	R
2	Family Child Care Home	S	S	-	-	S
3	Group Child Care Home	S+	S+	-	-	S
4	Child Care Center or Day Care Center	S+	S+	-	-	S
5	Health Care Clinics/Dental Clinics	-	-	S	-	S
6	Hospitals	-	-	S	-	S
7	Nursing & Residential Care Facilities (see following)	-	-	-	-	S
8	State-Licensed Residential Facilities (6 or less adults)	R	R	-	-	R
9	State-Licensed Residential Facilities (more than 6 adults)	-	S	-	-	S
10	Nursing/Convalescent Home	-	S	-	-	S
11	Other Residential Care Facilities (substance abuse, correctional)	-	S	-	-	S
12	Social Assistance (see following)	-	-	-	-	S
13	Individual & Family Services	-	S	-	-	S
14	Community/Emergency & Other Relief Services	-	S	-	-	S
15	Vocational Rehabilitation Services	-	S	R	R	S

Revised and Adopted: 11-15-17

Table 5.8 | Human Care and Social Assistance

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Child Day Care Services (see following)	S	S	-	-	R
2	Family Child Care Home	S	S	-	-	S
3	Group Child Care Home	S+	S+	-	-	S
4	Child Care Center or Day Care Center	S+	S+	-	-	S
5	Health Care Clinics/Dental Clinics	-	-	S	-	S
6	Hospitals	-	-	S	-	S
7	Nursing & Residential Care Facilities (see following)	-	-	-	-	S
8	State-Licensed Residential Facilities (6 or less adults)	R	R	-	-	R
9	State-Licensed Residential Facilities (more than 6 adults)	-	S	-	-	S
10	Nursing/Convalescent Home	-	S	-	-	S
11	Other Residential Care Facilities (substance abuse, correctional)	-	S	-	-	S
12	Social Assistance (see following)	-	-	-	-	S
13	Individual & Family Services	-	S	-	-	S
14	Community/Emergency & Other Relief Services	-	S	-	-	S
15	Vocational Rehabilitation Services	-	S	R	R	S

Article 5 — Permitted and Special Land Uses

	MANUFACTURING/INDUSTRIALJWASTE MANAGEMENT	R-1	R-2	C-1	C-2	A-1
1	Bulk Storage and Distribution Facilities for Petroleum, Gas Products, Paint, Chemicals	-	-	S	R	S
2	Computer, Electronic, & Appliance Product Mfg.	-	-	S	R	S
3	Dry Bulk Blending Plants	-	-	S	R	S
4	Food/Beverage Processing and Packaging	-	-	S	R	S
5	Furniture & Related Product Mfg.	-	-	R	R	S
6	Glass Products Manufacturing	-	-	S	R	S
7	Industrial Parks	-	-	R	R	S
8	Junkyards/Landfills/Salvage Yards	-	-	S	S	S
9	Leather & Allied Product Mfg.	-	-	S	S	S
10	Mines, quarries, gravel pits, and materials processing (Resource Extraction)	-	-	S	S	S
11	Miscellaneous Manufacturing	-	-	S	R	S
12	Oil and Gas Processing Facilities	-	-	S	S	S
13	Printing & Related Support Activities	-	-	R	R	S
14	Recycling Facilities /Transfer Stations	-	-	S	S	S
15	Textile & Apparel Manufacturing	-	-	R	R	S
16	Tool, Die, Gauge, Metal, Machine Shops	-	-	R	R	S
17	Waste Collection Services	-	-	S	S	S
18	Waste Treatment & Disposal Services	-	-	S	S	S
19	Wholesale Trade	-	-	R	R	S
20	Wood Product Manufacturing	-	-	R	R	S

Table 5.1O: Public Facilities

	PUBLIC FACILITIES	R-1	R-2	C-1	C-2	A-1
1	Community Centers	-	S	-	-	S
2	General Government Administration Facilities	-	S	S	S	S
3	Libraries	-	S	-	-	S
4	Police and Fire Stations	-	S	S	S	S
5	Public Parks, Playgrounds and Recreation Areas	S	S	-	-	S

Table 5.9 | Manufacturing, Industrial, and Waste Management

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Bulk Storage and Distribution Facilities for Petroleum, Gas Products, Paint, Chemicals	-	-	S	R	S
2	Computer, Electronic, & Appliance Product Mfg.	-	-	S	R	S
3	Dry Bulk Blending Plants	-	-	S	R	S
4	Food/Beverage Processing and Packaging	-	-	S	R	S
5	Furniture & Related Product Mfg.	-	-	R	R	S
6	Glass Products Manufacturing	-	-	S	R	S
7	Industrial Parks	-	-	R	R	S
8	Junkyards/Landfills/Salvage Yards	-	-	S	S	S
9	Leather & Allied Product Mfg.	-	-	S	S	S
10	Mines, quarries, gravel pits, and materials processing (Resource Extraction)	-	-	S	S	S
11	Miscellaneous Manufacturing	-	-	S	R	S
12	Oil and Gas Processing Facilities	-	-	S	S	S
13	Printing & Related Support Activities	-	-	R	R	S
14	Recycling Facilities/Transfer Stations	-	-	S	S	S
15	Textile & Apparel Manufacturing	-	-	R	R	S
16	Tool, Die, Gauge, Metal, Machine Shops	-	-	R	R	S
17	Waste Collection Services	-	-	S	S	S
18	Waste Treatment & Disposal Services	-	-	S	S	S
19	Wholesale Trade	-	-	R	R	S
20	Wood Product Manufacturing	-	-	R	R	S

Table 5.10 | Public Facilities

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Community Centers	-	S	-	-	S
2	General Government Administration Facilities	-	S	S	S	S
3	Libraries	-	S	-	-	S
4	Police and Fire Stations	-	S	S	S	S

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
5	Public Parks, Playgrounds and Recreation Areas	S	S	-	-	S

Article 5 — Permitted and Special Land Uses

	RESIDENTIAL USES	R-1	R-2	C-1	C-2	A-1
1	Dwelling Units in Support of Commercial Establishment	-	-	s	St	
	Manufactured Housing Community	-	S	-	-	-
3	Multiple-Family Dwelling	-	S	-	-	R
4	Senior Citizen Apartment Complex	-	S+	-	-	S
5	Townhouses/Condominiums	-	S	-	-	-
6	Planned Unit Development	S+	S+	-	-	S+
7	Secondary Dwelling Units	S	S+	-	-	R
8	One-Family Dwelling	R	R	-	-	R
9	Two-Family Dwelling	-	S	-	-	R
10	Amateur Radio Antennae (roof- or ground-mounted)	S	S	-	-	R
11	Platted Subdivisions	-	R	-	-	R
12	Keyhole Development	-	S	-	-	S

Table 5.12: Retail Trade

	RETAIL TRADE	R-1	R-2	C-1	C-2	A-1
1	Building Material & Garden Equipment & Supplies Dealers	-	-	R	R	S
2	Electronics & Appliance Stores	-	-	R	R	S
3	Clothing & Clothing Accessories Stores	-	-	R	R	S
4	Florists	-	-	R	R	S
5	Food & Beverage Stores; Bakery	-	-	R	R	S
6	Furniture & Home Furnishings Stores	-	-	R	R	S
7	General Merchandise Stores; Medical Supplies; Pharmacy	-	-	R	R	S
8	Hardware Stores	-	-	R	R	S
9	Health & Personal Care Stores	-	-	R	R	S
10	Home Improvement Centers	-	-	R	R	S
11	Manufactured Home Dealer	-	-	R	R	S
12	Movie Rental Stores	-	-	R	R	S
13	Office Supply Stores	-	-	S	R	S
14	Outdoor sales facilities (open air sales)	-	-	R	R	S
15	Pawn Shops/Resale Shops	-	-	R	R	S
16	Small-Scale Craft Making (i.e. cabinet shop, candle-making, etc.)	-	-	R	R	S
17	Sporting Goods, Firearm, Hobby, Book & Music Stores	-	-	R	R	S
18	Truck and heavy equipment sales/service establishments	-	-	R	R	S
19	Vehicle Dealers & Leasing	-	-	R	R	S

Table 5.11 | Residential Uses

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Dwelling Units in Support of Commercial Establishment	-	-	S	S+	-
2	Manufactured Housing Community	-	S	-	-	-
3	Multiple-Family Dwelling	-	S	-	-	R
4	Senior Citizen Apartment Complex	-	S+	-	-	S
5	Townhouses/Condominiums	-	S	-	-	-
6	Planned Unit Development	S+	S+	-	-	S+
7	Secondary Dwelling Units	S	S+	-	-	R
8	One-Family Dwelling	R	R	-	-	R
9	Two-Family Dwelling	-	S	-	-	R
10	Amateur Radio Antennae (roof- or ground-mounted)	S	S	-	-	R
11	Platted Subdivisions	-	R	-	-	R
12	Keyhole Development	-	S	-	-	S

Table 5.12 | Retail Trade

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Building Material & Garden Equipment & Supplies Dealers	-	-	R	R	S
2	Electronics & Appliance Stores	-	-	R	R	S
3	Clothing & Clothing Accessories Stores	-	-	R	R	S
4	Florists	-	-	R	R	S
5	Food & Beverage Stores; Bakery	-	-	R	R	S
6	Furniture & Home Furnishings Stores	-	-	R	R	S
7	General Merchandise Stores; Medical Supplies; Pharmacy	-	-	R	R	S
8	Hardware Stores	-	-	R	R	S
9	Health & Personal Care Stores	-	-	R	R	S
10	Home Improvement Centers	-	-	R	R	S
11	Manufactured Home Dealer	-	-	R	R	S

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
12	Movie Rental Stores	-	-	R	R	S
13	Office Supply Stores	-	-	R	R	S
14	Outdoor sales facilities (open air sales)	-	-	S	R	S
15	Pawn Shops/Resale Shops	-	-	R	R	S
16	Small-Scale Craft Making (i.e. cabinet shop, candle-making, etc.)	-	-	R	R	S
17	Sporting Goods, Firearm, Hobby, Book & Music Stores	-	-	R	R	S
18	Truck and heavy equipment sales/service establishments	-	-	R	R	S
19	Vehicle Dealers & Leasing	-	-	R	R	S

Article 5 — Permitted and Special Land Uses

Table 5.13: Transportation, Warehouse and Storage

	TRANSPORTATION SERVICE/WAREHOUSING/STORAGE	R-1	R-2	C-1	C-2	A-1
1	Airports & Landing Fields	-	-	-	-	S
2	Couriers/Parcel Packing/Delivery Establishments	-	-	R	R	S
3	Postal Service	-	-	R	R	-
4	Scenic/Sightseeing Transit/Ground Passenger Transportation	-	-	R	R	S
5	Truck Transportation Facilities	-	-	R	R	S
6	Warehousing & Storage	-	-	R+	R+	S+

Table 5.14: Utilities, Energy and Communication

	UTILITIES/ENERGY/COMMUNICATION	R-1	R-2	C-1	C-2	A-1
1	Commercial Wind Energy Facilities and Anemometer Towers	-	-	S+	S+	S+
2	On-Site Wind Energy Systems	-	-	R+	R+	S+
3	Solar Farms	-	-	S	S	S
4	Public utility facilities (without storage yards)	-	-	R	R	S
5	Public utility facilities (with storage yards)	-	-	R	R	S
6	Antenna co-located on existing telecommunications towers or alternative tower structures	-	-	-	R	S+
7	Telecommunications Towers & Facilities & Alternative Tower Structures (Wireless Communications Support Structures)	-	-	S+	S+	S+

Table 5.13 | Transportation, Warehouse and Storage

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Airports & Landing Fields	-	-	-	-	S
2	Couriers/Parcel Packing/Delivery Establishments	-	-	R	R	S
3	Postal Service	-	-	R	R	-
4	Scenic/Sightseeing Transit/Ground Passenger Transportation	-	-	R	R	S
5	Truck Transportation Facilities	-	-	R	R	S
6	Warehousing & Storage	-	-	R+	R+	S+

Table 5.14 | Utilities, Energy and Communication

No.	Use or activity	R-1	R-2	C-1	C-2	A-1
1	Commercial Wind Energy Facilities and Anemometer Towers	-	-	S+	S+	S+
2	On-Site Wind Energy Systems	-	-	R+	R+	S+
3	Solar Farms	-	-	S	S	S
4	Public utility facilities (without storage yards)	-	-	R	R	S
5	Public utility facilities (with storage yards)	-	-	R	R	S
6	Antenna co-located on existing telecommunications towers or alternative tower structures	-	-	-	R	S+
7	Telecommunications Towers & Facilities & Alternative Tower Structures (Wireless Communications Support Structures)	-	-	S+	S+	S+

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.0 GENERAL

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.1 RECRATIONAL RESIDENTIAL DISTRICT: R-1

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.2 MIXED-USE RESIDENTIAL DISTRICT: R-2

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.3 COMMERCIAL DISTRICT: C-1

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.4 MIXED-USE COMMERCIAL DISTRICT: C-2

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.5 AGRICULTURAL RECREATIONAL DISTRICT: A-1

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.6 SCHEDULE of DISTRICT REGULATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 5 District Regulations

ORDINANCE No. 5.7 TABLES of USES PERMITTED by RIGHT and SPECIAL LAND USES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

ARTICLE 6

Nonconforming Buildings, Structures, Uses, Lots and Signs

ARTICLE 6 - NONCONFORMING BUILDINGS, STRUCTURES, USES, LOTS, AND SIGNS

Section 6.0 - Nonconforming Buildings and Structures

If a structure is nonconforming because of height, floor area, parking or loading space provisions of this Ordinance, it may be extended, enlarged, altered, remodeled or modernized to comply with these provisions. Once in compliance, no structure or use shall again become nonconforming in these categories. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is in the best interest of Secord Township that these nonconformities be discontinued as circumstances permit.

A. Maintenance of Nonconforming Buildings and Structures Nothing in this Ordinance shall prevent such necessary repairs and incidental alterations of a nonconforming building existing on the effective date of this Ordinance as may be necessary to secure a reasonable advantageous use thereof during its natural life.

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Gladwin County Building Official.

B. Completion of Nonconforming Buildings and Structures Nothing in this Ordinance shall require any change in the construction or intended use of a building or structure if the construction of such building or structure has been substantially under way on the effective date of this Ordinance.

C. Damaged or Total Destruction of Nonconforming Building or Structure Any building or structure, whether it be nonconforming because of the building itself or the lot on which it is located, may be reconstructed to its original configuration in the event it is destroyed or partially destroyed by explosive, fire, or other acts of God or the public enemy.

The Secord Township Zoning Board of Appeals shall make such determination based on the Request for Land Use Variance to repair, replace or modify the above-mentioned non- conforming structure.

Any debris that is remaining as a result of the destruction or damage shall be removed from the site within thirty (30) days of said damage or destruction. A new Zoning Permit and an approved Land Use Variance is required before any work or reconstruction is started. The Zoning Permit and Land Use Variance must be obtained within twelve (12) months from the date of the damage.

Section 6.0 - Nonconforming Buildings and Structures (continued)

D. Alterations of a Nonconforming Building or Structure

1. Structural alterations which do not increase the nonconformity of the building or structure shall be permitted with an approved Zoning Permit.

2. Nothing in this Ordinance shall prevent the modification of a building without limit when doing so to comply with barrier-free requirements and the Americans with Disabilities Act. If modifications require structural revisions a Zoning Permit is required.

3. Expansion or modification of a structure does not remove the non-conformance unless the expansion or modification actually removes the nonconformity.

E. Moving of a Nonconforming Building or Structure No such nonconforming building or structure shall be moved in whole or in part to any other portions of the lot or parcel occupied, other than to correct or lessen the nonconforming conditions.

The lawful use of any premises existing at the time of the adoption of this Ordinance may be continued, although such use does not conform to provisions of this Ordinance.

Section 6.1 - Nonconforming Uses

A. Abandonment of a Nonconforming Use If a property owner has the intent to abandon a nonconforming use or structure and in fact abandons a nonconforming use or structure for a period of one (1) year or more, then any subsequent use of the property or structure shall conform to the requirements of this Ordinance. When determining the intent of the property owner to abandon a nonconforming use or structure, the Zoning Administrator shall consider the following factors:

1. Whether utilities such as water, gas, and electricity to the property have been disconnected.

2. Whether the property, buildings, and grounds have fallen into disrepair.

3. Whether signs or other indications of the existence of the nonconforming use have been removed.

4. Whether equipment or fixtures necessary for the operation of the nonconforming use have been removed.

Section 6.1 - Nonconforming Uses (continued)

5. Other information or actions that evidence an intention on the part of the property owner to abandon the nonconforming use or structure.

B. Change of Nonconforming Use No nonconforming use shall be changed to other than a conforming use, nor shall any use be reverted to a former nonconforming use after said use has been changed to a conforming use.

Any nonconforming use may be changed to another nonconforming use provided the new use is equally or more appropriate to the district than the existing nonconforming use. The Planning Commission shall make the determination as to what is more appropriate to the District.

C. Extension of Nonconforming Use A Special Use Permit for extension of a nonconforming use throughout a building or parcel of land not completely occupied by such nonconforming use on the effective date of this Ordinance may be granted by the Planning Commission when not contrary to the purposes of the Ordinance or the District. Extension of a nonconforming use throughout a building or structure does not remove nonconforming status.

Section 6.2 - Nonconforming Lots of Record

Except as provided in §6.3, any nonconforming lot of record may be used for any purpose authorized by the district in which it is located. Any required variances may be requested pursuant to the procedures and standards of this Ordinance.

Section 6.3 - Nonconforming Contiguous Parcels

If two (2) or more contiguous lots, parcels, or portions of lots or parcels are under the same ownership and do not individually meet the lot width, depth, and/or area requirements of this Ordinance, then those contiguous lots, parcels, or portions of lots or parcels shall be considered an undivided lot or parcel for the purposes of this Ordinance, and no portion of such undivided lot or parcel shall be used or divided in a manner that diminishes compliance with the lot width, depth, and/or area requirements established by this Ordinance.

Section 6.4 - Nonconforming Signs

A. Subject to the remaining restrictions of this section, nonconforming signs that were otherwise lawful on the effective date of this Zoning Ordinance may be continued.

Section 6.4 - Nonconforming Signs (continued)

B. No person shall increase the extent of nonconformity of a nonconforming sign. Without limiting the generality of the foregoing, no nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Nor may illumination be added to any nonconforming sign.

C. A nonconforming sign may not be moved or replaced except to bring the sign into complete

D. If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all provisions of this Zoning Ordinance.

The remnants of the former sign structure not usable for a new conforming sign shall be cleared from the land. For purposes of this section, a nonconforming sign is considered destroyed if it is damaged to an extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds the value of the sign so damaged.

E. Subject to the other provisions of this section, nonconforming signs may be repaired, maintained, serviced or repainted so long as the cost of such work does not exceed, within any twelve (12) month period, fifty (50) percent of the value of such sign.

F. If a nonconforming sign, other than an off-premise sign, advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be deemed abandoned and shall be removed by the owner of the sign, the owner of the property where the sign is located, or the party having control over such sign within thirty (30) days after such abandonment.

G. Ifa nonconforming off-premise sign remains blank for a continuous period of one hundred eighty (180) days, that off-premise sign shall be deemed abandoned and shall, within thirty (30) days after such abandonment, be altered to comply with this Zoning Ordinance or be removed by the owner of the sign, the owner of the property where the sign is located, or the persons having control over such sign. For purposes of this section, a sign is "blank" if:

1. It advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted;
2. The advertising message it displays becomes illegible in whole or substantial part; or
3. The advertising copy that either has been paid for by a party other than the sign owner or promotes an interest other than rental of the sign has been removed

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 6 Nonconforming Building, Structures, Uses, Lots and Signs

ORDINANCE No. 6.0 NONCOMFORMING BUILDINGS and STRUCTURES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 6 Nonconforming Building, Structures, Uses, Lots and Signs

ORDINANCE No. 6.1 NONCOMFORMING USES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 6 Nonconforming Building, Structures, Uses, Lots and Signs

ORDINANCE No. 6.2 NONCOMFORMING LOTS of RECORD

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 6 Nonconforming Building, Structures, Uses, Lots and Signs

ORDINANCE No. 6.3 NONCOMFORMING CONTIGUOUS PARCELS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 6 Nonconforming Building, Structures, Uses, Lots and Signs

ORDINANCE No. 6.4 NONCOMFORMING SIGNS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

ARTICLE 7

Plot Plans and Site Plan Requirements and Review

ARTICLE 7 - PLOT PLANS AND SITE PLAN REQUIREMENTS AND REVIEW

Section 7.0 - Purpose

Section 7.1 - Plot Plans

The purpose of this article is to specify the documents and/or drawings required for a Site Plan Review or a Plot Plan so as to ensure that a proposed land use or development activity is in compliance with this ordinance, other local ordinances, and state and federal statutes and regulations. Furthermore, its purpose is to ensure that development taking place within the Township is properly designed, safe, efficient, environmentally sound, and designed in such manner as to protect adjacent properties from substantial adverse impacts.

Section vie Plot lan

A. Circumstances Requiring a Plot Plan: Plot plans shall be submitted with all applications

for Zoning Permits for the following:

1. Single and Two-Family Dwelling Units.

2. Residential Special Land Uses.

3. All uses which do not require a site plan.

4. Accessory buildings.

B. All applications for Zoning Permits: listed in §7.1.A shall be accompanied by a Plot

Plan, drawn to scale, and Constructions Plans showing the following:

1. A certified survey of the property prepared and sealed by a professional licensed surveyor, showing ata minimum, the boundary lines of the property, all dimensions and a legal description is required for items 4 and 2 above. The Zoning Administrator may require a survey for items 3 and 4 above depending on the request.

2. The shape, location and dimensions of the lot, drawn to scale. The scale of this plot drawing shall be of such size as deemed adequate by the Zoning Administrator to make a judgment that the application meets the requirements of this ordinance.

3. Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.

4. The date, a north arrow, property owners name, the scale and the name of the individual or firm responsible for preparing the plan. The scale must be at least one (1) inch= sixteen (16) feet for all areas showing existing structures and proposed new work. Several sheets may be used to show all necessary

work. The preferred sheet size is 8%" x 11".

‘article 7; Plot Plans and Site Plan Requirements ‘Adopted 12-17-14

Section 7.1 - Plot Plans (continued)

5. Location of required setbacks for the appropriate zoning district.

6. The location, shape, dimensions, and height of all structures or impervious surfaces to be erected, altered or moved onto the lot and of any building or other structure already on the lot, drawn to scale. In addition, an elevation drawing of the proposed building(s) may be required by the Zoning Administrator in order to measure the height of the proposed structures. In most all cases for items 1 and 2 above the elevation drawings will be required.

7. The location and configuration of the lot access and driveway, drawn to scale.

8. The location and width of all abutting rights-of-way, easements, and public open spaces within or bordering the subject project.

9. Location of existing and proposed septic system and water well.

10. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.

11. Natural features such as forests, water bodies, wetlands, high risk erosion areas, slopes over 25%, drainage and other similar features, if determined by the Zoning Administrator to be applicable.

12. Other information concerning the lot or adjoining lots that may be essential for

determining whether the provisions of this Ordinance are being observed.

Section 7.2 - Site Plan Review

Required Site Plans give the Planning Commission an opportunity to review development proposals in a concise and consistent manner. The use of the Site Plan ensures that the physical changes in the property meet with local approval and that development actually occurs as it was planned and represented by the developer.

A. Circumstances Requiring a Site Plan: Site plans are required for the following uses:

1. All new uses and/or structures except:

a. single-family or two-family dwelling units

b. accessory structures.

2. Expansion or renovation of an existing use, other than single-family or two-family dwelling units and accessory structures thereof, which increases the existing floor space more than twenty-five (25) percent.

3. Changes of use for an existing structure or lot except for the circumstances listed in subsection B (below).

4. Multiple-family dwelling units, condominiums, and site condominiums.

Section 7.2 - Site Plan Review (continued)

5. Any Special Land Use (except residential Special Land Uses such as Group Day Care Homes and Cottage Industries, which require a plot plan)

6. Planned Unit Developments.

7. Any use requiring off-street parking, except single-family or two-family dwelling units.

8. Other uses as required by this Ordinance.

B. Site Plan Waiver: The Zoning Administrator may waive site plan review requirements for

permitted uses and the stated review and approval procedures by the Planning Commission in any of the following cases where he or she determines that the submission of a site plan and adherence to the stated review and approval procedures by the Planning Commission

would serve no useful purpose:

1. A change in principal use where such change would not result in significant structural alterations, an increase in impervious surface, additional off-street parking, access or other external site characteristics, or create a violation of this Ordinance.

2. Seasonal Use Sales

C. Pre-application Conference: The Zoning Administrator, Planning Commission Chair

and/or Planning Commission shall have the authority to conduct a pre-application meeting with the applicant/developer to assist them in understanding the site plan review process, and other ordin ance requirements; and to provide insight as to what portions of their proposed development may be of special concern to the Planning Commission. Except for §9.21, this conference is not mandatory, but is recommended for small and large projects alike. For large projects, a pre-application conference should be held several months in advance of the desired start of construction. Such an advance conference will allow the applicant/developer time to prepare the needed information for the Planning Commission to make a proper review.

D. Site Plan Data Required: Each site plan submitted shall contain the following information

unless specifically waived, in whole or in part, by the Township Planning Commission.

The Planning Commission can waive any or all of the below site plan requirements, when it finds those requirements are not applicable to the proposed development.

1. Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.

2. The parcel's legal description.

3. All drawings shall contain the date, a north arrow, the scale and name of the individual or firm responsible for preparing said plan. The scale must be at least one (1) inch = sixteen (16) feet for all areas showing

existing structure and areas of new construction or work.

‘Article 7; Plot Plans and Site Plan Requirements ‘Adopted 12-17-14

Section 7.2 - Site Plan Review (continued)

4. A certified survey of the property prepared and sealed by a professional licensed surveyor, showing, at a minimum, the boundary lines of the property, all dimensions and legal description.

5. Boundary dimensions of environmental features such as forests, water bodies, wetlands, floodplains, high risk erosion areas, slopes over twenty-five (25) percent, drainage and other similar features.

6. The location, dimension, and height of all existing structures and all proposed uses or structures on the site, including principal building(s), accessory structures, walkways, signs, exterior lighting, proposed drives, neighboring drives, curb cuts, vehicular circulation features, size and number of parking spaces, service lanes (show the dimensions of a typical parking stall and parking lot), loading and unloading areas, common use areas , recreational areas and facilities, and any impervious surface. An elevation drawing of the proposed building(s) is required in order to review the proposed building bulk and to verify height.

7. Area of the property subject to be covered by structures (not available as open space).

8. The location and width of all abutting rights-of-way, easements, utility lines, and public open spaces within or bordering the subject project.

9. The location and identification of all existing structures, lighting, signs, ingress drives, roads, and parking within a two hundred (200) foot radius of the site, including road

names.

10. The front yard dimensions of the nearest building on both sides of the proposed structure.

11. The existing zoning district in which the site is located and the zoning of adjacent parcels.

12. The location of all existing and proposed landscaping as well as all existing and

proposed fences or walls.

13. The location, size and slope of all surface and subsurface drainage facilities.

14. Location and status of any floor drains in structures on the site. The point of discharge for all drains and pipes shall be specified on the site plan.

15. Description and location of any existing or proposed outdoor storage facilities (above ground and below ground storage).

16. Description and location of on-site wastewater treatment and disposal systems.

17. Location of existing and proposed private drinking water wells, monitoring wells, test wells, irrigation wells, or wells used for industrial processes.

Section 7.2 - Site Plan Review (continued)

18. The location of snow storage areas.

19. The topography of the existing and finished site shall be shown by contours or spot elevations. Where the existing slope on any part of the site is ten percent (10%) or greater, contours shall be shown at height intervals of two (2) feet or less.

20. Generalized soil analysis data, which may include data prepared by the Gladwin County Soil Conservation District regarding the soils and their adaptability to the use. More detailed information may be required where the Planning Commission determines that the site and use warrant a more critical review of soils.

21. All site plans shall comply with the terms of the Gladwin County Soil Erosion and Sedimentation Control Ordinance and Storm Water Ordinance. It shall be the applicant's responsibility to provide documentation of compliance with these County Ordinances.

22. Anticipated hours of operation for the proposed use. The Planning Commission may impose reasonable limits to hours of operation as a condition of site plan approval when warranted to assure compatibility with surrounding land uses.

23. Site plans for residential projects (multiple family developments and manufactured home parks) shall include the following additional information:

a. Minimum floor area of dwelling units.

ie) b. Total number of units proposed.

c. Number of bedrooms per unit in multiple family developments.

d. Areas to be used for open space and recreation.

24. Impact Statement. The statement shall address itself to the following as applicable to

the type of use:

a. A complete description of the proposed development including: areas of the site;

the number of lots or units; and the number and characteristics of the population impact such as density, as it relates to elderly persons, school children, tourists, family size, income, and related information as applicable.

b. Expected demands on community services, and how these services are to be provided, to specifically include: school classroom needs, volume of water consumption related to ground water reserves, change in traffic volume on adjacent streets and other factors that may apply to the particular development.

c. Statements relative to the impact of the proposed development on soil erosion, shoreline protection, wildlife habitat, air pollution, water pollution (ground and surface), noise and the scale of development in terms of the surrounding environment.

‘Article 7; Plot Plans and Site Plan Requirements Adopted 12-17-14

Section 7.2 - Site Plan Review (continued)

E. Application Submittal Procedures:

1. Ten (10) copies of the proposed site plan, including all required additional or related information, shall be presented to the Zoning Administrator by the petitioner or property owner or his designated agent at least thirty (30) days prior to the Planning Commission meeting at which the site plan will be considered. The Zoning Administrator will review the materials submitted to assure all information required by the Ordinance has been provided.

If the application is incomplete the Zoning Administrator will send a notice with a detailed list of all deficiencies to the applicant. If the site plan, including all required additional or related information, is determined to be complete, the Zoning Administrator shall cause the submittal to be placed on the agenda of the next regular Planning Commission meeting.

2. The Planning Commission may distribute the site plan to the following agencies or any other agency deemed appropriate for comment prior to consideration for approval.

a. The Gladwin County Soil Erosion and Sedimentation Control Officer.

b. The Gladwin County Drain Commissioner.

c. The Gladwin County Road Commission and, if appropriate, the Michigan Department of Transportation.

d. District Health Department.

e. Local fire and ambulance service providers. >] 3. Application fees to cover the estimated review costs as determined pursuant to §10.6 of this Ordinance shall be paid when the application and site plan are submitted.

4, Where the applicant is dependent upon the grant of any variances by the Zoning Board of Appeals, said favorable action by the Zoning Board of Appeals shall be necessary before the site plan approval can be granted, or the site plan may be approved subject to favorable action by the Zoning Board of Appeals.

5, The applicant or his/her representative shall be present at the scheduled review. If the applicant fails to provide representation, the review will be addressed at the next scheduled Planning Commission meeting.

F. Standards for Granting Site Plan Approval:

4. The Planning Commission shall approve, or approve with conditions, an application for a site plan only upon a finding that the proposed site plan complies with all applicable provisions of this Ordinance and the standards listed below unless the Planning Commission waives a particular standard upon a finding that the standard is not applicable to the proposed development under consideration and the waiver of that standard will not be significantly detrimental to surrounding property or to the intent of the Ordinance. The Planning Commission's decision shall be in writing and shall include findings of fact, based on evidence presented on each standard.

‘Article 7; Plot Plans and Site Plan Requirements Adopted 12-17-14

Section 7.2 - Site Plan Review (continued)

a. Public Welfare and Adjoining Properties: The uses proposed will not adversely

affect the public health, safety, or welfare. Uses and structures located on the site shall take into account the size of the property, uses on the adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

b. Topography and Natural Landscape: All elements of the site plan shall be designed

so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of elements that respect existing features of the site in relation to topography. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

c. Drainage: On site drainage shall be required. Appropriate measures shall be taken

to ensure that removal of surface waters will not adversely affect neighboring properties. Provisions shall be made to accommodate storm water and to prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.

‘?) d. Privacy: The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

e. Emergency Vehicle Access: All buildings or groups of buildings shall be so

arranged as to permit emergency vehicle access by some practical means to all sides.

f. Vehicular and Pedestrian Circulation: Safe, convenient, uncontested, and well-

defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. The pedestrian circulation system shall be as insulated as completely as reasonably possible from the vehicular circulation system. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry. Where possible, shared commercial access drives shall be encouraged.

Allstreets, whether public or private, shall be developed in accordance with §3.32.

‘Article 7; Plot Plans and Site Plan Requirements ‘Adopted 12-17-14

Section 7.2 - Site Plan Review (continued)

g. Access: Every structure or dwelling unit shall have access to a public street, private

road, walkway or other area dedicated to common use.

h. Outdoor Storage: All loading and unloading areas and outside storage areas,

including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant materials no less than six feet in height.

i. Exterior Lighting: Exterior lighting shall be arranged so that it is deflected away from

adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets. Lighting of building or structures shall be minimized to reduce light pollution.

j. Compliance with other Statutes and Regulations: Site plans shall conform to all

applicable requirements of state and federal statutes and the Secord Township Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits before the actual zoning permit is granted.

The following standards relate to groundwater protection:

k. The project and related improvements shall be designed to protect land and water resources from pollution, including pollution of soils, groundwater, rivers, streams, lakes, ponds, and wetlands.

1. Storm water detention, retention, transport, and drainage facilities shall be designed to use or enhance the natural storm water system on site, including the storage or filtering capacity of wetlands, watercourses, and water bodies, and/or the infiltration capability of the natural landscape. Storm water facilities shall not cause flooding or the potential for pollution of surface or groundwater, on-site or off-site. Storm water facilities shall conform to the requirements of the Gladwin County Drain

Commissioner:

m. General purpose floor drains shall be connected to an on-site holding tank (not a septic system) in accordance with state and county requirements, unless a groundwater discharge permit has been obtained from the Michigan Department of Environmental Quality. General purpose floor drains, which discharge to groundwater, are prohibited.

n. Sites at which hazardous substances, hazardous wastes, or potentially polluting materials are stored, used, or generated shall be designed to prevent spills and discharges of such materials to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.

Section 7.2 - Site Plan Review (continued)

o. Secondary containment facilities shall be provided for aboveground storage or hazardous substances, hazardous wastes, or potentially polluting materials in accordance with state and federal requirements. Aboveground secondary containment facilities shall be designed and constructed so that the potentially polluting material cannot escape from the unit by gravity through drains or other means directly or indirectly into groundwater.

p. Underground storage tanks shall be registered, installed, operated, maintained, closed and removed in accordance with regulations or the Michigan Department of Environmental Quality.

q. Out-of-service or abandoned underground storage tanks shall be closed and removed in accordance with regulations of the Michigan Department of Environmental Quality.

r. Aboveground storage tanks shall be certified, installed, operated, maintained, closed or removed in accordance with regulations of the Michigan Department of Environmental Quality.

s. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the Michigan Department of Agriculture.

t. Abandoned water wells (wells that are no longer in use or are in disrepair), abandoned monitoring wells, and cisterns shall be plugged in accordance with regulations and procedures of the Michigan Department of Environmental Quality

r) and the County or District Health Department.

u. State and federal requirements for storage, spill prevention, record-keeping, emergency response, transport and disposal of hazardous substances, hazardous wastes, liquid industrial waste or potentially polluting materials shall be met. No discharge to surface water or groundwater, including direct or indirect discharges of waste, waste effluent, wastewater, pollutants, or cooling water, shall be allowed without approval from state, county and local agencies.

2. The Planning Commission may seek the recommendations of the Fire Chief, the Gladwin County Road Commission, the County Health Department, the Michigan Department of Natural Resources, the Michigan Department of Environmental Quality, or other agencies as appropriate, where applicable.

G. Approval of Site Plan:

1. Within sixty (60) days of the site plan application being found complete, the Planning Commission shall act to approve, approve with modifications and/or conditions, or disapprove the site plan in writing with reasons.

2. Ifthe Planning Commission does not act on the site plan, and put its action in writing within the prescribed time, the site plan shall be conclusively presumed to have been approved. if the proprietor and the Zoning Administrator or Commission mutually agrees, the time limit may be extended.

Section 7.2 - Site Plan Review (continued)

3. If approved by the Planning Commission, three (3) copies of the site plan shall be signed and dated by both the applicant and Zoning Administrator or Planning Commission Chair. One

signed and dated site plan shall be provided to the applicant; one shall be retained by the Zoning Administrator as part of the Township's permanent zoning file, and one copy shall be made part of the Planning Commission's permanent record of proceedings on the site plan.

H. Conformity to Approved Site Plan Required: Following approval of a site plan by the

Planning Commission, the applicant shall construct the site plan improvements in complete

conformity with the approved site plan. Failure to do so shall be deemed a violation of this

Ordinance.

I. Amendment of Approved Site Plan: Amendment of an approved site plan shall be

permitted only under the following circumstances:

4. The owner of property for which a site plan has been approved shall notify the Zoning Administrator of any desired change to the approved site plan. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the site plan, nor any specified conditions imposed as part of the original approval. All minor changes must meet all

changes shall include the following:

a. Reduction of the size of any building and/or sign.

) b. Movement of buildings and/or signs by no more the ten (10) feet.

c. Landscaping approved in the site plan that is replaced by similar landscaping to an equal or greater extent.

d. Changes in floor plans that do not exceed five (5%) percent of the total floor area and which do not alter the character of the use or increase the amount of required parking.

e. Internal re-arrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.

f. Changes that will preserve the natural features of the site without changing the basic site layout.

g. Changes related to items (a through f) above, required or requested by Secord Township, Gladwin County, or other state of federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the site plan, nor any specified conditions imposed as part of the original approval.

Section 7.2 - Site Plan Review (continued)

h. All amendments to a site plan approved by the Zoning Administrator shall be in writing. After approval by the Zoning Administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised site plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendment

2. An amendment to an approved site plan that cannot be processed by the Zoning Administrator under subsection §7.2.1.1 shall be processed in the same manner as the original site plan application.

J. Expiration of Site Plan:

1. The site plan shall expire unless construction of an approved site plan improvement has begun within 365 days of approval. Thirty days prior to expiration of an approved final site plan, an applicant may make application to the Planning Commission fora one-year extension of the site plan at no fee. The Planning Commission shall grant the requested extension for an additional one year if it finds good cause for the extension.

2. Any subsequent re-submittal of a site plan due to expiration which has not been granted an extension shall be processed as a new request with new fees.

i) K. Conditional Approvals: The Planning Commission may impose reasonable conditions with the approval of a final site plan, pursuant to §10.2 of this Ordinance.

L. Performance Guarantee Required: The Planning Commission may require an applicant to

provide a performance guarantee in connection with the approval of a final site plan, pursuant to §10.7 of this Ordinance.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 7 Plot Plans and Site Plan Requirements and Review

ORDINANCE No. 7.0 PURPOSE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 7 Plot Plans and Site Plan Requirements and Review

ORDINANCE No. 7.1 PLOT PLANS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 6 | Special Land Uses, Supplemental Regulations, Medical Marihuana Facilities, and Short-Term Rentals

Gladwin County, Michigan

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 7 Plot Plans and Site Plan Requirements and Review

ORDINANCE No. 7.2 SITE PLAN REVIEW

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE 8
Special Land Uses

ARTICLE 8: SPECIAL LAND USES

Section 8.0 - Purpose

Special Land Use permits are required for proposed activities which are essentially compatible with other uses, Or activities permitted in a zoning district, but which possess characteristics or locational qualities which require individual review. The purpose of this individual review is to ensure compatibility with the character of the surrounding area, with public services and facilities, with adjacent properties, and to ensure conformance with the standards set forth in this Ordinance. Uses requiring special approval shall be subject to the general provisions and supplemental site development standards of this Ordinance as well as to the provisions of the zoning district where it is located. Each use shall be considered on an individual basis.

Section 8.1 - Special Land Use Procedures

A. Applications: An application for a special land use shall be submitted through the office of the Zoning Administrator to the Planning Commission on a special form provided for that purpose, and shall include items listed below in §8.1. A.1-4. The Zoning Administrator will review the materials submitted to assure all information required by the Ordinance has been provided. If the application is incomplete, the Zoning Administrator will send a notice within thirty (30) days with a detailed list of all deficiencies to the applicant. If the site plan, including all required additional or related information, is determined to be complete, the Zoning Administrator shall cause the submittal to be placed on the agenda of the next available Planning Commission meeting as a "Public Hearing", after the notice has been provided and published in accordance with §10.3.

1. Site plan prepared under the requirements of Article 7.
2. Description of proposed use, including parking facilities, if required, and any exceptional traffic situation the use may occasion.
3. Astatement prepared by the applicant appraising the effect on the neighborhood.
4. The application shall be accompanied by the fee established by the Township Board.

B. Special Land Use Approval Standards: The Planning Commission shall approve, or approve with conditions, an application for a Special Land Use permit only upon finding that the proposed special land use complies with all the following standards in addition to the site plan review standards contained in Article 7.

Section 8.1 - Special Land Use Procedures (continued)

1. Allowed Special Land Use: The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
2. Compatibility with Adjacent Uses: The proposed Special Land Use shall be designed, constructed, operated and maintained to be compatible and appropriate in appearance with existing or planned uses and the intended character of the area and the surrounding land. In determining whether a Special Land Use will be compatible and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the Special Land Use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered: ,

a. Use activities, processes, materials, equipment, or conditions of operation;

b. Vehicular circulation and parking areas,

c. Outdoor activity, storage and work areas;

d. Hours of operation;

e. Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;

f. Impacts on adjacent property values; and

g. The relative ease by which the impacts above will be mitigated.

3. Public Services:

a. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity.

b. The proposed special land uses will be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services.

4. Economic Well-Being of the Community: The proposed special land use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole.
5. Compatibility with Natural Environment: The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the township or the natural environment as a whole.
6. Impact of Traffic on Street System: The location and design of the proposed Special Land Use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volume), types of traffic, access location and design, circulation and parking design, street and bridge

Section 8.1 - Special Land Use Procedures (continued)

capacity, traffic operations at proposed access points, and traffic operations at nearby

intersections and access points. The proposed Special Land Use shall not cause traffic

congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.

7. Non-Detrimental Standards: The proposed Special Land Use shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or

. offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.

8. Compliance with Supplemental Site Development Standards: The proposed special land use complies with all applicable supplemental site development standards as contained in Article 9 of this Ordinance.

C. Decision:

After a public hearing, site plan review, and deliberation, the decision of the Planning

Commission on a Special Land Use shall be incorporated into a statement of findings and

conclusions relative to the Special Land Use which specifies the basis for the decision and

any condition(s) imposed.

D. Amendment of Approved Special Land Use:

Amendment of an approved special land use shall be permitted only under the following

circumstances:

1. The owner of property for which a special land use has been approved shall notify the Zoning Administrator of any desired change to the approved special land use. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the special land use, nor violate any of the specified conditions imposed as part of the original approval or violate any part of this Ordinance. Minor changes shall include the following:

a. Reduction of the size of any building and/or sign.

b. Movement of buildings and/or signs by no more the ten (10) feet.

c. Landscaping approved in the special land use that is replaced by similar landscaping to an equal or greater extent.

d. Changes in floor plans that do not exceed five (5%) percent of the total floor area and which do not alter the character of the use or increase the amount of required parking.

e. Internal re-arrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.

Section 8.1 - Special Land Use Procedures (continued)

other state of federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the special land use, nor violate any of the specified conditions imposed as part of the original approval.

g. All amendments to a special land use approved by the Zoning Administrator shall be in writing. After approval by the Zoning Administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised site plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendments.

2. Anamendmentto an approved special land use that cannot be processed by the zoning administrator under §8.1. D.1 above shall be processed in the same manner as an original Special Land Use application.

E. Inspection:

The Zoning Administrator or Township official shall have the right to inspect any special land

use, to ensure continued compliance with the conditions of the special land use and this

Ordinance.

F. All applicable federal, state and local licensing regulations shall be complied with. Initial and annual proof of such compliance shall be a condition of Special Land Use approval and the continuance thereof.

G. As a minimum, or unless specifically modified by the provisions of Article 9, the dimensional standards and landscape, buffering and parking regulations otherwise applicable to the use and/or zoning district shall be maintained as outlined within the other various applicable articles of this Ordinance. In such cases where there are conflicting standards, the most restrictive shall apply, unless specifically modified by the provisions of Article 9 or the approving body.

H. Upon review, the Planning Commission may stipulate such additional conditions and safeguards deemed necessary as referred to in §10.2.

1. Expiration of a Special Land Use:

1. The Special Land Use permit shall expire unless the use has begun within one (1) year of approval. Thirty days prior to expiration of an approved Special Land Use permit, an applicant may make application to the Planning Commission for a one-year extension of the Special Land Use permit at no fee. The Planning Commission shall grant the requested extension for this additional one year if it finds good cause for the extension.

2. The Special Land Use permit shall expire if replaced or superseded by a subsequent permitted use or Special Land Use permit or if the applicant requests the rescinding of the Special Land Use Permit.

Section 8.1 - Special Land Use Procedures (continued)

3. The Special Land Use permit shall expire if the Special Land Use has been abandoned for a period of one (1) year or more. When determining the intent of the property owner to abandon a Special Land Use, the Planning Commission shall consider the following factors:

a. Whether utilities such as water, gas, and electricity to the property have been disconnected.

b. Whether the property, buildings, and grounds have fallen into disrepair.

c. Whether signs or other indications of the existence of the Special Land Use have been removed.

d. Whether equipment or fixtures necessary for the operation of the Special Land Use have been removed.

e. Other information or actions that evidence an intention on the part of the property owner to abandon the Special Land Use.

J. New Ownership of a Special Land Use: A Special Land Use Permit does not expire on transfer or sale of the property.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 8 Special Land Use

ORDINANCE No. 8.0 PURPOSE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

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TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 8 Special Land Use

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Roll Call:

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Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

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Roll Call:

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Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

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TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

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Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

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SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE 9
Supplemental Regulations

ARTICLE 9: SUPPLEMENTAL REGULATIONS

Section 9.0 - Supplemental Regulations

The uses listed below shall be subject to the requirements of this Article, in addition to those of the zoning district in which the use is located, along with provisions located elsewhere in this Ordinance.

Section 9.1 - Bed and Breakfasts, Tourist Homes and Boarding Houses

A. While this subsection is established to enable single-family dwelling units to be used as bed and breakfast facilities, tourist homes, or boarding houses, it is the intent of the Planning Commission to preserve the character of the residential district in which the operation is located. A bed and breakfast, tourist home, or boarding house is a subordinate use to a single-family dwelling unit subject to the following conditions:

1. The bed and breakfast, tourist home, or boarding house shall not alter the residential character of the structure.
2. The operator shall live on the premises when the operation is active.
3. Bed and breakfasts, tourist homes, or boarding houses will operate in compliance with all local, state and federal requirements.
4. Each guest room shall be equipped with a separate functioning smoke detector alarm. A fire extinguisher and carbon monoxide detector in proper working order shall be installed and maintained on every floor. Guests shall have access to lavatory and bathing facilities.
5. The use shall be located in the principal structure on the property. The rooms utilized for sleeping shall be part of the primary residential use and not specifically constructed for rental purposes. The Planning Commission may grant permission for accessory dwellings or structures in existence as of the effective date of this section and located on the same parcel as the principal structure containing the Bed and Breakfast to be used as additional sleeping rooms.
6. The maximum length of stay for bed and breakfasts and tourist homes for guests shall be fourteen (14) consecutive days.
7. Two (2) off-street paved or graded gravel parking spaces shall be provided for the operator of the facility, plus one (1) parking space for each available guest room and one (1) for any non-resident employed.

Section 9.1 - Bed and Breakfasts, Tourist Homes and Boarding Houses (continued)

8. Rental of snowmobiles, ATV's, or similar vehicles, boats, and other marine equipment in conjunction with the operation of the establishment may be permitted as part of the approval process. Such requests will be evaluated by the Planning Commission on a case by case basis based on information provided by the applicant.
9. The dwelling unit has no exterior evidence, other than a sign meeting the requirements of §3.30, to indicate that the dwelling is being utilized for any purpose other than as a residence.
10. Breakfast may be served only to overnight guests in accordance with state public health regulations regarding bed and breakfast facilities.
11. Any number of dwelling residents may assist with the bed and breakfast operation, but not more than one (1) non-resident full-time equivalent employee may be hired. The bed and breakfast operation shall produce no excessive noise, traffic, glare or other nuisance that would be detrimental to the character of the neighborhood.

Section 9.2 - Group Day Care Homes and Child Care Centers

A. Special Land Use Permit will be issued if the group day care home or child care center meets all of the following conditions:

1. Is not located closer than fifteen hundred (1,500) feet to any of the following:

a. Another licensed group day care home.

b. An adult foster care home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218.

c. A facility offering substance abuse treatment and rehabilitation service or seven (7) or more people licensed under Article 6 of the public health code, 1978 PA 368.

d. A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the Department of Corrections.

2. Has atleast four hundred (400) square feet of fenced outdoor space.
3. Maintains the property consistent with the visible characteristics of the neighborhood.
4. Does not exceed sixteen (16) hours of operation during a twenty-four (24)-hour period.
5. This parcel is fully compliant with the total Zoning Ordinance.

Section 9.3 - Drive Through and Drive-In Businesses

A. These standards are designed to provide adequate vehicle stacking space on business properties that offer drive-in or drive-through services in order to avoid congestion on adjacent streets and to require site designs that address on-site circulation patterns, recognizing potential pedestrian conflicts with vehicles entering/exiting the property, vehicles using parking lots and vehicles using drive-through service lanes.

B. Businesses which provide a drive-in or drive-through service (but not Gasoline Service Stations) may be permitted, as regulated in their respective Zoning Districts, subject to the review of the Planning Commission and the following conditions:

1. Vehicular access drives shall be located at least sixty (60) feet from the nearest right- of-way line of all intersecting streets.
2. Drive-through/drive-in service windows and order areas shall only be located in the side or rear yard of the property.
3. Site design shall show compatibility between pedestrians and parking areas, stacking lanes, access lanes to parking spaces, and drive-through lanes.
4. If deemed appropriate by the Planning Commission to achieve compatibility with adjacent uses, planted greenbelts, berms, and/or fencing/walls may be required on the sides abutting or adjacent to a residential or Conservation Resource use.
5. Stacking spaces shall be provided for drive-through operations subject to the standards listed in the parking requirements in §3.22.

Section 9.4 - Campgrounds and Travel Trailer Parks

C. Aminimum lot size shall be five (5) acres, and not less than six hundred (600) feet width. .

D. The lot shall provide direct vehicular access to a public road. The term "lot" shall mean the entire campground or travel trailer park.

E. All sanitary stations, privies, or any sanitary facilities shall be located at least one hundred

(100) feet from property lines.

F, The campground perimeter shall be completely screened by natural terrain, a neatly finished and well-maintained wooden fence or masonry wall, or by well- maintained live evergreens.

G. Campsites shall be located at least fifty (50) feet from property lines.

H. All campgrounds and trailer courts shall comply with State of Michigan and District Health

Department requirements.

Section 9.5 - Car Wash Facilities

A. Layout: All washing activities shall be carried on within an enclosed building. Entrances and exits shall not face abutting residentially used property if an existing residence is located within two hundred (200) feet of the car wash facility.

B. Entrances and Exits: Sufficient space shall be provided on the lot so that vehicles do not enter or exit the Wash building directly from an adjacent street or alley. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.

Section 9.6 - Cemeteries

A. Location: No portion of any cemetery that is located in a wetland shall be developed or platted for gravesites.

B. Accessory Buildings: A crematorium, mausoleum, columbarium, or other accessory building may be permitted within a cemetery provided that any such building shall be designed and located in accordance with a cemetery plan, and in compliance with appropriate district setbacks and this Zoning Ordinance.

C. Setbacks: No building or structures containing bodies or remains, other than subterranean graves, shall be located closer than fifty (50) feet to the boundary line of any residential or commercial district.

Section 9.7 - Commercial and Industrial Uses with Outdoor Storage

Outside storage of equipment or materials in the Commercial and Industrial Districts shall be located in the rear or side yards, screened from view, and vehicular access to such storage shall be maintained.

Section 9.8 - Commercial Outdoor Recreational Facilities

Commercially used outdoor recreational space for children's amusement parks, carnivals, rebound tumbling facilities, miniature golf, driving ranges, shall be subject to the following requirements:

A. Children's amusement facilities must be fenced on all sides with a minimum four (4) foot high protective wall or fence.

B. All manufacturers' specifications for safety are complied with as well as any additional safety measures that may be prescribed by the Planning Commission.

Section 9.8 - Commercial Outdoor Recreational Facilities (continued)

c. When discontinued or abandoned, the site shall be left in a reusable condition, free of hazards related to dangerous structures, and from pits, pools, excavations, electric circuits and similar features.

Section 9.9 - Lumber Yards

Facilities dealing primarily in the selling/distributing of lumber for wholesale or retail markets shall meet the following standards:

A. The site is of a configuration as to be compatible with adjoining uses, having at least two hundred (200) feet of frontage on a public road, or part of a planned development having two hundred (200) feet of frontage.

B. Accessory outdoor storage shall be effectively obscured from public view by fences, greenbelts, structures, and/or other devices as approved by the Planning Commission.

Section 9.10 - Sawmills and Other Mills

Sawmills, planning mills, veneer mills and accessory oF incidental mill operations involving logs, "unprocessed timber" and/or rough sawn jumber, are permitted provided:

A. Structures housing mechanical wood cutting devices (head saws, cut-off saws, planers, lathers, etc.), shall not be located closer to an off-premises residence than two-hundred fifty (250) feet.

B. Log storage and sawn timber or lumber shall not be located nearer than two-hundred fifty (250) from an off-premises residence.

C. The location of a proposed mill is determined by the Planning Commission to be compatible with other uses in the general vicinity taking into account traffic flow, noise, scenic values, and residential environments where applicable.

D. Nothing in this Ordinance shall be interpreted to exclude temporary and itinerant sawmill operations on property where the timber harvesting involves only those resources found on the same property. No permit shall be required where the operation involves a period of less than six (6) months on the same property or zoning lot.

E. Operating hours shall be from sun up to sun down.

F. Location of saw mills shall be such that operation will not create a nuisance to abutting residential or agricultural operations or to dwellings in the immediate area by reason of noise, dust or pollution

G. Residue from saw mill operations such as slab wood saw dust, other by products etc. shall be removed from the site or shall be stored on the site so as not to be unsightly to adjacent properties.

H. Property must be returned to original state as much as possible.

Section 9.11 - Automobile Repair and Service Stations (continued)

A. No ingress or egress to an automobile service station or automobile repair garage shall be closer than fifty (50) feet from any intersection or residential property line abutting the property on which such facility is located.

B. All lubrication equipment, hydraulic hoists and pits shall be completely enclosed within a building. All gasoline pumps shall be located not less than fifty (50) feet from any lot line and shall be arranged so that motor vehicles are provided easy egress and ingress to and from the adjoining road, and so that no portion of the vehicle while it is stopped for service, shall overhang onto a sidewalk, curb, road or public right-of-way.

C. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a fence or masonry wall at least five (5) feet in height. Outside storage or parking of disabled, wrecked or partially dismantled vehicles shall be allowed for a period not to exceed fifteen (15) days.

D. All exterior lighting shall comply with §3.29 of this Ordinance.

E. Parking and stacking spaces shall be provided subject to §3.22.

Section 9.12 - Junk Yards, Salvage Yards, and Sanitary Landfills

A. Junk and salvage yards may be established and maintained in accordance with all applicable Statutes of the State of Michigan, and are only permitted in the Mixed Use Commercial District C-2, and shall be located only in sites which are completely screened from adjacent properties and public view. Inoperative vehicles stored or contained in junk yards are permitted only in enclosed structures or in outside areas which are completely screened from adjacent properties and public view.

B. Sanitary landfills shall:

1. Only be permitted if planned to be located in the Township in accordance with the County's Solid Waste Management Plan prepared in conformance with Part 115 of the Natural Resources and Environmental Protection Act, as amended or under the jurisdiction of the Michigan Department of Environmental! Quality in conformance Part 111 of the Natural Resources and Environmental Protection Act; as amended.

2. Have direct access only permitted from an impervious hard surface paved all-weather year-round road as defined by the County Road Commission or State Department of Transportation.

C. The location of a junkyard, salvage yard or sanitary landfill shall be at least one hundred twenty-five (125) feet from any public road. All uses of such facilities shall be completely screened from sight by natural terrain, or by a neatly finished and maintained wooden or masonry fence, or by well-maintained evergreens.

Section 9.12 - Junk Yards, Salvage Yards, and Sanitary Landfills (continued)

D. Glare from any process, such as arc welding, conducted at a junkyard, salvage yard or sanitary landfill, which emits harmful rays, shall be screened so as not to constitute a hazard or nuisance to adjacent properties.

Saction 9.4 3eKennels, Veterinary Clinics and Animal Hospitals

A. All kennels shall be operated in conformance with County and State regulations and shall be on sites of at least five (5) acres. Veterinary clinics or animal hospitals shall be located on sites of at least one (1) acre in size.

B. Animals shall be confined within a building or in a fenced area to preclude their approaching nearer than five hundred (500) feet to any dwelling on adjacent premises or nearer than fifty

(50) feet from the property line, whichever is greater.

C. Outdoor animal enclosures shall be screened from adjacent properties and/or roads with an opaque fence ora vegetated evergreen buffer at least five (5) feet in height.

D. The facility shall be so constructed and maintained that odor, dust, noise or drainage shall not constitute a nuisance or hazard to adjoining premises as determined by the Planning Commission.

E. Animals shall be kept in an enclosed building between the hours of 10 p.m. and 6 a.m.

F. All principal use activities shall occur within an enclosed main building.

Section 9.14 - Manufactured Housing Developments

Manufactured home developments shall be subject to the following conditions:

A. Manufactured home developments shall be developed and licensed pursuant to the requirements of the Michigan Manufactured Housing Commission, Public Act 96 of 1987 and any rules promulgated pursuant to this Act, as amended. This includes but is not necessarily limited to compliance with Michigan Manufactured Housing Commission regulations concerning internal roads, parking requirements, fencing, screening, unit spacing and recreational and open spaces.

B. To the extent permitted by the Michigan Manufactured Housing Commission, this Ordinance shall require all manufactured homes in manufactured housing developments to be anchored to the ground in accordance with the standards and specifications of the manufacturer and any applicable state and federal statutes and rules.

C. The underside or chassis of all manufactured homes in manufactured housing developments to be fully skirted or enclosed with durable, weather-resistant materials, as

specified by the manufacturer or as specifically manufactured for use as home skirting, and all such skirting shall be maintained in place as designed.

D. A travel trailers or recreational vehicle shall not be permitted to be used as a dwelling unit in a manufactured housing development.

Section 9.15 - Outdoor Sales Facilities

Outdoor sales lots for automobile, trucks, motorcycles, all-terrain vehicles, boats and marine craft, recreation vehicles, trailers, mobile homes, farm implements, contractor's equipment/vehicles, and similar units, for new and/or used units, are subject to the following:

A. No display shall be permitted in the right-of-way of any abutting road or highway.

B. Existing roadside trees and shrubs shall be retained in a healthy growing condition to an extent determined by the Planning Commission to offer aesthetic value, contribute to shade, while offering reasonable visual access to the display lot.

C. The use of racks, berms, platforms, or similar devices intended for the elevated display of units regulated herein shall be limited to not more than two, or one (1) per one hundred fifty (150) feet of display lot road frontage, whichever is greater and are subject to Planning Commission approval. No such display device shall elevate the under frame of a vehicle more than five (5) feet above the ground.

D. Display lot lighting shall comply with terms of §3.29, which shall apply whether or not the lighting is projected from buildings, private poles, or from utility company poles, i.e. as yard lights.

E. The display of units regulated herein shall only be in areas indicated or designated on the site plan, and areas shall be differentiated as to the display of new, used and/or inoperable units.

The purpose and intent of the section of this Ordinance pertaining to the regulation of sexually oriented businesses is to regulate the location and operation of, but not to exclude, sexually oriented businesses within the Township, and to minimize their negative secondary effects. It is recognized that sexually oriented businesses, because of their very nature, have serious objectionable operational characteristics which cause negative secondary effects upon nearby residential, educational, religious, and other similar public and private uses. The regulation of sexually oriented businesses is necessary to ensure that their negative secondary effects will not contribute to the blighting and downgrading of surrounding areas and will not negatively impact the health, safety, and general welfare of Township residents. The provisions of this Ordinance are not intended to offend the guarantees of the First Amendment to the United States Constitution or to deny adults access to sexually oriented businesses and their products, or to deny sexually oriented businesses access to their intended market. Neither is it the intent of this Ordinance to legitimatize activities which are prohibited by Township ordinances, state or federal law. If any portion of this Ordinance relating to the regulation of sexually oriented businesses or referenced in those sections is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced, and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Ordinance relating to regulation of sexually oriented businesses following the removal, reduction, or revision of any portion so found to be invalid or unconstitutional.

Section 9.16 - Sexually Oriented Business (continued)

A. No sexually oriented business shall be greater than five thousand (5,000) square feet.

B. No sexually oriented business shall be established ona parcel within five hundred (500) feet of any residence, public or private school, church, public park, state-licensed child care facility, or residential zoning district.

C. No sexually-oriented business shall be permitted in a location in which any principal or accessory structure, including signs, is within one thousand (1,000) feet of any principal or accessory structure of another sexually-oriented business.

p. For the purpose of this section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of any structure, including signs and roof overhangs, used in conjunction with the sexually oriented business to the closest point ona property boundary or right-of-way associated with any of the land use(s) or zoning district identified in subsection Band C above.

-. The proposed use shall conform to all specific density and setback regulations of the zoning district in which it is located.

F. The proposed use must meet all applicable written and duly promulgated standards of Secord Township and other governments or governmental agencies having jurisdiction, and that to the extent required, the approval of these governments and/or governmental agencies has been obtained or is reasonably assured.

G. The outdoor storage of garbage and refuse shall be contained, screened from view and located so as not to be visible from neighboring properties or adjacent roadways.

H. Any sign or signs proposed for the sexually oriented business must comply with the provisions of this Ordinance, and shall not otherwise include photographs, silhouettes, drawings, or pictorial representations of any type, Or include animated or flashing iNumination.

I. Entrances to the proposed sexually oriented business must be posted on both the exterior and interior walls in a location clearly visible to those entering and exiting the business, and using lettering no less than two (2) inches in height, and that:

1. Persons under the age of 18 are not permitted to enter the premises and,

2. Noalcoholic beverages of any type are permitted within the premises unless specifically allowed pursuant to a license duly issued by the Michigan Liquor Control Commission.

Section 9.16 - Sexually Oriented Business (continued)

J. No product or service for sale or gift, or any picture or other representation of any product or service or gift, shall be displayed so as to be visible from the nearest adjoining roadway or a neighboring property.

K. Hours of operation shall be limited to 12:00 PM (noon) to 12:00 AM. (Midnight)

L. Any booth, room, or cubicle available in any sexually oriented business, excepting an adult motel, used by patrons for the viewing of any entertainment characterized by the showing of Specified Anatomical Areas or Specified Sexual Activities:

1. Shall be handicap accessible to the extent required by the Americans With Disabilities Act;

2. Shalibe unobstructed by any door, lock, or other entrance and exit control device;

3. Has at least one (1) side totally open to a public, lighted aisle so that there is an unobstructed view at all times from the adjoining aisle of any occupant;

4. Is illuminated by a light bulb of wattage of no less than twenty-five (25) watts;

5. Has no holes or openings in any side or rear walls. Saction 9.17* storage Uses Storage uses, including mini-storage, shall meet the following regulations:

A. All proposed storage buildings nearest to the primary access road shall be site planned to be perpendicular to the road; landscape screening may be required by the Planning Commission.

B. Proposed storage buildings shall be positioned to the rear of other approved non-storage or non-warehousing buildings, €.9., retail or office uses, or, the storage buildings are set back at least one hundred (100) feet from public road right-of-way lines.

C. Nothing in this section shall prohibit or inhibit storage space as a necessary accessory use to any principal commercial use of the property.

0. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, shall be within an enclosed building or behind an obscuring wall or fence.

Section 9.18 - Wireless Communications Equipment and Support Structures

A. Compliance with Michigan Zoning Enabling Act:

Section 9.18 - Wireless Communications Equipment and Support Structures (continued)

1. Pursuant to Section 3514 of P.A. 110 of 2006, as amended, wireless communications

equipment (WCE) is a permitted use of property and is not subject to Special Land Use

approval or any other approval if the following requirements are met:

a. The wireless communications equipment will be collocated on an existing wireless communications support structure or in an existing equipment compound.

b. The existing wireless communications support structure (WSS) or existing equipment compound is in compliance with this Zoning Ordinance or was officially approved by the Zoning Administrator or Planning Commission.

c. The proposed collocation will not do any of the following:

i. Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater. ii. Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation. iii. Increase the area of the existing equipment compound to greater than 2,500 square feet.

d. The proposed collocation complies with the terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the Zoning Administrator or Planning Commission.

2. New wireless communications equipment that meets the requirements of subsection 1 (a) and (b) but does not meet the requirements of subsection 1(c) or (d) are a permitted use of property upon Special Land Use approval under subsections 3 to 6 below. .

3. An application for Special Land Use approval of wireless communications equipment described in subsection 2 (above) shall include all information required by Article 8.

4. After an application for a special land use approval is filed, the Zoning Administrator shall determine whether the application is administratively complete. The application shall be considered to be administratively complete when the Zoning Administrator makes that determination or fourteen (14) business days after the Zoning Administrator receives the application, whichever is first.

5. If, before the expiration of the 14-day period under subsection 4, the Zoning Administrator notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14- day period under subsection (4) is tolled until the applicant submits to the body or Official the specified information or fee amount due. The notice shall be given in writing or by electronic notification.

Section 9.18 - Wireless Communications Equipment and Support Structures (continued)

6. The Planning Commission shall approve or deny the application not more than sixty

(60) days after the application is considered to be administratively complete. If the Planning Commission fails to timely approve or deny the application, the application shall be considered approved and the Planning Commission shall be considered to have made any determination required for approval.

7. Special land use approval of wireless communications equipment described in subsection 2 may be made expressly conditional only on the wireless communications equipment's meeting the requirements of other local ordinances and of federal and state laws before the wireless communications equipment begins operation.

8. If the Township requires special land use approval for wireless communications equipment that does not meet the requirements of subsection 1(a) or for a wireless communications support structure, subsections 4 to 6 apply to the special land use approval process, except that the period for approval or denial under subsection (6) is 90 days.

B. Unless otherwise provided, wireless communications support structures shall comply with all of the following standards.

1. Ownership: The Applicant shall provide documentation to the Planning Commission that clearly establishes the legal ownership of the tower. The applicant, its agents, successors, and assigns shall report to the Planning Commission any changes in the legal ownership of the tower within thirty (30) days of the effective date of the change.

2. Need & Co-Location: The applicant shall provide documentation to the Planning Commission establishing the need for a new tower and analysis of alternative options, such as co-location of an existing tower or structure. The applicant shall provide evidence of feasibility of locating the antenna on an existing tower or other existing structure in the Township or in neighboring communities. The applicant must demonstrate that no existing tower or alternative tower structures can accommodate the applicant's needs. If such a tower or structure is in existence, said tower or structure shall be utilized.

3. Visual Impact: The application for special approval for the tower shall include a visual impact analysis, prepared by the applicant, which includes graphic depictions of the anticipated visual appearance of the tower from important vantage points in the surrounding area. Methods used in preparing the analysis shall be reviewed and approved by the Zoning Administrator.

4. Size:

a. Accellular phone or other personal and business communications services antenna tower shall be exempt from building height limits established by zoning district regulations, provided that the tower height shall not exceed the minimum height necessary to serve its intended functions.

b. The tower and any ancillary building housing equipment needed for operation of the

tower shall not exceed the floor area and height minimally necessary for such

Section 9.18 - Wireless Communications Equipment and Support Structures (continued)

equipment, and shall be of a size, type, color, and exterior materials which are aesthetically and architecturally compatible with the surrounding area, and as minimally obtrusive as possible. Landscape screening may be required by the Planning Commission to accomplish screening of ancillary equipment buildings.

C. Lighting: The applicant shall provide documentation of any lighting to be installed on the tower. If tower lighting is required or proposed, the tower may not be approved unless the Planning Commission determines that it will not have a significant adverse impact on properties and residents of the surrounding area.

1. The color and intensity of tower lighting required by Federal Communications Commission (FCC), Federal Aviation Administration (FAA) or Michigan Aeronautics Commission (MAC) regulations shall be as unobtrusive as possible and must cause the least disturbance to the surrounding properties.

2. Lighting shall not be strobe lighting or other intermittent white lighting fixtures, unless expressly required by State or federal regulations. Such intermittent lighting shall be alternated with steady red lights at night if acceptable to State or federal regulations.

3. Lighting may consist of a red top light that does not pulsate or blink.

D. Color: Towers shall be painted so as to be as unobtrusive as possible. The painting of towers in alternate bands of color shall be permitted only if specifically required by Federal Communications Commission (FCC), Federal Aviation Administration (FAA) or Michigan Aeronautics Commission (MAC) regulations. If alternate band painting is required by FCC, FAA, or MAC regulations, the applicant shall provide documentation of such requirements and regulations.

E. Height Decrease: If the height required for the tower to serve its intended function decreases from the installed height due to technological advancement, additional tower installations at other locations, or other factors, the Township may order that the tower be lowered to such decreased minimum height.

F. Signs: No signs other than signs required pursuant to federal, state or local law and ordinance shall be allowed on an antenna or tower or site.

G. Cable and Anchor Setbacks: Guy cables and anchors shall comply with applicable zoning district setback regulations.

H. Setback from Dwellings: The tower and any supporting or appurtenant structures shall be no closer to any dwelling than the distance equal to one and one half (1.5) times the height of the tower measured from its base at grade to its highest point of elevation.

|. Setback from Property Line: The tower shall be set back not less than the distance equal to the height of the tower measured from the base of the tower to all points on each property line.

J. FCC/FAA/Other Regulations: The applicant shall provide documentation of conformance with any Federal Communications Commission, Federal Aviation Administration, of Michigan Aeronautics Commission regulations. The tower shall comply with the Michigan Tall Structures Act (P.A. 259 of 1959, as amended).

Section 9.18 - Wireless Communications Equipment and Support Structures (continued)

K. Use: The owner/operator of the tower shall agree to permit use of the tower by other personal or business communications services providers, including local government agencies, on reasonable terms, so long as such use does not interfere with the owner/operator's reasonable use of the tower.

L. Performance Guarantee: As a condition of approval, the Planning Commission may require an owner to deposit funds a performance guarantee to assure the removal of towers and masts as prescribed in this Section. If required, such performance guarantee shall be in an amount equal to the estimated cost of removal of the tower at the time of approval. Such escrow deposit or bond shall be maintained by successor owners.

M. Cease of Operations/Abandonment: If the tower ceases operation for its original use or is abandoned for any reason, the Township may order its removal from the site by the owner of the tower within three (3) months of notification by the Township. Ifthe cost exceeds the amount held in escrow, the current owner shall be responsible for additional costs.

N. ZBA: The Zoning Board of Appeals shall have no jurisdiction over a decision made by the Planning Commission to approve, approve with conditions, or deny an application for Special Land Use approval to erect and maintain cellular phone and other personal and business communications antenna towers.

0. No antenna or similar sending/receiving devices appended to a tower, following its approved construction, shall be permitted if it exceeds the engineered design capacity of the tower thereby jeopardizing the tower's structural integrity.

P. The installation and/or operation of the above mentioned, antennas or facilities shall not interfere with normal radio/television reception in the area. In the event interference occurs, it shall be the sole responsibility of the owner to rectify the situation with the parties involved.

Section 9.19 - Reserved

Section 9.20 - Wind Turbines and Wind Energy Systems

The following site development standards shall apply to all wind energy system and anemometer tower (AT) installations in the Township.

A. TECHNOLOGICAL ADVANCES AND DESIGN STANDARDS FLEXIBILITY:

The Township recognizes the accelerated pace at which the technology of wind energy generation is constantly evolving, and the impact these technological changes may have on the use and placement of wind energy systems within the Township. Consequently, in order to effectively incorporate new technology that may outpace the regulations established herein, the Planning Commission may approve wind energy systems that do not fully comply with the strict development standards of these regulations, if in the opinion of the Commission they comply with the intent of the regulations and do not create significant adverse impacts on the petitioned property, abutting properties or the immediate neighborhood.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

B. Small On-Site Wind Energy Systems: A wind energy conversion system which is intended to primarily serve the needs of the property upon which it is located shall be considered an accessory structure.

1. Tower Height: For property sizes up to one (1) acre, the tower height shall be limited to eighty (80) feet. For property sizes of one (1) acre or more, there is no limitation on tower height, except as imposed by FAA regulations.
2. Blade Clearance: A minimum twenty (20) foot clearance from the ground shall be maintained for the vertical blade tip of a Horizontal Axis Wind Turbine and for the bottom of the rotating spire or helix of a Vertical Axis Wind Turbine.
3. Guy Wires: Ifthe small wind energy system is supported by guy wires, such wires shall be visible to a height of at least six (6) feet above the ground.
4. Setbacks: Each small wind energy system shall be set back from an adjoining lot line or a public or private road right-of-way a distance equal to the total height of the wind turbine. The Planning Commission may reduce the setback if the neighboring property is under the same ownership or based on other factors such as topography specific to the site. No part of the wind turbine generator, including guy wire anchors, may extend closer to the property line or waterfront than the required setback for the district in which the unit is located.
5. Noise: Small wind energy systems shall not cause a sound pressure level in excess of fifty-five (55) dB(A) or in excess of five (5) dB(A) above the background noise, whichever is greater, as measured at the nearest property line. This level may be exceeded during short-term events such as utility outages and severe wind storms.
6. Vibration: Small wind energy systems shall not cause vibrations through the ground which are perceptible beyond the property line of the parcel on which it is located.
7. Reception Interference: Small wind energy systems shall not cause interference with television, microwave, navigational or radio reception to neighboring areas.
8. Shadow Flicker: Small wind energy systems shall not cause shadow flicker upon any structure on a neighboring property. .
9. Potential Ice Throw: The potential ice throws or ice shedding for the wind turbine generator shall not cross the property lines of the site nor impinge on any right-of-way or overhead utility line.
10. Safety: A small on-site wind energy system shall have an automatic system to prevent uncontrolled rotation.
11. Color: Residential wind turbines shall be painted a non-obtrusive, neutral color.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

12. Other Regulations: On-site use wind energy systems shall comply with all applicable State construction and electrical codes, Federal Aviation Administration requirements, Michigan Aeronautics Commission requirements, the Michigan Tall Structures Act (P.A.

259 of 1959, as amended), and the Michigan Public Service Commission and Federal

Energy Regulatory Commission standards.

8. Wind Energy Facilities and Anemometer Towers: Anemometer Towers and wind energy facilities consisting of one (1) or more wind turbines whose main purpose is to supply electricity to off-site customers shall be allowed as a Special Land Use and shall adhere to the following requirements in addition to the requirements contained in Articles 7 and 8.

1. Principal or Accessory Use: A wind energy facility or anemometer tower may be considered either a principal or an accessory use. A different existing use or an existing structure on the same parcel shall not preclude the installation of a wind energy facility or a part of such facility on such parcel. Wind energy facilities that are constructed and installed in accordance with the provisions of this Article shall not be deemed to constitute the expansion of a nonconforming use or structure.

2. Sufficient Wind Resources: The proposed site shall have documented annual wind resources sufficient for the operation of the proposed wind turbine generator; provided, however, this standard shall not apply to an anemometer tower. No wind turbine generator shall be approved without submission of a wind resource study documenting wind resources on the site over a minimum of one year. Said study shall indicate the long term commercial economic viability of the project. The Township may retain the services of anindependent, recognized expert to review the results of the wind resource study prior to acting on the application for special approval.

3. Minimum Site Area: The minimum site area for a wind turbine generator or an anemometer tower erected prior to a wind turbine generator shall be as necessary to meet required wind energy setbacks and any other standards of this Article.

4. Setbacks: Each proposed wind turbine generator or anemometer tower shall meet the following applicable setback requirements:

a. Setback from Property Line: Each wind turbine generator shall be set back from any adjoining lot line a distance equal to the total height of the wind turbine generator including the top of the blade in its vertical position. The Planning Commission may reduce this setback to no less than one hundred (100) feet; provided the adjoining property is owned or leased by the applicant or an easement is obtained. If the adjoining property that is owned or leased by the applicant includes more than one (1) parcel, the properties may be considered in combination in determining setback relief. The amount of setback relief approved by the Planning Commission will be based on data provided by the applicant and prepared

. by a qualified professional. Such data shall satisfy the Planning Commission that any potential blade and ice throw will not cross the property line and that sound levels will not exceed fifty (55) decibels on the dB(A)

scale at the property line from the proposed setback. Data provided shall be specific to the proposed tower in the proposed location taking into consideration prevailing winds, topography, existing vegetation, and other relevant factors.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

b. Setback from Road: In addition to the above, a wind turbine generator shall, in all cases, be set back froma public or private road right-of-way a minimum distance equal to the height of the wind turbine generator total height as defined in the Ordinance.

c. Setback from Structures: Each wind turbine generator shall be setback from the nearest inhabited structure a distance not less than one and one-half (1 1/2) times the total height of the wind turbine generator.

d. Setback from Communication and Power Lines: Each wind turbine shall be set back from the nearest above-ground public electric power line or telephone line a distance of no less than four hundred (400) feet or one and one-half (1 1/2) times the total tower height, whichever is greater, determined from the existing power or communications lines.

e. Building Setbacks: Setbacks for buildings accessory to a wind turbine generator shall conform to the setbacks of the district.

5. Maximum Height: The maximum wind turbine generator height or the height of an anemometer tower erected prior to the wind turbine generator shall not exceed a hub height of two hundred seventy-five (275) feet. The applicant shall demonstrate compliance with the Michigan Tall Structures Act (P.A. 259 of 1959, as amended), FAA guidelines, and Michigan Aeronautics Commission guidelines as part of the approval process. The Planning Commission may approve an increased height for a wind turbine generator tower or an anemometer tower if either of the following conditions is met:

a. The increased height will result in the preservation of a substantial stand of trees, existing land forms or structures that would otherwise be removed to increase wind velocity.

or

b. The increased height is the minimum necessary to achieve a reasonable rate of return on the operation of the wind turbine generator given the documented wind speeds and other site conditions. A reasonable rate of return is not equivalent to maximizing economic return to the operator, as determined by the Planning Commission or a qualified professional hired by the Township.

In subsections (a) and (b) above, the increased height shall not result in increased intensity of lighting of the tower due to FAA (Federal Aviation Administration) or MAC (Michigan Aeronautics Commission) requirements.

6. Tower Separation: Wind turbine separation distance shall be based on 1) industry standards, 2) manufacturer recommendation, and 3) the characteristics (prevailing wind, topography, etc.) of the particular site location. At a minimum, there shall be a separation between the towers of not less than three (3) times the turbine rotor diameter. Documents shall be submitted by the developer/manufacturer confirming specifications tower separation.

7. Minimum Ground Clearance: The lowest point of the arc created by rotating wind vanes or blades on a wind turbine generator shall be no less than twenty (20) feet.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

8. Maximum Noise Levels: The sound pressure level generated by the wind energy system shall not exceed fifty-five (55) dB(A) measured at neighboring property lines. If the ambient sound pressure level exceeds fifty-five (55) dB(A), the standard shall be ambient plus five (5) dB(A).

9. Maximum Vibrations: Any proposed wind turbine generator shall not produce vibrations through the ground humanly perceptible beyond the parcel on which it is located.

10. Potential Ice Throw: The potential ice throws or ice shedding for the wind turbine generator shall not cross the property lines of the site nor impinge on any right-of-way or overhead utility line.

11. Signal Interference: No wind turbine generator shall be installed in any location where its proximity with existing fixed broadcast, retransmission, OF reception antennas for radio, television, navigation, wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception. No wind turbine generator shall be installed in any location along the major axis of an existing microwave communications link where its operation is likely to produce electromagnetic interference with the link's operation.

12. Visual Impact, Lighting, Power Lines:

a. Wind turbines shall be mounted on tubular towers, painted a non-reflective, non- obtrusive neutral color. The appearance of turbines, towers, and buildings shall be maintained throughout the life of the wind energy facility pursuant to industry standards (i.e. condition of exterior paint, signs, landscaping). A certified registered engineer and authorized factory representative shall certify that the construction and installation of the wind energy facility meets or exceeds the manufacturer's construction and installation standards.

b. The design of the wind energy facility's buildings and related structures shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend facility components with the natural setting and the environment existing at the time of installation.

c. Wind turbine generators shall not be artificially lighted, except to the extent required by the FAA or the MAC or other applicable authority, or otherwise necessary for the reasonable safety and security thereof. If lighting is required, the lighting alternatives and design chosen:

i. Shall be the intensity required under State or federal regulations.

ii. Shall not be strobe lighting or other intermittent white lighting fixtures, unless expressly required by State or federal regulations. Such intermittent lighting shall be alternated with steady red lights at night if acceptable to State or federal regulations.

iii. May be a red top light that does not pulsate or blink.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

iv. All tower lighting required by State or federal regulations shall be shielded to the extent possible to reduce glare and visibility from the ground.

d. Wind turbines shall not be used to display any advertising except the reasonable identification of the manufacturer or operator of the wind energy facility.

e. The electrical collection system shall be placed underground within the interior of each parcel at a depth designed to accommodate the existing agricultural land to the maximum extent practicable. The collection system may be placed overhead adjacent to State and County roadways, near substations or points of interconnection to the electric grid or in other areas as necessary.

f. Wind energy power transmission lines located within Wind Energy Resource Zones for which an Expedited Siting Certificate is issued by order of the Michigan Public Service Commission under P.A. 295 of 2008 are exempt from local zoning regulations.

13. Shadow Flicker:

a. The wind turbine generator shall be designed in such a manner as to minimize shadow flicker on a roadway. The wind turbine generator shall be designed in such a manner as to prevent shadow flicker on any existing structures located off the property on which the wind turbine generator is located. If necessary to prevent shadow flicker from crossing occupied structures, the wind turbine generator may be programmed to stop rotating during times when the wind turbine generator shadow crosses these structures. The wind turbine generator operator may obtain written agreements which allow shadow flicker to cross an occupied structure.

b. The Planning Commission may require the applicant to conduct an analysis of potential shadow flicker at occupied structures if it deems such an analysis necessary. The analysis shall identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sunrise to sunset over the course ofa year. The analysis shall identify problem areas where shadow flicker may affect the occupants of the structures and describe measures that shall be taken to eliminate or mitigate the problems.

14. Safety:

a. Allcollection system wiring shall comply with all applicable safety and stray voltage standards.

b. Wind turbine towers shall not be climbable on the exterior.

c. Allaccess doors to wind turbine towers and electrical equipment shall be lockable.

d. Appropriate warning signs shall be placed on wind turbine towers, electrical equipment, and facility entrances.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

e. Allwind turbine generators shall be equipped with controls to control the rotational speed of the blades within design limits for the specific wind turbine generator.

15. State or Federal Requirements: Any proposed wind turbine generator anemometer tower shall meet or exceed any standards and regulations of the Federal Aviation Administration (FAA), Michigan Aeronautics Commission (MAC), the Michigan Public Service Commission, National Electric Safety Code, Federal Energy Regulatory Commission, and any other agency of the state or federal government with the authority to regulate wind turbine generators or other tall structures in effect at the time the Special Land Use approval is approved.

16. Hazard Planning: An application for a wind turbine generator shall be accompanied by a hazard prevention plan. Such plan shall contain:

a. Certification that the electrical wiring between turbines and between turbines and the utility right-of-way does not pose a fire hazard.

b. Location of landscaping to be designed to avoid spread of fire from any source on the turbine; such preventative measures may address the types and locations of vegetation below the turbine and on the site.

c. A listing of any hazardous fluids that may be used on site shall be provided, including Material Data Safety Sheets (MOSS).

d. Certification that the turbine has been designed to contain any hazardous fluids shall be provided.

e. Astatement certifying that the turbine shall be routinely inspected to ensure that no fluids are released from the turbine.

17. Approvals: All required approvals from other local, regional, state or federal agencies must be obtained prior to approval of a site plan. Inthe case where site plan approval is a requirement for other local, regional, state, or federal agency approval, evidence of such shall be submitted with the site plan. .

18. Removal of Wind Turbine Generators:

a. The applicant shall submit a decommissioning plan. The plan shall include:

i. The anticipated life of the project. ii. The estimated decommissioning costs in current dollars. Such costs shall not include credit for salvageable value of any materials. iii. The method of ensuring that funds will be available for decommissioning and restoration. iv. The anticipated manner in which the project will be decommissioned and the site restored.

Section 9.20 - Wind Turbines and Wind Energy Systems (continued)

b. Any wind turbine generator or anemometer tower that is nonoperational for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such wind turbine generator or anemometer tower shall remove the same within one hundred eighty (180) days of abandonment. Failure to remove an abandoned wind turbine generator or anemometer tower within the one hundred eighty (180) day period provided in this subsection shall be grounds for the Township to remove the wind turbine generator or anemometer tower at the owner's expense.

c. Inaddition to removing the wind turbine generator, or anemometer tower, the owner shall restore the site of the wind turbine generator or anemometer tower to its original condition prior to location of the wind turbine generator or anemometer tower, subject to reasonable wear and tear. Any foundation associated with a wind generator or anemometer tower shall be removed to a minimum depth of five (5) feet below the final grade and site vegetation shall be restored.

d. The Planning Commission may require the owner of the wind turbine generator to deposit a performance guarantee in an amount equal to the estimated costs associated with the removal of the wind turbine generator or anemometer tower and all associated equipment and accessory structures and restoration of the site to a reusable condition which shall include the removal of all underground structures to a depth of five (5) feet below the natural ground level at that location. The amount of the performance guarantee shall be reviewed every five

(5) years. The amount of the performance guarantee shall be increased based on an inflation rate equal to the average of the previous ten (10) years Consumer Price Index.

19. Equipment Replacement: Major components of the wind turbine generator may be replaced without a modification of the Special Use permit provided all regulations contained herein are adhered to.

A. Purpose: The Planned Unit Development allows design and use flexibility on a given site while at the same time protecting present and future residents and public facilities from the adverse effects of unplanned or unregulated development. This approach allows the applicant to utilize innovative designs and methods to control the effects of development rather than having rigid numerical zoning standards dictate design parameters. The burden of establishing that a Planned Unit Development is within the parameters and intent of this Ordinance is completely upon the applicant. The Secord Township Planning Commission shall determine whether the design contains sufficient safeguards as to make the effects of the development compatible with the intent of this Ordinance. It is the expressed intent of this section to allow such items as setbacks, yards, parking spaces, and type of dwelling unit and use to be regulated on an overall impact or gross development basis rather than individually for each lot, use, or structure.

Section 9.21 - Planned Unit Development (continued)

B. Criteria: The criteria set forth below apply to Planned Unit Developments. Procedures set forth in this section shall be followed and the design submitted for Planning Commission review and approval. Standards contained in Articles 7 and 8 also apply.

1. Size: A Planned Unit Development shall be of sufficient size to contain on the site both physically and aesthetically not only the development proposed but also any effects of such development that would ordinarily be apparent and different from the effects of permitted uses on the adjacent properties.

2. Internal Design Standards: A Planned Unit Development shall be designed so as to provide future users, residents, visitors, and public service personnel with adequate light, air, privacy, circulation patterns, park areas, and public services.

3, External Effects: A Planned Unit Development shall be designed so as not to create any significant negative impact upon adjacent properties, residents, or public facilities.

C. Approval Procedures: Each of the following steps in the submittal process is mandatory, and failure to complete any one will result in a suspension of the process until such time as the required information is submitted in accordance with the requirements of this ordinance.

1. Pre-Application Meeting: The procedure of application and approval of a PUD permit shall include one (1) or more informal conferences between the applicant and Zoning Administrator. The applicant shall inform the Zoning Administrator of the applicant's general intentions at this time. The Zoning Administrator may request or recommend that the applicant request representatives from the relevant Township or County agencies (fire department, county sheriff and other agencies) to attend such informal conferences. After consideration of comments from the pre-application meetings, the applicant shall prepare a preliminary plan.

2. Preliminary Plan Submission Requirements: Following the pre-application conference, the applicant may file a PUD application with the Zoning Administrator in order to receive a formal Planning Commission review of a Preliminary Planned Unit Development plan for the subject property. The applicant shall submit fourteen (14) copies of the Preliminary Planned Unit Development plan with the PUD application, at least thirty (30) days prior to the date of the Planning Commission meeting at which a Public Hearing on the Plan is to be scheduled. The Preliminary Planned Unit Development plan shall provide all the information specified under Article 7.

3. Planned Unit Development Review Procedure

a. Public Hearing: The Planning Commission shall conduct a public hearing on the

preliminary site plan in accordance with §10.3 of this Ordinance.

b. Preliminary Site Plan Approval/Action: Following the public hearing, the Secord Township Planning Commission shall recommend approval, disapproval or approval subject to specified conditions/revisions. Such recommendation

Section 9.21 - Planned Unit Development (continued)

shall be based on the standards listed in Articles 7 and 8 of this ordinance and §9.21. B.

Once approved, the preliminary site plan shall be valid for a period of two (2) years. Ifa final site plan for the entire project or a phased portion thereof is not submitted within the two (2)-year time period, the PUD and preliminary site plan shall become null and void. The Planning Commission may approve one (1) extension of up to two (2) years.

c. Final Site Plan Approval: Upon approval of the preliminary site plan by the Planning Commission, the applicant shall submit a final site plan of the entire PUD or phased portion thereof and filing fee to the Planning Commission for review and approval within the required time frame. The final submittal shall be prepared incorporating any changes specified as part of the preliminary approval. The Planning Commission shall conduct a public hearing in accordance with §10.3 of this Ordinance. Following the public hearing, the Commission shall take action on the plan. If approved with conditions, the approval shall indicate whether review and approval of any required modifications shall be made by the Planning Commission or by the Zoning Administrator. Planning Commission approval shall be based on the review criteria listed in Article Articles 7 and 8 of this ordinance and §9.21. B and a finding that the final site plan is consistent with the preliminary site plan approved by the Planning Commission, including any conditions or required modifications. An approved final site plan shall be valid for three (3) years, during which time all permits necessary for the construction of the approved development shall be obtained. Failure to do so shall require the re-submittal of the previously approved final site plan to the Planning Commission for review and re-approval prior to the issuance of a Building Permit. The Planning Commission may reject or require modifications to the plan if in its opinion conditions on or off- site have changed in such a manner as to necessitate the rejection or modification.

d. Performance Guarantee: To ensure compliance with the approved final site plan, the Township may require a performance guarantee as per §10.7.

4. Amendments to an Approved PUD: Minor amendments to an approved PUD site plan may be approved administratively by the Zoning Administrator provided the changes comply with all applicable requirements of this Zoning Ordinance and all other Township regulations or state law. Minor amendments subject to administrative review are addressed in §7.2.1. .

A major amendment to an approved PUD shall comply with the filing procedures for a PUD as contained herein. Major amendments include but are not limited to increase in density or number of dwelling units, increase in land area or building size, or addition of other uses not authorized by the original PUD approval. The Planning Commission shall determine if other similar changes

constitute a major amendment.

Section 9.22 - Biofuel Production Facilities on Farms

A. In conformance to the Michigan Zoning Enabling Act, the following regulations shall apply to biofuel production facilities:

1. A biofuel production facility with an annual production capacity of not more than 100,000 gallons of biofuel is a permitted use of property and is not subject to special land use approval if all of the following requirements are met:

a. The biofuel production facility is located on a farm.

b. The biofuel production facility is located not less than 100 feet from the boundary of any contiguous property under different ownership than the property on which the biofuel production facility is located and meets all applicable setback requirements of the zoning ordinance.

c. On an annual basis, not less than 75% of the feedstock for the biofuel production facility is produced on the farm where the biofuel production facility is located, and not less than 75% of the biofuel or another product or by-product produced by the biofuel production facility is used on that farm.

2. Each of the following requires special land use approval under subsections (3) to (5):

a. A biofuel production facility with an annual production capacity of not more than 100,000 gallons of biofuel that meets the requirements of subsection (1)(a) and (b) but that does not meet the requirements of subsection (1)(c).

b. A biofuel production facility with an annual production capacity of more than 100,000 gallons but not more than 500,000 gallons of biofuel that meets the requirements of subsection (1)(a) and (b).

3. An application for special land use approval for a biofuel production facility described in subsection (2) shall include all of the following:

a. A site plan including a map of the property and existing and proposed buildings and other facilities.

b. A description of the process to be used to produce biofuel.

c. The number of gallons of biofuel anticipated to be produced annually.

d. An emergency access and fire protection plan that has been reviewed and approved by the appropriate responding police and fire departments.

e. For an ethanol production facility that will produce more than 10,000 proof gallons annually, completed United States department of the treasury, alcohol and tobacco tax and trade bureau, forms 5000.29 (environmental information) and 5000.30 (supplemental information on water quality considerations under 33 USC 1341(a)), or successor forms, required to implement regulations under the national environmental policy act of 1969, 42 USC 4321 to 4347, and the federal water pollution control act, 33 USC 1251 to 1387.

Section 9.22 - Biofuel Production Facilities on Farms (continued)

f. Information that demonstrates that the biofuel production facility will comply with the requirements of subsections (2) and (5).

g. Any additional information requested by the Planning Commission or Zoning Administrator.

4. The Township shall hold a hearing on an application for special land use approval under subsection (2) not more than 60 days after the application is filed.

5. Special land use approval of a biofuel production facility described in subsection (2) shall be made expressly conditional on the facility's meeting all of the following requirements before the facility begins operation and no additional requirements:

6. Buildings, facilities, and equipment used in the production or storage of biofuel comply with local, state, and federal laws.

7. The owner or operator of the biofuel production facility provides the local unit of government with proof that all necessary approvals have been obtained from the department of environmental quality and other state and federal agencies that are involved in permitting any of the following aspects of biofuel production:

8. Air pollution emissions.

9. Transportation of biofuel or additional products resulting from biofuel production.

10. Use or reuse of additional products resulting from biofuel production.

11. Storage of raw materials, fuel, or additional products used in, or resulting from, biofuel production.

12. The biofuel production facility includes sufficient storage for both of the following:

13. Raw materials and fuel.

14. Additional products resulting from biofuel production or the capacity to dispose of additional products through land application, livestock consumption, sale, or other legal use.

15. This section does not authorize biofuel production facilities that are not located on farms.

TOWNSHIP OF SECORD COUNTY OF GLADWIN, STATE OF MICHIGAN ORDINANCE NO. 9:23

ADOPTED: September 21, 2022 EFFECTIVE: October 28,2022

MEDICAL MARIHUANA FACILITIES ORDINANCE

WHEAREAS, Public Act 281 of 281 of 2016 (MCL 333.27101 et. Seq.) authorizes the State of Michigan to license five different types of facilities related to medical marihuana grower, Processor, secure transporter, provisioning center and safety compliance facility); and WHEREAS, Section 205 of PA 281 of 2016 (MCL 333.27205) provides that: [a] marihuana facility shall not operate in a municipality unless the municipality has adopted and ordinance that authorizes that type of facility'; and WHEREAS, Section 205 of PA 281 of 2016 further provides that; "[a} municipality may adopt other ordinances relating to marihuana facilities within its jurisdiction, including zoning regulations..." and WHEREAS, Section 205 of PA 281 of 2016 requires municipality to respond to the State of Michigan, Medical Marihuana Licensing Board, withing 90 days after the municipality receive notifications from the applicant that a license for one of the five types of medical marihuana facilities authorized by PA 281 of 2016 has been applied for; and WHEREAS, the Township Board of Secord Township, Gladwin County, Michigan is cognizant of its authority to adopt and ordinance or ordinances to authorize the operation of one or mor of the five types of medical marihuana facilities authorized by PA 281. An ordinance to provide a title for the ordinance; to define words; to authorize the operation of and provide regulations for medical marihuana facilities in Secord Township pursuant to Public Act 281 of 2016, as may be amended; to provide for an annual fee; to provide penalties for violation of this ordinance; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith and to provide an effective date. THE TOWNSHIP OF SECORD IN GLADWIN COUNTY, MICHIGAN ORDAINS:

SECTION I TITLE

This ordinance shall be known as and may be cited as the Secord Township Medical Marihuana Facilities Ordinance.

SECTION I! DEFINITIONS

Words used herein shall have the definitions as provided for in PA 281 of 2016, as may be amended.

SECTION I

AUTHORIZED MEDICAL MARIHUANA FACILITIES

1. The following medical marihuana facilities may be authorized to operate within the Township by the holder of a state operating license, subject to compliance with PA 281 of 2016, as may be
2. amended, the Rules promulgated thereunder and this ordinance Not more than six (6) grower(s) shall be authorized in the Township, which number shall include all of the following Class A, Class B and Class C growers authorized in the Township:

1. Not more than _two Class A growers (500 marihuana plants) may be authorized in the Township.
2. Not more than _two Class B growers (1,000 marihuana plants) may be authorized in the Township.
3. Not more than _two Class C growers (1,500 marihuana plants) may be authorized in the Township.

2. b) NO processor shall be authorized in the Township.
3. c) NO provisioning center shall be authorized in the Township.
4. d) NO safety compliance facility shall be authorized in the Towns
5. e) NO secure transporter shall be authorized in the Township.

2. On and after October 21, 2022 the Township shall accept applications for authorization to operate a medical marihuana facility within the Township. Application shall be made on a Township form and must be submitted to the Township Supervisor and/or other designee of the Township Board (hereinafter referred to as "Supervisor"). Once the Supervisor receives a complete application including the initial annual medical marihuana facility fee, the application shall be time and date stamped. Complete applications shall be considered for authorization in consecutive time and date stamped order. Upon consideration, if the facility type authorization is available within the number specified above, then the applicant shall receive conditional authorization to operate such medical marihuana facility within the Township. Once the limit on the number of an authorized facility is conditionally reached, then any additional complete applications shall be held in consecutive time and date stamped order for future conditional authorization. Any applicant waiting for future conditional authorization may withdraw their submission by written notice to the Supervisor at any time and receive refund of the initial annual medical marihuana fee submitted.

3. Within thirty days from conditional authorization from the Township or from December 15, 2017, whichever is later, the conditionally authorized applicant must submit proof to the Supervisor that the applicant has applied for prequalification from the state for a state operating license or has submitted full application for such license. If the applicant fails to submit such proof, then such conditional authorization shall be canceled by the Supervisor and the conditional authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in Section II! (2) herein.
4. If a conditionally authorized applicant is denied prequalification for a state operating license or is denied on full application for a state operating license, then such conditional authorization will be canceled by the Supervisor and the conditional authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in Section III (2) herein.
5. A conditionally authorized applicant shall receive full authorization from the Township to operate the medical marihuana facility within the Township upon the applicant providing to the Supervisor proof that

the applicant has received a state operating license for the medical marihuana facility in the

Township and the applicant has met all other requirements of this ordinance for operation including but not limited to any zoning approval for the location of the facility within the Township.

6. If a conditionally authorized applicant fails to obtain full authorization from the Township within one year from the date of conditional authorization, then then such conditional authorization shall be canceled by the Supervisor and the conditional authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in Section II! (2) herein. The Township Board shall have authority to extend the deadline to obtain full authorization for up to an additional six months on written request of the applicant, within thirty days prior to cancellation, upon the reasonable discretion of the Township Board finding good cause for the extension.

SECTION IV

GENERAL REGULATIONS REGARDING AUTHORIZED MEDICAL MARIHUANA FACILITIES

1. An authorized medical marihuana facility shall only be operated within the Township by the holder of a state operating license issued pursuant to PA 281 of 2016, as may be amended, and the Rules promulgated thereunder. The facility shall only be operated as long as the state operating license remains in effect.
2. Prior to operating an authorized medical marihuana facility within the Township pursuant to a state operating license, the facility must comply with all Township zoning ordinance regulations. The facility shall only be operated as long as it remains in compliance with all Township zoning ordinance regulations.
3. Prior to operating an authorized medical marihuana facility within the Township pursuant to a state operating license, the facility must comply with all Township construction and building ordinances, all other Township ordinances specifically regulating medical marihuana facilities, and generally applicable Township police power ordinances. The facility shall only be operated as long as it remains in compliance with all such ordinances now in force or which hereinafter may be established or amended.
4. An authorized medical marihuana facility shall consent to inspection of the facility by Township officials and/or by the County Sheriff's Department, upon reasonable notice, to verify compliance with this ordinance.
5. If at any time an authorized medical marihuana facility violates this ordinance the Township Board may request that the state revoke or refrain from renewing the facility's state operating license. Once such state operating license is revoked or fails to be renewed, the Supervisor shall cancel the Township authorization and the authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in Section III (2) herein.
6. It is hereby expressly declared that nothing in this ordinance be held or construed to give or grant to any authorized medical marihuana facility a vested right, license, privilege or permit to continued authorization from the Township for operations within the Township.
7. The Township expressly reserves the right to amend or repeal this ordinance in any way including but not limited to complete elimination of or reduction in the type and/or number of authorized medical

marihuana facilities authorized to operate within the Township.

SECT 1ON 9:234VIEDICAL MARIHUANA FACILITIES-"OPT-IN" SEPTEMBER 24, 2022

SECTION V

ANNUAL MEDICAL MARIHUANA FACILITY FEE

There is hereby established an annual nonrefundable Township medical marihuana facility fee in the amount of $5,000 for each authorized medical marihuana facility within the Township, to help defray administrative and enforcement costs associated therewith. An initial annual medical marihuana facility fee of $ 5,000.00 shall be payable at the time of application for Township authorization and thereafter the same amount shall be payable each year by the anniversary of the date of full Township authorization to operate the medical marihuana facility.

SECTION VI VIOLATIONS AND PENALTIES

1. Any person who disobeys, neglects or refuses to comply with any provision of this ordinance or who causes, allows or consents to any of the same shall be deemed to be responsible for the violation of this ordinance. A violation of this ordinance is deemed to be a nuisance per se.
2. A violation of this ordinance is a municipal civil infraction, for which the fines shall not be less than $100 nor more than $500 for the first offense and not less than $250 nor more than $1,000 for subsequent offenses, in the discretion of the Court. For purposes of this section, "subsequent offenses" means a violation of the provisions of this ordinance committed by the same person within 12 months of a previous violation of the same provision of this ordinance for which said person admitted responsibility or was adjudicated to be responsible. The foregoing sanctions shall be in addition to the rights of the Township to proceed at law or equity with other appropriate and proper remedies. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which the Township incurs in connection with the municipal civil infraction.
3. Each day during which any violation continues shall be deemed a separate offense.
4. In addition, the Township may seek injunctive relief against persons alleged to be in violation of this ordinance, and such other relief as may be provided by law.
5. This ordinance shall be administered and enforced by the Ordinance Enforcement Officer of the Township or by such other person (s) as designated by the Township Board from time to time.

SECTION VII SEVERABLITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect. The provisions herein shall be construed as not interfering or conflicting with the statutory regulations for licensing medical marihuana facilities pursuant to PA 281 of 2016, as may be amended.

SECTION 9:234V{EDICAL MARIHUANA FACILITIES-"OPTAN" SEPTEMBER 24, 2022

SECTION VIII REPEAL

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION IX EFFECTIVE DATE

This ordinance shall take effect thirty days after publication upon adoption. This RESOLUTION was offered by Board member Vernier, supported by Board member Holmes at a meeting on September 21, 2022. The members of the Township Board voted as follows: The TOWNSHIP SUPERVISOR declared the ORDINANCE duly adopted. Joel Vernier, Township Supervisor

CERTIFICATE

hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted at a regular meeting of the Secord Township Board held on September 21, 2022 ; that the meeting was conducted and public notice of the meeting was given pursuant to and in compliance with the Michigan Open Meetings Act; that a quorum of the Board was present and voted in favor of the resolution; and that the minutes of the meeting will be or have been made available as required by the Open Meetings Act. Karen Gawron Clerk Township of SECORD, GLADWIN County, Michigan

Section 9.24 - Mining, Quarries, and Gravel Pits

A. Conformance to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended: The Township shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources.

1. Natural resources shall be considered valuable if a person, by

extracting the natural resources, can receive revenue and reasonably

expect to operate at a profit.

2. In determining whether very serious consequences would result from the extraction, by mining, of natural resources, the standards set forth in Silva vs. Ada Township,

416 Mich. 153 (1982), shall be applied and all of the following factors

may be considered, if applicable:

a. The relationship of extraction and associated activities with existing land uses.

b. The impact on existing land uses in the vicinity of the property.

c. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.

d. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.

e. The impact on other identifiable health, safety, and welfare interests in the local unit of government.

f. The overall public interest in the extraction of the specific natural resources on the property.

B. The Planning Commission may regulate of hours of operation, blasting hours, noise levels, dust control measures, and traffic, not preempted by part 632 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However, such regulation shall be reasonable in accommodating customary mining operations.

SECORD TOWNSHIP GLADWIN COUNTY

SHORT TERM RENTAL ORDINANCE

ORDINANCE NUMBER 9.25

AN ORDINANCE TO ADOPT SHORT TERM RENTAL REGULATIONS IN SECORD TOWNSHIP,

GLADWIN MICHIGN

Secord Township ordained as follows:

Section 01.01. Purpose.

The Planning Zoning Board and the Township Board find that the Short-Term Rentals (STR) of Single- Family Dwellings within Secord Township is a matter closely connected with the public health, safety, and welfare of the community. The Secord Planning Zoning Board and the Township Board has enacted this Ordinance to strike and appropriate balance between the interest of community residents, community business owners, visitors to the community, and real property owners wishing to engage in Short-Term Rentals (STR) of Single-Family Dwellings. While visitors to the community who rent Single-Family Dwellings on a Short-Term Rentals (STR) ona short-term basis bring many benefits to the community they can simultaneously create concerns surrounding issues of traffic, parking, congestion, litter, noise, and other similar issues. Meanwhile issues related to fire safety and life safety codes must be considered to maximize the safety and well- being of all in the community. This ordinance is intended to strike a balance between competing interests. The Planning Zoning Board and the Township Board finds that the areas of the Township with predominantly Single-Family Dwellings are especially susceptible to the negative effects of Short-Term Rentals (STR) since these areas are the least intensively developed residential areas in the Township. Thus, this Ordinance will regulate short term rentals of only Single-Family Dwellings. The Planning Zoning Board and the Township finds that there is decreased sensitivity to the effects of Short-Term Rentals (STR) in other various areas within the Township, and the Township will regulate Short-Term Rentals (STR) accordingly. Dated November 13, 2024 Published November 27,2024 Effective December 27,2024 Pg

Section 01-02 Definitions.

(A) Dwelling. Shall have the same definition as in the Secord Township Zoning Ordinance.

(B) Owner. A person holding legal or equitable title to a Single-Family Dwelling. An owner may designate an agent to perform duties or receive notice under this ordinance

(C) Agent. During each short-term rental term, the local agent shall reside within 45 miles, be available 24 hours per day, seven days per week for the purpose of responding within one hour to complaints regarding the condition, operation, or conduct of occupants of the short-term renal unit or their guest.

(D) Rent or Rental. The permission, provision, or offering of possession or occupancy of a Single- Family Dwelling with some type of remuneration paid to the owner for a period to a person who is not the owner pursuant to a written or verbal agreement

(E) Short-Term Rental (STR). Renting or subletting of a Single-Family Dwelling for compensation fora term of at least two (2) days but not more than one-month (rentals for less than two (2) nights are not allowed as Short-Term Rentals). However, the rental of the following shall not be considered Short-Term Rentals (STR): bed and breakfast establishments, motels, resorts, campgrounds, transitional houses operated by a charitable organization, group homes such as nursing homes and adult foster care homes, substance abuse rehabilitation, clinics, mental health facilities, other similar health care related facilities, and the Rental of a Single- Family Dwellings in the Agricultural District.

(1) Short-Term Rental (STR) term. The duration of a rental contract (includes any sublease) with a

renter or group of renters. A rental term is deemed to end when there is a complete turnover in

occupancy in the dwelling unit or when the individual on the renter contract vacates the dwelling unit.

(F) Single-Family dwelling. Shall have the same definition as in the Secord Township Zoning Ordinance.

Section 01-03. Applicability.

(A) Annual Registration. The Township will place a Cap on the number of Applications issued annually and will be determined by the Secord Township Board by motion or resolution.

(B) Annual Registration Required. All Short-Term Rentals (STR) must be registered with the Township. No Single-Family dwelling may be used as or advertised for a Short-Term Rental (STR) unless registered in accordance with this ordinance.

(1) A Short-Term Rental Application and Permit required yearly. eS Dated November 13, 2024 Published November 27,2024 Effective December 27,2024 Pg. 2

(C) Application. To register for a Short-Term Rental (STR) the owner shall satisfy the following requirements.

(1) The owner shall provide and certify as true the following on a form provided by the Township.

a) Name, address, and telephone number of the Owner of the Single-family Dwelling to be used as a Short-Term Rental (if the owner does not reside within 45 miles of a single- family dwelling, the Owner shall name a local agent); the Owner, a local agent, or the designee of either shall be on site within one hour of being contacted by the Township or law enforcement concerning an issue regarding the Short-Term Rental (STR).

b) The address of a Single-Family Dwelling to be used as a Short-Term Rental (STR) (plus additional identification as necessary if there is more than one single family dwelling at the same address).

c) The number of bedrooms ina Single-Family Dwelling to be used as a Short-Term Rental (STR);

d) The number of parking spaces provided for the Single-Family Dwelling to be used as a Short-Term Rental (STR) (this information must also be included in the rental agreement and any online or other advertising for the Single-Family Dwelling).

e) The maximum number of occupants for the Single-Family Dwelling to be used as a Short- Term Rental (STR) subject to any applicable local, state, or federal laws, regulations or ordinances (this information must also be included in the rental agreement and any online or other advertising for the Single-Family Dwelling).

f) The number of days at a time the Owner intends to rent the Single-Family Dwelling as a Short-Term Rental (STR) and the months of the year during which owner intends to do so.

g) The rental agreement for the Single-Family Dwelling to be used as a Short-Term Rental (STR).

h) At years end, the owner will provide an account of all Short-term rental agreements [total rentals and total occupants.

i) The Single-Family Dwelling to be used as a Short-Term Rental (STR) compliance with all requirements of this ordinance; and

j) Such other informal information as the Township Board deems appropriate.

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(2) An Owner who wishes to rent or advertise a Single-Family Dwelling as a Short-Term Rental (STR) must register the Single-Family Dwelling for each calendar year during which the rental or advertisement shall occur. The Owner shall pay an annual administrative fee and a permit fee the amount of which shall be established by motion or resolution of the Township Board. (a) Any owner who rents or advertises a Single-Family Dwelling as a Short-Term Rental (STR) after January 2, 2025, without having registered in pursuant to this ordinance shall pay an increased fee, the amount of which is also to be set by motion or resolution of the Township Board.

(3) ASTR Permit is issued after an application is approved.

(4) ASTR permit is required for each Year.

(5) The Short-Term Rental License is issued to the Owner only and is not Assignable.

Section 01-05 SHORT-TERM RENTAL REGULATIONS.

Single-family Dwellings used as a Short-Term Rental (STR) are subject to the following requirements and performance standards.

(A) Short-Term Rental Unit. A zoning use consists of a residential dwelling unit that may be rented for term(s) of at least two (2) days but not more than one-month per term (rentals for less than two

(2) nights or more than one-month are not allowed as Short-Term Rentals).

(B) The Owner/Agent will provide notice of the Short-term rental dwelling unit and phone number(s) of the Owner/Agent, who is the 24-hour contact, to all properties within three hundred feet (300') of the boundaries of the licensed premises. Proof of notice shall be required as part of the original permit application and all renewals

(1) Local Agent availability. During each short-term rental term, the local agent shall be available 24 hours per day, seven days per week for the purpose of responding within 30 minutes to complaints regarding the condition, operation, or conduct of occupants of the short-term renal unit or their guest.

(2) Timely and effective response. The local agent shall, upon notification that any occupant or guest of the short-term rental unit has created unreasonable noise or disturbances, engaged in disorderly conduct, parked vehicles in violation of this ordinance, or committed any other violations of applicable laws, rule or regulation pertaining to the use and occupancy of the short-term rental unit, respond in a timely and appropriate manner to halt and prevent a recurrence of such violations.

ae Dated November 13, 2024 Published November 27,2024 Effective December 27,2024 Pg. 4

(1) Attics and basements. No attic or basement can be counted for the purpose of determining the maximum number of occupants in a Single-Family Dwelling used as a Short-Term Rental (STR), unless the Owner has given the Township, in writing, consent for the Township to inspect the premises to verify whether that attic or basement meets the applicable egress requirements for occupancy in the Michigan Construction Code, the Michigan Residential Code and the applicable fire codes.

(J) Inspection. The Owner must consent to inspections of the Single-Family Dwelling used as a Short- Term Rental (STR) by Secord Township area emergency services upon request once a year. In any area in which public water and public sanitary sewer are not available, the Owner must also consent to and pay for septic inspection by the Gladwin County Health Department and must obtain a certificate indicating the Single-Family Dwelling used as a Short-Term Rentals (STR) has adequate septic pumping, which shall be renewed every three years.

(K) SHAES Street Number. The Single-Family Dwelling used as a Short-Term Rental (STR) must have a street number marker installed.

(L) Insurance. Single-Family Dwellings used as Short-Term Rentals (STR) must be insured by a comprehensive rental dwelling insurance policy with a coverage of at least One Million ($1,000,000). The owner shall provide to the Township confirmation of the existence of the insurance with a copy of proof, each time the Short-Term Rental (STR) is registered with the Township.

(M) Notice of Township Rules and Policies. Renters of a Single-Family Dwellings used as Short-Term Rentals (STR) must provide copies of or information regarding the following on site:

(1) This Short-Term Rental Ordinance 9.25.

(2) Information regarding trash receptacle pick-up property, boundaries, on-site parking, limitation on daytime visitors and common areas which are available for the renters' use; and

(3) Noise during quite hours must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 10:00 PM and 8:00 AM.

(4) Cultural events, special events, outdoor events, lawn parties, weddings or similar activities are not allowed on the licensed premises for more than the number of permitted occupants.

(5) Water safety information

(6) The Township Secord Golf Cart Ordinance, Ordinance Number 3:43, and information regarding the restriction of golf carts from operating anywhere not explicitly permitted by ordinance or law, including the fact that golf carts are not permitted on county roads within the Township.

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(N) Notice of emergency numbers and addresses. The street address and phone number of the nearest hospital must be made available in the Short-Term Rental (STR) and in an easily accessible location. The owner must notify Renters, upon or prior to their arrival of the location of the information.

(0) Adequate trash receptacles. A Single- Family Dwelling used as Short-Term Rentals (STR) must have a minimum of one large container of at least ninety (90) gallons for every four (4) occupants.

(P) Reflective address signs. The owner must post a reflective address sign adjacent to the driveway its services for the Short-Term Rental (STR) property. The sign must meet all the following requirements:

(1) The street numbers must be reflective white numbers at least three inches in height.

(2) The sign must be plainly visible from either direction of approach to the driveway.

Section 01-06 Violations; revocation of registration.

(A) Violations as municipal civil infractions. Any violation of a provision of this Ordinance shall be a municipal civil infraction. Each day that a violation continues constitutes a separate violation. Notwithstanding any other Township Ordinances, violations of this Ordinance are subject to the following fines:

(1) Short term rental of unregistered and unpermitted dwellings. The operation of an unregistered and/or unpermitted Short-Term Rental (STR) is seven hundred and fifty dollars ($750.00) for the first violation and one thousand ($1000.00) for each subsequent violation; and

(2) Maximum occupancy. The fine for exceeding the maximum occupancy permitted for a Short- Term Rental (STR) is five hundred dollars ($500.00) for the first offense and one thousand-five hundred dollars ($1500.00) for each subsequent offense; and

Dated November 13, 2024 Published November 27,2024 Effective December 27,2024 Pg.7

(3) Other provisions. Fines for other violations of this ordinance are one hundred dollars ($100.00) for the first offense, five hundred dollars ($500.00) for a second offense and one thousand five hundred dollars ($1500.00) for each subsequent offense.

(B) Unpaid Violation Fees. Violation Fee(s) will be paid at the time of each infraction. Unpaid Fee(s) will be attached to the Current Year Winter Property Taxes to be paid to Secord Township.

(C) Revocation of registration.

(1) Offenses warranting revocation. The Township may revoke the rental registration of any Single- Family Dwelling used as a Short-Term Rental (STR) which is the site of at least three separate incidents, occurring on three separate days, within a calendar year resulting in a plea of responsibility (with or without an explanation), a plea of guilty, a plea of no contest, or guilt by the Owner or any renter for a violation of one or more of the following:

(a) Any provisions of this Ordinance.

(b) Any provision of any other Township Ordinance, Controlled substance and offenses against any other Township Ordinance, section of the Zoning Ordinance, or permit or approval process, or

(c) Any violation of any other local state or federal law regulation.

(D) Revocation procedure. Upona determination by the Administrator that the Short-Term Rental (STR) registration is subject to revocation. The Administrator shall issue a notice to the Owner that the Township attends to revoke the rental registration. The notice shall inform the Owner of their right to a hearing to show cause as to why the registration should not be revoked, if a hearing requested within fourteen (14) days of the service of the notice. If a hearing is requested, the Township shall schedule the hearing before the Township Board and notify the Owner in writing of a time and place for that hearing. At the hearing, the Owner may present evidence that the requirements for revocation provided in subsection (C) (1) are not satisfied, or that the Owner should not be held responsible for one or more of the three requisite violations due to extenuating circumstances. Extenuating circumstances may include circumstances such as: (i) the violation was committed by a non-renter and the renter(s) attempt to prevent or halt the violation; (ii) the violation resulted from an act of God; or (iii) other circumstances that the owner could not reasonably anticipate and prevent or could not reasonably control.

Dated November 13, 2024 Published November 27,2024 Effective December 27,2024 Pg.8

SECORD TOWNSHIP

Ordinances & Zoning Regulations

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Gladwin County, Michigan

(E) Revocation period and effect. Upon revocation of registration a Dwelling cannot be re-registered as a Short-Term Rental (STR) for a period of one (1) year and cannot be used for Short-Term Rental (STR) until re-registered.

Section 01-07 Review after implementation public hearing required before amendment or repeal.

(A) Review after implementation. No later than June 1, 2025, the Township Planning & Zoning Board shall begin a review of this Ordinance to determine whether its implementation has achieved its intent; to determine whether the fees received by the Township for the registration of Short-Term Rental (STR) approximately equal the cost of enforcement incurred by the Township pursuant to this Ordinance; and to determine what, if any amendments should be made to this ordinance.

(B) Public hearing required. The Township Planning & Zoning Board shall hold a public hearing before amending or repealing any provisions of this Ordinance, public notice publishing notice in a newspaper of general circulation in the Township and posting notice in the Township Hall at least 15 days prior to such meeting.

Section 01-08. Effective date.

This ordinance was approved and adopted by the Township Board of Secord, Gladwin County, Michigan on November 13, 2024. This Ordinance this ordinance shall be effective 30 days after published dictation of its contents or summary of its contents in a local newspaper of general circulation in the township.

Section.01-09 Severability.

The provision of this ordinance is severable. If any portion of this Ordinance is declared void or unenforceable for any reason by a court of competent jurisdiction, the remainder of the Ordinance will remain in full force and effect.

Section. 01-10. Repealed.

All ordinance or parts of ordinance in conflict with this ordinance are repealed

Joel Vernier, Secord Township Supervisor

Karen Gawron, Secord Township Clerk

Date: _____ Date: _____

Dated November 13, 2024 Published November 27, 2024 Effective December 27, 2024 Pg. 9

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.0 SUPPLEMENTAL REGULATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.1 BED and BREAKFAST, TOURIST HOMES and BOARDING HOUSES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.2 GROUP DAY CARE HOMES and CHILD CARE CENTERS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.3 DRIVE-THROUGH and DRIVE-IN BUSINESSESS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.4 CAMPGROUNDS and TRAVEL TRAILER PARKS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.5 CAR WASH FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.6 CEMETARIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.7 COMMERCIAL and INDUSTRIAL USES with OUTDOOR FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.8 COMMERCIAL OUTDOOR RECRATIONAL FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.9 LUMBER YARDS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.10 SAWMILLS and OTHER MILLS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.11 AUTOMOBILE REPAIR and SERVICE STATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.12 JUNKYARDS, SALVAGE YARDS and SANITARY LANDFILLS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.13 KENNELS, VETERINARY CLINICS and ANIMAL HOSPITALS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.14 MANUFACTURED HOUSING DEVELOPMENTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.15 OUTDOOR SALES FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.16 SEXUALLY ORIENTED BUSINESS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.17 STORAGE USES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.18 WIRELESS COMMUNICATIONS EQUIPMENT and SUPPPORT STRUCTURES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.19 RESERVED

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.20 WIND TURBINES and WIND ENERGY SYSTEMS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.21 PLANNED UNIT DEVELOPMENTS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.22 BIOFUEL PRODUCTION FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.23 MEDICAL MARIHUANA FACILITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 9 Supplemental Regulations

ORDINANCE No. 9.24 MINES, QUARRIES, and GRAVEL PITS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE 10
Administration and Enforcement of Ordinance

ARTICLE 10: ADMINISTRATION AND ENFORCEMENT OF ORDINANCE

Section 10.0 - Zoning Administrator

A. The provision of this Ordinance shall be administered in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

B. The provisions of this Ordinance shall be administered and enforced by a Township Zoning Administrator, appointed by the Township Board of Trustees for such term and subject to such conditions and at such rate of compensation as said Board shall determine is reasonable. The Township Zoning Administrator shall have the power of a police officer in the enforcement of this Ordinance.

C. The Zoning Administrator shall have the power to grant Zoning Permits and to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. The Zoning Administrator shall not approve any plans or issue any Permits for excavation or construction until such plans have been inspected in detail and found to conform to this Ordinance.

D. The Zoning Administrator shall under no circumstances be permitted to make changes to this Ordinance or to vary the terms of this Ordinance in carrying out the duties of Zoning Administrator.

E. The Zoning Administrator shall not refuse to issue a Permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements that may occur upon the granting of said Permit.

Section 10.1 - Zoning Permit

A. No building or structure shall hereafter be erected, structurally altered, reconstructed, used, moved or demolished, nor shall any use subject to the provisions of this Ordinance be commenced until a Zoning Permit application has been filed with the Township Zoning Administrator and a Zoning Permit has been issued by the Zoning Administrator and a Building Permit has been issued by the Gladwin County office of Construction Codes Enforcement, except as otherwise provided for in this Ordinance. No Zoning Permit shall be required for any lawful use of any building or structure in existence as of the adoption date of this Ordinance. Exempted from the permit requirements are exterior alterations and ordinary maintenance repairs that do not require a building, mechanical, electrical or plumbing permit.

1. The application shall be signed by the owner of the premises or his agent and shall certify that all provisions of this Ordinance and other applicable laws and requirements are to be complied with. Any application requiring approval from the

Section 10.1 - Zoning Permit (continued)

Planning Commission must be submitted not less than thirty (30) days prior to a scheduled meeting for consideration at that Planning Commission meeting. The application shall be accompanied by: A site plan or plot plan in duplicate, in a scale sufficient to clearly detail and which contains all of the information required in Article 7.

2. Properties smaller than two (2) acres in size may be required to submit a legal survey, sealed by a professional surveyor (not a mortgage survey). The Zoning Administrator shall have the authority to require such a survey in the cases where there may be encroachment on the setbacks by the proposed structures or when the exact locations of lot lines are not known.

B. A Zoning Permit shall not be issued until all other necessary permits required by statute have been obtained or waived with exception of those permits which are contingent upon the issuance of a zoning permit. If copies of permits or waivers of permits cannot be obtained, then the applicant shall show evidence that all permits required by other agencies have been filed for.

C. The location of the property boundaries and all structures shall be staked on the ground for Zoning Administrator's use prior to the issuance of the Zoning Permit.

D. The zoning permit will expire after one (1) year from date of issuance for any Zoning Permit under which no construction has occurred or no substantial construction has been done in the furtherance of the zoning permit.

E. The Zoning Administrator shall have the power to revoke or cancel any Zoning Permit in case of failure or neglect to comply with the provisions of the Ordinance, or in the case of a false statement or misrepresentation made in the application. The owner shall be notified of such revocation in writing.

F. No Zoning Permit shall be valid until the required fees have been paid. No separate fee shall be required for accessory buildings or structures when application thereof is made at the same time as the principal building or structure. Gladwin County may however charge additional fees for the Building Permit. Applications and petitions filed pursuant to the provisions of this Ordinance shall be accompanied by the filing fees as specified by the Township Board.

G. Upon issuance of the Zoning permit, a copy of the permit and the application, including any

drawings shall be transmitted to the Township Assessor.

Section 10.2 - Conditions

The Secord Township Planning Commission and Secord Township Zoning Board of Appeals may attach reasonable conditions on discretionary zoning decisions under its respective jurisdiction. These conditions may include those necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Any conditions imposed, however, shall meet all of the following requirements:

Section 10.2 - Conditions (continued)

A. Be designed to protect natural resources, the health, safety, and welfare and social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

B. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.

C. Be necessary to meet the intent and purpose of the Zoning Ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

Section 10.3 - Public Notification

All applications for development approval requiring a public hearing shall comply with the Michigan Zoning Enabling Act, PA 110 of 2006, and the other provisions of this Section with regard to public notification. -

A. Published Notice: When the provisions of this Ordinance or the Michigan Zoning Enabling Act require that notice be published, the Township Clerk shall be responsible for preparing the content of the notice, having it published in a newspaper of general circulation in Secord

: Township and mailed or delivered as provided in this Section.

B. Content: All mail, personal and newspaper notices for public hearings shall:

1. Describe the nature of the request: Identify whether the request is for a rezoning, text amendment, Special Land Use, planned unit development, variance, appeal, ordinance interpretation or other purpose.

2. Location: Indicate the property that is subject to the request. The notice shall include a listing of all existing street addresses within the subject property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used such as a tax parcel identification number, identification of the nearest cross street, Or the inclusion of a map showing the location of the property. No street addresses must be listed when eleven (11) or more adjacent properties are proposed for rezoning, or when the request is for an ordinance interpretation not involving a specific property.

3. When and where the request will be considered: indicate the date, time and place of the public hearing(s).

4. Written comments: include a statement describing when and where written comments will be received concerning the request. Include a statement that the public may appear at the public hearing in person or by counsel.

Section 10.3 - Public Notification (continued)

5. Disabled access: Information concerning how disabled access will be accommodated if the meeting facility is not disabled accessible.

C. Personal and Mailed Notice:

1. General: When the provisions of this Ordinance or state law require that personal or mailed notice be provided, notice shall be provided to:

a. The owners of the property for which approval is being considered and the applicant, if different than the owner(s) of the property.

b. Except for rezoning requests involving eleven (11) or more adjacent properties or an ordinance interpretation request that does not involve a specific property, notice shall be given to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property subject to the request, regardless of whether the property or the occupant is located within Secord Township. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that ifa structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, Or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

c. All neighborhood organizations, public utility companies, railroads and other persons which have requested to receive notice pursuant to §10.4.

d. Other governmental units or infrastructure agencies within one (1) mile of the property involved.

2. Notice Deemed Given: Notice shall be deemed given when personally delivered or by its deposit in the United States mail, first class, property addressed, postage paid. The Planning Commission Secretary shall prepare a list of property owners and registrants to whom notice was mailed, as well as of anyone to whom personal notice was delivered.

D. Timing of Notice: Unless otherwise provided in the Michigan Zoning Enabling Act, PA 410 of 2006, or this Ordinance where applicable, notice of a public hearing shall be provided as follows:

For a public hearing on an application for a rezoning, text amendment, special land use,

planned unit development, variance, appeal, or ordinance interpretation: not less than fifteen

(15) days before the date the application will be considered for approval.

Section 10.4 - Registration to Receive Notice by Mail

A. General: Any neighborhood organization, public utility company, railroad or any other person may register with the Township Clerk to receive written notice of all applications for development approval pursuant to §10.3. C.1.c or written notice of all applications for development approval within the zoning district in which they are located. The Township Clerk shall be responsible for providing this notification, as established by the Township Board.

B. Requirements: The requesting party must provide the Township Clerk information on an official form to ensure notification can be made. All registered persons must register annually to continue to receive notification pursuant to this section.

Section 10.5 - Rehearing Process

A. Final Decisions: Except as provided in this section, a decision of the Planning Commission or Zoning Board of Appeals shall be final. The Planning Commission or Zoning Board of Appeals may grant a rehearing under exceptional circumstances for any decision made by it. Exceptional circumstances shall mean any of the following:

1. The applicant who brought the matter before the Planning Commission or Zoning Board of Appeals made misrepresentations concerning a material issue, which was relied upon by the Planning Commission or Zoning Board of Appeals in reaching its decision.

2. There has been a material change in circumstances regarding the Planning Commission or Zoning Board of Appeals' findings of fact, which occurred after the public hearing.

3. The Township attorney by written opinion states that in the attorney's professional opinion the decision made by the Planning Commission or Zoning Board of Appeals or the procedure used in the matter was clearly erroneous.

B. Rehearing Procedure: A rehearing may be requested by the applicant or by the Zoning Administrator, or a rehearing may be granted by the Planning Commission or Zoning Board of Appeals on its own motion.

1. A request for a rehearing which is made by an applicant must be made within twenty-one (21) days from the date of approval of the Planning Commission's or Zoning Board of Appeals' minutes regarding the decision for which the rehearing is being requested.

2. A request for a rehearing made by the Zoning Administrator or a rehearing granted by the Planning Commission or Zoning Board of Appeals on its own motion may be granted at any time as long as the applicant has not been prejudiced by any delay.

Section 10.5 - Rehearing Process (continued)

3. Whenever the Planning Commission or Zoning Board of Appeals considers granting a rehearing, it shall provide written notice to the applicant that a rehearing will be considered. The notice may be served upon the applicant by first class mail at the

applicant's last known address or may be served personally on the applicant. The notice must be served at least nine (9) days before the time set for the hearing if served by mail, or at least seven (7) days before the time set for the hearing if served by personal service. Service by mail shall be complete upon mailing. In addition to serving the above notice on the applicant, all other notice requirements for the type of decision being heard shall be completed before the Planning Commission or Zoning Board of Appeals holds a hearing at which it considers whether to grant a rehearing.

4. \f the Planning Commission or Zoning Board of Appeals grants a rehearing, then the rehearing shall not be held until all notice requirements for the type of decision being reheard have been satisfied.

Section 10.6 - Fees

A. To assist in defraying the costs of investigating, reviewing, and administering zoning applications, appeals, rezoning requests from individual property owners, and other types of decisions which result in extra costs to the Township, the Township Board may from time to time adopt by resolution a fee schedule establishing basic zoning fees.

B. The amount of these zoning fees shall cover the costs associated with the review of the application or appeal, including but not limited to the costs associated with conducting public hearings, publishing notices in the newspaper, sending required notices to property owners, postage, photocopying, mileage, time spent by Township staff, and per diem paid to the members of the Planning Commission and/or Zoning Board of Appeals. The basic zoning fees shall be paid before any application required under this Ordinance is processed. The basic zoning fees are non-refundable, even when an application or appeal is withdrawn by the applicant.

C. If the Planning Commission or Zoning Board of Appeals determines that the basic zoning fees will not cover the actual costs of the application review or appeal, or if the Planning Commission or Zoning Board of Appeals determines that review of the application and/or participation in the review process OF appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary OF advisable, then the applicant shall deposit with the Township Treasurer such additional zoning fees in an amount determined by the Planning Commission or Zoning Board of Appeals equal to the estimated additional costs. The additional zoning fees shall be held in escrow in the applicant's name and shall be used solely to pay these additional costs. If the amount held in escrow becomes less than ten percent (10%) of the initial escrow deposit or less than ten percent (10%) of the latest additional escrow deposit and review of the application or decision on the appeal is not completed, then the Planning Commission or Zoning Board of Appeals may require the applicant to deposit additional fees into escrow in an amount determined by the Planning Commission or Zoning Board of Appeals to be equal to the estimated costs to complete the review or decide the appeal. Failure of the applicant to make any escrow deposit required under this Ordinance shall be deemed to make the application incomplete

Section 10.6 - Fees (continued)

thereby justifying the denial of the application. Any unexpended funds held in escrow shall be returned to the applicant following final action on the application or the final decision on the appeal. Any actual costs incurred by the Township in excess of the amount held in escrow shall be billed to the applicant and shall be paid by the applicant prior to the issuance of any permit or the release of a final decision.

Section 10.7 - Performance Guarantee

In connection with the construction of improvements through site plan approval, Special Land Use approval, or a PUD project, the Planning Commission may require the applicant to furnish the Township with a performance guarantee in the form of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the Township in an amount equal to the estimated costs associated with the construction of public and site improvements. Public improvements mean by way of example and not limitation roads, parking lots, and water and sewer systems which are located within the development or which the applicant has agreed to construct even though located outside the development. Site improvements mean landscaping, buffering, and the completion of conditions imposed by the Planning Commission which are located within the development. For purposes of this section, the costs covered by the performance guarantee shall include all of the following: (1) the purchase, construction, and/or installation of the improvements, (2) architectural and engineering design and testing fees and related professional costs, and (3) an amount for contingencies consistent with generally accepted engineering and/or planning practice. The performance guarantee shall be deposited with the Township Clerk at or before the time the Township issues the permit authorizing the development, or if the development has been approved in phases, then the performance guarantee shall be deposited with the Township Clerk prior to the commencement of construction of a new phase. The performance guarantee shall ensure completion of the public and site improvements in accordance with the plans approved by the Planning Commission. Any cash deposit or certified funds shall be refunded for the development or each phase of a multi-phase development in the following manner:

A. One-third (1/3) of the cash deposit after completion of one-third (1/3) of the public and site improvements;

B. Another one-third (1/3) of the cash deposit after completion of two-thirds (2/3) of the public and site improvements; and

C. The balance at the completion of the public and site improvements.

Any irrevocable bank letter of credit or surety bond shall be returned to the applicant upon completion of the public improvements. If a development is to be completed in phases, then the Planning Commission may require the applicant to furnish a performance guarantee as provided in this section for each phase of the development. If an applicant has contracted with a third-party to construct the public and site improvements and the third-party has provided a bond meeting the requirements described above and the bond also names the Township as a third-party beneficiary of the bond, then the Planning Commission may accept that bond as meeting all or a portion of the performance guarantee required by this section.

Section 10.8 - Violations and Penalties

A. Nuisance per se:

Any land, dwellings, buildings or structures used, erected, altered, razed or converted in violation of this Ordinance or in violation of any regulations, conditions, permits or other rights granted, adopted or issued pursuant to this Ordinance are hereby declared to be a nuisance per se.

B. Inspection:

The Zoning Administrator shall have the responsibility to investigate each alleged violation and shall have the right to inspect any property for which a zoning permit has been issued to the ensure compliance with the plans and conditions of the zoning permit or approved site plan.

C. Penalties:

1. Any person, partnership, limited liability company, corporation, association or other entity who creates or maintains a nuisance per se or who violates or fails to comply with this Ordinance or any permit issued pursuant to this Ordinance shall be responsible for a municipal civil infraction and shall be subject to a fine of not more than five hundred and 00/100 ($500.00) dollars. Every day that such violation continues constitutes a separate and distinct offense under the provisions of this Ordinance. Nothing in this section shall exempt the offender from compliance with provisions of this Ordinance or prohibit the Township from seeking additional and/or equitable relief from any court to ensure compliance with the provisions of this Ordinance.
2. The Township Zoning Administrator is hereby designated as the authorized Township official to issue municipal civil infraction citations directing alleged violators of this Ordinance to appear in court. The Township Board may also designate from time to time other officials to issue municipal infraction citations on behalf of the Township in connection with alleged violations of this Ordinance.
3. In addition to or in lieu of enforcing this Ordinance, as a municipal civil infraction, the Township may initiate proceedings in the any court of competent jurisdiction to abate, eliminate, or enjoin the nuisance per se or any other violation of this Ordinance.

D. Stop Work Order:

1. If construction or land uses are being undertaken contrary to a zoning permit, the Michigan Zoning Enabling Act, or this Ordinance, the Zoning Administrator or any other official authorized by the Township Board is authorized to post a stop work order on the property ata suitable location, such as at an entrance, in order to prevent the work or activity from proceeding in violation of the ordinance.
2. A person shall not continue, or cause Or allow to be continued, construction or uses in a violation of a stop work order, except with permission of the enforcing agency to

Section 10.8 - Violations and Penalties (continued)

abate a dangerous condition or remove the violation, or except by court order. If an order to stop work is not obeyed, the enforcing officer or agency may apply to the circuit court for an order enjoining the violation of the stop work order. This remedy is in addition to, and not in limitation of, any other remedy provided by law or ordinance, and does not prevent civil prosecution for failure to obey the order.

Section 10.9 - Actions Summary Table

The following table is a summary of basic requirements for various administrative actions under this zoning ordinance. It supplements the preceding text, but is not a substitute for it.

ACTIONS--PROCEDURAL REQUIREMENTS FOR SPECIAL ZONING DECISIONS

Type of action	Parties who may initiate action	Body making decision	Public hearing required?	Published notice(s)* Number of days before hearing	Mailed notice to all owners and occupants within 300 feet · Days before hearing	Body to which applicant may appeal a denial
Variance	Applicant or Zoning Administrator	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Interpretation	Applicant or Zoning Administrator	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Appeal of administrative decision	Any aggrieved party or any state, county, board, bureau or department	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Site plan approval	Applicant or Zoning Administrator	Planning Commission	If requested by any party	Not required	Not required	Not applicable
Appeal of site plan denial	Applicant	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Special use permit	Applicant or Zoning Administrator	Planning Commission	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Planned unit development	Applicant or Zoning Administrator	Planning Commission	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Rezoning	Applicant, Planning	Step 1: Planning Commission recommends to Township Board	Yes	Not less than 15 days	Not less than 15 days	No action until after Township Board decision

ACTIONS--PROCEDURAL REQUIREMENTS FOR SPECIAL ZONING DECISIONS

Type of action	Parties who may initiate action	Body making decision	Public hearing required?	Published notice(s)• Number of days before hearing	Mailed notice to all owners and occupants within 300 feet • Days before hearing	Body to which applicant may appeal a denial
Variance	Applicant or Zoning Administrator	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Interpretation	Applicant or Zoning Administrator	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Appeal of administrative decision	Any aggrieved party or any state, county, board, bureau or department	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Site plan approval	Applicant or Zoning Administrator	Planning Commission	If requested by any party	Not required	Not required	Not applicable
Appeal of site plan denial	Applicant	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Special use permit	Applicant or Zoning Administrator	Planning Commission	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Planned unit development	Applicant or Zoning Administrator	Planning Commission	Yes	Not less than 15 days	Not less than 15 days	Circuit court
Rezoning	Applicant, Planning	Step 1: Planning Commission recommends to Township Board	Yes	Not less than 15 days	Not less than 15 days	No action until after Township Board decision

ACTIONS--PROCEDURAL REQUIREMENTS FOR SPECIAL ZONING DECISIONS (continued)

ONS--PROCEDURAL REQUIREMENTS FOR SPECIAL ZONING DECISIONS

	Commission	Step 2: Township Board	Yes	Not less than 15 days	Not less than 15 days	Subject to protest petition
hange	Applicant, Planning Commission	Step 1: Planning Commission recommends to Township Board	Yes	Not less than 15 days	Not required	No action until after Township Board decision
		Step 2: Township Board	Yes	Not less than 15 days	Not required	Subject to protest petition
aiver	Applicant	Township Board	No	Not required	Not required	Circuit court

ACTIONS--PROCEDURAL REQUIREMENTS FOR SPECIAL ZONING DECISIONS

Type of action	Parties who may initiate action	Body making decision	Public hearing required?	Published notice(s)* Number of days before hearing	Mailed notice to all owners and occupants within 300 feet · Days before hearing	Body to which applicant may appeal a denial
	Commission	Step 2: Township Board	Yes	Not less than 15 days	Not less than 15 days	Subject to protest petition
Text change	Applicant, Planning Commission	Step 1: Planning Commission recommends to Township Board	Yes	Not less than 15 days	Not required	No action until after Township Board decision
		Step 2: Township Board	Yes	Not less than 15 days	Not required	Subject to protest petition
Fee waiver	Applicant	Township Board	No	Not required	Not required	Circuit court

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.0 ZONING ADMINISTRATOR

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.1 ZONING PERMIT

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.2 CONDITIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.3 PUBLIC NOTIFICATION

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.4 REGISTRATION to RECEIVE NOTICE by MAIL

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.5 REHEARING PROCESS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.6 FEES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.7 PERFORMANCE GUARANTEE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.8 VIOLATIONS and PENALITIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 10 Administration and Enforcement of Ordinance

ORDINANCE No. 10.9 ACTIONS SUMMARY TABLE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE 11
Zoning Board of Appeals

ARTICLE 11: ZONING BOARD OF APPEALS

Section 11.0 - Creation and Membership

A. The Zoning Board of Appeals (ZBA) shall perform its duties and exercise its powers as provided in Article 6 of Act 110, P.A. 2006, as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety secured, and justice done. The Board shall consist of three (3) members, appointed by the Township Board by a vote of a majority of its membership.

B. The first member shall be a member of the Township Planning Commission for the terms of his/her office.

C. The remaining members must be selected from the electors of Secord Township and shall be representative of the population distribution and of the various interests present in the Township. One (1) member may be a member of the Township Board.

D. An elected officer of the Township shall not serve as chairman. An employee or contractor of the Township Board may not serve as a member of the Board of Appeals.

E. The Township Board may appoint not more than two (2) alternate members for the same term as regular members to the Zoning Board of Appeals. An alternate member may be called to sit as a regular member of the Zoning Board of Appeals in the absence of a regular member if a regular member is absent from or unable to attend one (1) or more meetings of the Zoning Board of Appeals. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. The alternate member having been appointed shall serve in the case until a final decision has been made. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.

F. The terms of office for members of the Zoning Board of Appeals shall be for three (3) years, except for members serving because of their membership on the Planning Commission or the Township Board, whose terms shall be limited to the time they are members of those bodies. When members are first appointed, the appointments may be for less than three (3) years to provide for staggered terms. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.

G. A member of the Zoning Board of Appeals may be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after public hearing. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

Section 11.1 - Meetings

A. Meetings of the Zoning Board of Appeals shall be held at the call of the Chairman and at such other times as the Zoning Board of Appeals may determine or specify in its rules of procedure. All hearings conducted by said Board shall be open to the public. The Zoning Board of Appeals shall adopt its own rules of procedure and keep a record of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating said fact; and shall file a record of its proceedings in the office of the Township Clerk, and shall be a public record. The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of an applicant any matter upon which they are required to pass under this Ordinance or to effect any variation of this Ordinance.

B. The Zoning Board of Appeals shall not conduct business unless a majority of those Board of Appeals members qualified to sit for a particular matter are present to constitute a quorum, regardless of whether the members are regular members or alternate members.

C. A member of the Zoning Board of Appeals who is also a member of the Planning Commission or the Township Board shall not participate in a public hearing on or vote on the same matter that the member voted on as a member of the Planning Commission or the Township Board. However, the member may consider and vote on other unrelated matters involving the same property.

Section 11.2 - Jurisdiction

A. An appeal concerning the administration of the provisions of this Ordinance may be taken to the Board of Appeals within the timeframe defined in the general rules and procedures adopted by the Zoning Board of Appeals. If such a timeframe is not specified, appeals shall be filed within thirty (30) days of the decision of the Zoning Administrator from which the appellant seeks relief.

B. The ZBA may hear appeals made by any person who alleges he or she has been aggrieved by a decision of the Zoning Administrator.

C. The ZBA may grant dimensional variances as provided for in §11.4. The ZBA shall not grant use variances.

D. The ZBA may also interpret the location of zoning district boundaries and may interpret the provisions of this Ordinance.

E. An appeal may be made by any person, firm or corporation, or by any Officer, Department or Board of the Township. The appellant shall file with the Board of Appeals, on blanks or forms to be furnished by the Zoning Administrator, a notice of appeal specifying the grounds for the appeal.

SECORD TOWNSHIP

Ordinances & Zoning Regulations

Part 8 | Zoning Board of Appeals, Adoption and Amendments, Fee Schedule, and Forms

Gladwin County, Michigan

Section 11.3 - Stay

Section 11.2 - Jurisdiction (continued)

F. The Zoning Administrator shall transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken. The final decision of such appeal shall be in the form of a resolution reversing, modifying or affirming, wholly or partly, the

decision or determination appealed from Reasons for the decision must be stated.

G. Any person may appear and testify at the hearing either in person or by duly authorized agent or attorney.

H. The ZBA has no jurisdiction to hear appeals from Planning Commission decisions concerning Special Land Use approvals or Planned Unit Developments. An administrative appeal to the Zoning Board of Appeals and an appeal of a decision by the Zoning Board of Appeals to circuit court stays all proceedings of the action appealed from, including the effectiveness of any zoning permit issued, unless the Zoning Administrator certifies to the Zoning Board of Appeals after such appeal has been filed that a stay would cause imminent peril to life or property, in which case the proceedings shall not be stayed, unless ordered stayed by the Zoning Board of Appeals or the circuit court. Provided, however, this section shall not apply to an administrative decision to take enforcement action for alleged violations of this Ordinance.

Section 11.4 - Variances

A. Dimensional Variance Review Standards: The ZBA may grant dimensional variances when the applicant demonstrates in the official record of the hearing that the strict enforcement of this Ordinance would result in practical difficulty. To establish practical difficulty, the

applicant must establish all of the following:

1. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not apply generally to other properties in the surrounding area, such as narrowness, shallowness, shape, water, topography, or any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary and is not due to the applicant's personal or economic hardship.
2. The condition or situation of the specific piece of property for which the variance is sought is not of a general or recurrent nature; it does not apply to other properties.
3. Strict compliance with the regulations governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
4. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser

Section 11.5 - Submittal

Section 11.7 - Exercising Powers

Section 11.8 - Time Limit

Section 11.4 - Variances (continued)

variance than requested would give substantial relief to the property owner and be more consistent with justice to other property owners.

5. The need for the requested variance is not the result of action of the property owner or previous property owners.
6. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Section s70% Submittal The applicant is required to submit six (6) copies of surveys, plans and data as required under Article 7, or other information deemed reasonably necessary by the Zoning Board of Appeals for making any informed decision on his or her appeal.

Section 11.6 - Conditions of Approval

The ZBA may impose such conditions or limitations in granting a variance as deemed necessary to protect the character of the area, as provided for in §10.2. In exercising the above powers, the Board of Appeals may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the Zoning Administrator from whom the appeal is taken. No order of the Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and substantial construction has occurred.

Section 11.9 - Appeals to Circuit Court

Any party aggrieved by a decision of the Zoning Board of Appeals may appeal to the circuit court of Gladwin County. An appeal from a decision of a Zoning Board of Appeals shall be filed within thirty (30) days after the Zoning Board of Appeals issues its decision in writing signed by the chairperson or within twenty-one (21) days after the Zoning Board of Appeals approves the minutes of its decision. The court may affirm, reverse, or modify the decision of the Zoning Board of Appeals. The court may make other orders as justice requires. ania 41: Zoning Board of Appeals Adopted 12-17-14

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.0 CREATION and MEMBERSHIP

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.1 MEETINGS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.2 JURISDICTION

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.3 STAY

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.4 VARIANCES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.5 SUBMITTAL

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.6 CONDITIONS of APPROVAL

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.7 EXERCISING POWERS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.8 TIME LIMIT

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 11 Zoning Board of Appeals

ORDINANCE No. 11.9 APPEALS to CIRCUIT COURT

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE 12
Adoption and Amendments

Section 12.0 - Amendment to this Ordinance

A. The Township Board is authorized and empowered to cause this Ordinance to be amended, supplemented, or changed, pursuant to the authority and according to the procedures set forth in Act 110 of 2006, as amended.

1. The regulations and provisions stated in the text of this Ordinance and the boundaries of zoning districts shown on the Secord Township Zoning Map may be amended, supplemented or changed by action of the Township Board following a recommendation from the Township Planning Commission.

2. Proposals for amendments, supplements or changes may be initiated by the Township Board on its own motion, by the Township Planning Commission or by petition of one (1) or more owners of property to be affected by the proposed amendment.

3. The procedure to be followed for initiating and processing an amendment shall be as

follows:

a. Each petition by one (1) or more persons for an amendment shall be submitted by application to the Zoning Administrator on a standard form provided and shall be accompanied by the fee as prescribed by the Township Board. No part of such fee shall be returnable to a petitioner if the public hearing is held.

b. The Zoning Administrator shall notify, in writing, the Township Clerk and Chair of the Planning Commission at or before the time he/she transmits the amendment request to the Planning Commission.

c. The Planning Commission shall consider each proposal for amendment on particular factors related to the individual proposal and in terms of the likely effect on the community's physical development. The Planning Commission may recommend any additions or modifications to the original proposal.

d. The public notice procedure shall be the same as that contained in §10.3.

e. Rezoning Standards: The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

i. Is the proposed rezoning consistent with the Secord Township Master Plan?

ii. Are all of the allowable uses in the proposed district reasonably consistent with surrounding uses?

iii. Will there be an adverse physical impact on surrounding properties?

Section 12.0 - Amendment to this Ordinance (continued)

iv. Will there be an adverse effect on property values in the adjacent area?

v. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?

vi. Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?

vii. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

viii. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?

ix. Is the site served by adequate public facilities or is the petitioner able to provide them?

x. Are there sites nearby already properly zoned that can be used for the intended purposes?

f. Following the public hearing, the Planning Commission shall submit the proposed amendment including any zoning map changes to the County Planning Commission. If the recommendation of the County Planning Commission has not been received within thirty (30) days after the receipt of the Ordinance by the County, it shall be conclusively presumed that the County has waived its right for review.

g. The Planning Commission shall submit a final report/recommendation to the Township Board along with a summary of the comments received at the public hearing.

h. The Township Board may hold a public hearing if it considers it necessary or if otherwise required. Notice of such hearing shall be published using the procedures in §10.3.

i. The Township Board shall grant a hearing on a proposed ordinance provision to a property owner who requests a hearing by certified mail, addressed to the Township Clerk. Notice of such hearing shall be published using the procedures in §10.3.

j. The Township Board may refer any proposed amendments to the Planning Commission for consideration and comment within a time specified by the Township Board.

k. After any such public hearing as allowed under §12.0. A.3.h-i, the Township Board shall consider and vote upon the adoption of a zoning ordinance amendment. A

- zoning ordinance amendment shall be approved by a majority vote of the members

of the Township Board.

I. Once adopted by the Township Board, amendments to this Ordinance shall be filed with the Township Clerk, and one (1) notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. Any amendments to this Ordinance shall take effect eight (8) business days after publication or at a later date as may be specified by the Township Board at the time of adoption.

m. No application for a rezoning which has been denied by the Township shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Township Planning Commission to be valid.

Section 12.1 - Conditional Rezoning

A. Intent: It is recognized that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with the provisions of Section 405 of the Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request. Additional fees may apply as determined by the Township Board based on the content of the request.

B. Application and Offer of Conditions:

1. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.

2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.

3. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.

4. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.

5. Any use or development proposed as part of an offer of conditions that would require a Special Land Use permit under the terms of this Ordinance may only be commenced if a Special Land Use permit for such use or development is ultimately granted in accordance with the provisions of this Ordinance.

6. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance

Section 12.1 - Conditional Rezoning (continued)

for such use or development is ultimately granted by the Planning Commission in accordance with the provisions of this Ordinance.

7. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
8. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

C. Planning Commission Review:

1. The Planning Commission, after public hearing and consideration of the factors for rezoning, may recommend approval, approval with recommended changes or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.
2. Township Board Review, after receipt of the Planning Commission's recommendation, the Township Board shall deliberate upon the requested rezoning and may approve or deny the conditional rezoning request. The Township Board's deliberations shall include, but not be limited to, a consideration of the factors for rezoning. Should the Township Board consider amendments to the proposed conditional rezoning advisable and if such contemplated amendments to the offer of conditions are acceptable to and thereafter offered by the owner, then the Township Board shall have the option, but not be required to refer such amendments to the Planning Commission for a report thereon within a time specified by the Township Board and proceed thereafter to deny or approve the conditional rezoning with or without amendments.
3. Approval:

a. If the Township Board finds the rezoning request and offer of conditions acceptable,

the offered conditions shall be incorporated into a formal written Statement of Conditions acceptable to the owner and conforming in form to the provisions of this Section. The Statement of Conditions shall be incorporated by attachment or otherwise as an inseparable part of the Ordinance adopted by the Township Board to accomplish the requested rezoning.

b. The Statement of Conditions shall:

i. Be in a form recordable with the Register of Deeds of Gladwin County or, in the alternative, be accompanied by a recordable Affidavit or Memorandum prepared and signed by the owner giving notice of the Statement of Conditions in a manner acceptable to the Township Board.

Section 12.1 - Conditional Rezoning (continued)

ii. Contain a legal description of the land to which it pertains.

iii. Contain a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land.

iv. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.

v. Contain a statement acknowledging that the Statement of Conditions or an Affidavit or Memorandum giving notice thereof may be recorded by the Township with the Register of Deeds of Gladwin County.

vi. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.

c. Upon the rezoning taking effect, the Zoning Map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a Statement of Conditions. The Township Clerk shall maintain a listing of all lands rezoned with a Statement of Conditions.

d. The approved Statement of Conditions or an Affidavit or Memorandum giving notice thereof shall be filed by the Township with the Register of Deeds of Gladwin County. The Township Board shall have authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of such a document would be of no material benefit to the Township or to any subsequent owner of the land.

e. Upon the rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the Statement of Conditions.

f. Compliance with Conditions.

i. Any person who establishes a development or commences use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this Zoning Ordinance and be punishable accordingly.

ii. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law. No permit or approval shall be granted under this Ordinance for any use or development that is contrary to an applicable Statement of Conditions.

Section 12.2 - Conflicting Regulations

Section 12.3 - Severability

Section 12.1 - Conditional Rezoning (continued)

g. Time Period for Establishing Development or Use: Unless another time period is specified in the Ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within 18 months after the rezoning took effect and thereafter proceed diligently to completion. This time limitation may upon written request be extended by the Township Board if (1) it is demonstrated to the Township Board's reasonable satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion and (2) the Township Board finds that there has not been a change in circumstances that would render the current zoning with Statement of Conditions incompatible with other zones and uses in the surrounding area oF otherwise inconsistent with sound zoning policy. Whenever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other Township law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such ordinance shall govern. Where any provision of this Ordinance differs from any other provision of this Ordinance, the more restrictive requirement shall prevail. The graphics, tables and text used throughout this Ordinance are regulatory. In case of a conflict, text shall control over tables or graphics; tables shall control over graphics. Photographs and illustrations marked "example" or text marked "commentary" is not regulatory and is provided for illustrative purposes only. This Ordinance and various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, phrase or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of this Ordinance shall not be affected thereby. The Township Board hereby declared that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause thereof irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Section 12.4 - Repeal and Savings Clause

A. This Ordinance repeals and replaces any previous Secord Township Zoning Ordinance in its entirety.

B. The repeal of any previous Secord Township Zoning Ordinance, as provided, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred there under or actions involving any of the provisions of said ordinance or parts thereof. Said ordinance or ordinance sections repealed is hereby continued in force and effect after the passage, approval and publication of this Ordinance for the purpose of such rights, fines, penalties, forfeitures, liabilities and actions therefore.

Guster So REMC

Section 12.5 - Enactment and Effective Date

A. This Ordinance was adopted on December 17, 2014, by the Secord Township Board of Trustees and will be effective January 8, 2015. The foregoing Zoning Ordinance and Zoning Map were presented at a public hearing before the Planning Commission on November 1, 2014.

B. Amendments or revision to this Ordinance or Map of Zoning Districts shall become effective on the expiration of seven (7) days or ata later date specified by the Township Board after publication of a notice of adoption of said amendments or revisions within fifteen (15) days of adoption in accordance with Section 401 of PA 410 of 2006, as amended.

ENFORCEMENT OFFICER — ORDINANCE 12.6

Section 12.6 - Ordinance Officer

ENFORCEMENT OFFICER-ORDINANCE 12.6 SECORD TOWNSHIP, GLADWIN County An Ordinance to establish the office of Secord Township Ordinance Enforcement Officer; to prescribe the duties of said office; to authorize the Township Board to appoint a person or persons to said office; and to amend any Ordinances of Secord Township which conflict with the provisions hereof.

The Township of Secord, County of Gladwin, State of Michigan, ordains the following Ordinance.

The office of Township of Secord Ordinance Enforcement Officer is herhereby established.

The Board of Trustees of the Township of Secord is hereby authorized to appoint by resolution any person or persons to the office of Ordinance Enforcement Officer for such term or terms as may be designated in said resolution and for such compensation as the Board may determine. The Board may further, by resolution, remove any person from said office, in the discretion of the Board.

The Ordinance Enforcement Officer(s) is hereby authorized to enforce all ordinances of the Township of Secord, whether heretofore or hereafter enacted, and whether such ordinances superficially designate a different enforcing official or do not designate any particular enforcing officer. Where a particular officer is so designated in any Ordinance that officer's authority shall continue in full force and effect and shall not be diminished or impaired by the terms of this Ordinance, and the authority of the Ordinance Enforcement Officer(s) shall be in addition and supplementary to the authority granted to such other specific officer. An Ordinance Enforcement Officer(s) shall in the performance of the officer's duties be subordinate and responsible to the Board. 2/22/2010

ORDINANCE 12.7

Secord Township Ordinance to Confirm the Establishment of a Planning Commission with Zoning Authority

Preamble

An ordinance to confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125 .38 01, et seq., of the Secord Township Planning Commission; provide for the composition of that Planning Commission; provide for the powers, duties, and limitations of that planning Commission; and repeal any ordinance or parts of ordinance or resolutions in the conflict with this ordinance.

THE TOWNSHIP OF SECORD, GLADWIN COUNTY, MICHIGAN, ORDAINS:

Section 1: Scope, Purpose and Intent

This ordinance is adopted pursuant to the authority granted the Township Board under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125. 3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125. 3101 et seq., to establish a Planning Commission with the powers, duties and limitations provided by those acts and subject to the terms and conditions of this ordinance and any future amendments to ordinance.

The purpose of this ordinance is to provide that the Secord Township board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public act 33 of 2008, MCL 125.3801, et seq., of the Secord Township Planning Commission formally established under the Township Planning Act Public Act 168 of 1959, MCL 125.321 et seq.

Section 2: Establishment

Township board hereby confirms the establishment under the Michigan Planning Enabling Act Public Act 33 of 2008, MCL 125.3801 et seq., of the Secord Township Planning Commission formally established under the Township Planning Act Public Act 168 of 1959 MCL 125.321 et seq. The Secord Township Planning Commission shall have seven (7) members. Members of the Secord Township Planning Commission as of the effective date of this ordinance shall, except for an ex-officio member whose remaining term on the Planning Commission shall be limited to his or her term on the Township Board, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for Planning Commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125. 3801, et seq.

Section 3: Appointments and Terms

The Township supervisor, with the approval of the Township Board by a majority vote of the members elected and serving, shall appoint all Planning Commission members, including the ex-officio member.

The Planning Commission members other than the ex-officio member shall serve for terms of three (3) years each. A Planning Commission member shall hold office until his or her successor is appointed. Vacancies shall be filled for the expired term in the same manner as the original appointment.

Planning Commission members shall be qualified electors of the Township except for that one Planning Commission member may be an individual who is not a qualified elector of the Township. The membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and special social development of the Township, in accordance with the major interest as they exist in the Township, such as agriculture, natural resources, recreational, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of The Township to the extent practicable.

One member of the Township board shall be appointed to the Planning Commission as an ex-officio member.

In ex-officio member has full voting rights. An ex-officio members term on the Planning Commission shall expire with his or her term on the Township board.

No other elected officer or employee of the Township is eligible to be a member of the Planning Commission.

Section 4: Removal

The Township board may remove a member of the Planning Commission for misfeasance, malfeasance, or nonfeasance in the office upon written charges and after a public hearing.

Section 5: Compensation

The Planning Commission members may be compensated for their services as provided by the Township Board resolution. The Planning Commission may adopt bylaws relative to the compensation and expenses of its members for travel when engaged in the performance of activities authorized by the Township Board, including, but not limited to attendance at conferenc workshops, educational and training programs, and meetings.

Section 6: Officers and Committee
The Planning Commission shall elect a chairperson and a secretary from its members, and may create and fill other offices, as it considers advisable. An ex-officio member of the Planning Commission is not eligible to serve as chairperson. The term of each office shall be one year, with the opportunity for reelection as specified in the Planning Commission by-laws. The Planning Commission may also appoint advisory committees whose members are not members of the Planning Commission.

Section 7: Bylaws, Meetings and Records
The Planning Commission shall adopt bylaws for the transaction of business.
The Planning Commission shall hold at least four regular meetings each year and shall by resolution determine the time in place of the meetings.

Unless otherwise provided in the planning commission's bylaws, a special meeting of the Planning Commission may be called by the chairpersons or by two other members, upon written request to the secretary. Unless the bylaws otherwise provide; the secretary shall send written notice of a special meeting to Planning Commission members at least 48 hours before the meeting.

The business that the planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261, et seq.

The Planning Commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in possession of, or retained by a Planning Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1086 MCL15.231 et seq.

Section 8: Annual Report
The Planning Commission shall make an annual written report to the Township board concerning its operations and the status of the planning activities, including recommendations regarding actions by the Township Board related to planning and development.

Section 9: Authority to Make Masterplan
Under the authority of the Michigan Planning Enabling Act, Public act 33 of 2008 MCL125.3801, et seq., and other applicable planning statutes the Planning Commission shall make a master plan a guide for development within the township's planning jurisdiction.
Final authority to approve a master plan or any amendments thereto shall rest with the Planning Commission unless the Township Board passes a resolution asserting the right to approve or reje the master plan.
Unless rescinded by the Township any plan adopted or amended under the Township Planning A Public Act 168 of 1959 MCL 125.321 et seq., need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008 MCL 125.3801 et seq.

12-11

Section 10: Zoning Powers
The Township board hereby confirms the transfer of all powers duties and responsibilities provided for zoning boards or zoning commissions by the former Township Zoning Act, Public Act 184 of 1943 MCL 125.271 et seq.; the Michigan Zoning Enabling Act, Public Act 110 OF2006 MCL 125.3101 et seq.; or other applicable zoning statutes to the Secord Township Planning Commissior formally established under the Township Planning Act, Public Act 168 of 1959 MCL 125.321 et seq Any existing zoning ordinance shall remain in full force an effect except as otherwise amended or repealed by the Township Board.

Section 11: Subdivision and Land Division Recommendations
The Planning Commission may recommend to the Township board provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the Planning Commission shall hold a public hearing on their proposed ordinance or rule. The Planning Commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the Township.

The Planning Commission shall review and make recommendation on a proposed plat before actic thereon by the Township Board under the Land Division Act, Public Act 288 of 1967 MCL 560.101 et seq. Before making its recommendation, the Planning Commission shall hold a public hearing on th proposed plat. A plat submitted to the Planning Commission shall contain the name and address o the proprietor or other persons to whom notice of hearing shall be sent. Not less than 15 days before the date of the hearing, notice of the date time and place of the hearing shall be sent to tha person at that address by mail and shall be published in a newspaper of general circulation in the Township. Similar notice shall be mailed to the owners of the land immediately adjourning the proposed platted land.

Section 12: Severability
The provisions of this ordinance are hereby declared to be serviceable, and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the ordinance shall continue in full force an effect.

Section 13: Repeal
All ordnance or parts of ordnance in conflict with this ordinance are hereby repealed. The resolutio or ordinance establishing the Secord Township Planning Commission under the Township Planning Act, Public act 168 of 1959, MCL 125.321, et seq., is hereby repealed.

Section 14: Effective Date
This ordinance shall become effective eight (8) days after publication thereof. Adopted by t Township Board Township of Secord Gladwin County, Michigan at the meeting of the Township boa held on the fifteenth day of June 2011.

12-12

Section 12.8 - Duties of Constable

Section 12.8 - Duties of Constable

An ordinance to restrict and limit the powers and duties prescribed by state law for township constables; to authorize and prescribe ordinance enforcement duties by constables; to establish liability for violations of the provisions of this ordinance, and to repeal all ordinances or parts of ordinances in conflict with this ordinance.

The Township of Secord ordains:

. Section 1. Duties and Powers.

Pursuant to authority vested in the Secord Township Board by Public Act 426 of

1976 (MCL 41.82) of the State of Michigan, no elected or appointed Constable of

Secord Township shall exercise any power or assume any duty prescribed by the laws

of the State of Michigan, except as follows:

1.1. Township Constables shall be authorized to serve all civil notices and process lawfully directed to them by the Township Board including the authority to issue appearance tickets.

1.2. Township Constables shall be authorized to enforce all ordinances of Secord Township as provided in this ordinance, including the authority to issue appearance tickets but not to make arrests.

4.3. Township constables shall be authorized to perform such other duties or powers of their office when so directed by the Township Board.

4.4 By authority of the office of constable (MCL 41.82). Constables will perform liquor control inspections.

2.1 Township Constables are hereby authorized to enforce all ordinances of Secord Township, whether currently or hereafter enacted, and whether such ordinances

: specifically designate a different official to enforce the same or do not designate any particular enforcing officer, but only when expressly authorized to do so by the Township Board. Absent such express direction and authority from the Township

Board, the Constable shall have no authority to enforce the ordinances.

2.2. Where a particular, officer is so designated in any such ordinance. the authority of the constable to enforce the same shall be in addition and supplementary to the authority granted to such other specific officer. Any ordinance enforcing authority of the Township Supervisor and any other officers specifically designated in any Township Ordinance or State statute shall continue in full force and effect and = -- shall in no way be diminished or impaired by the terms of the within ordinance. -

Section 3. Ordinance Enforcement Duties.

When so authorized by the Township Board, as provided for in Section 2.1, above, the ordinance

enforcement duties shall include, among others, the following:

3.1. Issuing and serving municipal ordinance violations notices and municipal civil infraction citations as authorized under Public Act 12 of 1994. as amended (MCL 600.8701); 5

3.2. Appearing in court or other judicial proceedings to assist in the prosecution of ordinance violators; and

3.3. - Such other ordinance enforcement duties as may be delegated by the Township Supervisor or assigned by the Township Board.

Section 4. Weapons.

No Township Constable shall carry any firearm or other weapon in the performance of

his or her duties.

Section 5. Limitation of Authority.

The Secord Township Board is hereby authorized, by resolution at any regular meeting of said

Board, to remove the authorities granted to any Township Constable by this ordinance, in the

sole discretion of said Board.

Section 6. _ Liability.

Any elected Township Constable who shall violate any provision of this ordinance shall thereby

assume sole responsibility and liability for any damages resulting from such action constituting said violation. "Section 7. Severability. The provisions of this Ordinance are hereby declared to be severable and if any partis declared invalid for any reason by a court of competent jurisdiction it shall not affect remainder ofthe Ordinance which shall continue in full force and effect.

Section 8. Repeal.

Allordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 9. Effective Date.

This Ordinance shall 1ake effect immediately upon publication as required by law following adoption by the Township Board This Ordinance shall become effective upon publication.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.0 AMENDMENTS to the ORDINANCE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.1 CONDITIONAL REZONING

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.2 CONFLICTING REGULATIONS

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.3 SEVERABILITY

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.4 REPEAL and SAVINGS CLAUSE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.5 ENACTMENT and EFFECTIVE DATE

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.6 ORDINANCE OFFICER

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.7 PLANNING COMMISSION

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 12 Adoption and Amendments

ORDINANCE No. 12.8 CONSTABLE DUTIES

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

ORDINANCE NUMBER 12.9

AN ORDINANCE REZONONG PROPERTY LOCATED AT 2430 N. THREE RIVERS RD, IN THE TOWNSHIP OF SECORD, COUNTY OF GLADWIN FROM R-1 TO C-1

WHEREAS, the Planning Commission of the Township of Secord having held a duly noticed public hearing on the petition to rezone the property described in Section I below from Residential 1 (R-1) to Commercial 1 (C-1); and

WHEREAS, following said public hearing, the Planning Commission having found that the proposed rezoning to the C-1 classification is in conformity with the Secord Township comprehensive plan; and

WHEREAS, the Planning Commission having voted to recommend to the Secord Township Board that the petition to rezone the subject property from R-1 to C-1 is in the best interest of the Township of Secord.

NOW, THEREFORE, the Planning and Zoning and the Township Board of the Township of Secord do ordain as follows:

Section 1: The following described property is hereby rezoned from Residential 1 (R-1) to Commercial 1 (C-1):

Parcel Address; 2430 N. Three Rivers Rd., Secord Township, Gladwin, MI 48624

Parcel; #130-024-202-002-12

DESCRIBED AS FOLLOWS:

Legal Description: SEC 24 19 1E begin at a PT 1134 FT N of SW COR of NW ¼ of SEC TH N 256 FT TH E 593.13 FT TH S 256 FT W 593.13 FT to POB AKA PARCEL 2

Section II. The official zoning map of the Township of Secord is hereby amended to show this change in zoning classification and the Secord Township Clerk is directed to make note on said official map of this zone change.

Section III. This ordinance shall take effect upon passage and publication as provided by law. Approved by the Township of Secord Planning and Zoning Commission at the Regular Planning & Zoning Board Meeting in the County of Gladwin State of Michigan this 12th day of June, 2024. Approved by the Secord Township Board at the Regular Township Board Meeting in the County of Gladwin State of Michigan this 19 th day of June, 2024.

Section IIII. This Ordinance shall take effect immediately upon publication as required by law following adoption by the Township Board. This Ordinance shall become effective upon publication.

[Clerk certification line omitted in website reference copy]

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE FEE
Fee Schedule

Fee Schedule — Page 1

Fee Schedule:	Secord Permit Fee
General Land Use:	
Zoning Permit (Land Use Permit)	$ 50 00
Dimensional Variance	$ 350.00
Condominium Development	$ 750.00
Special Land Use	$ 500 00
Private Road	$ 500.00
Rezoning Request	$ 750.00
Medical Marihuana Permit	$5,000.00
Subdivided Land:	
Land Divisions	$ 50.00
Lot Splits	$ 50.00
Lot Splits with Merger	$ 50 00
Property Line Adjustment	$ 50.00
Open Land:	
Parcel Divisions	$ 50.00
Property Line Adjustment	$ 50.00
Parcel Mergers (Contact Township Assessor)	
Other Permits:	
Commercial Tower	$ 750.00
Firework Display	$ 125.00
Firework Sales	$ 125.00
Peddler	$ 50.00
Rental Property	$ 250.00
Ice Retardant System	$ 50.00
Signs:	
Sign =or< 3' x 5'	$ 50.00
> 3' x 5'	$ 250.00
Billboard	$ 500 00
Other:	
Construction Dwelling or Temporary Trailer (100 days)	$ 50.00

Page 1 of 3

Fee Schedule

Description	Fee
General Land Use	
Zoning Permit (Land Use Permit)	**$50.00**
Dimensional Variance	**$350.00**
Condominium Development	**$750.00**
Special Land Use	**$500.00**
Private Road	**$500.00**
Rezoning Request	**$750.00**
Medical Marihuana Permit	**$5,000.00**
Subdivided Land	
Land Divisions	**$50.00**
Lot Splits	**$50.00**
Lot Splits with Merger	**$50.00**
Property Line Adjustment	**$50.00**
Open Land	
Parcel Divisions	**$50.00**
Property Line Adjustment	**$50.00**
Parcel Mergers (Contact Township Assessor)	Not specified
Other Permits	
Commercial Tower	**$750.00**
Firework Display	**$125.00**
Firework Sales	**$125.00**
Peddler	**$50.00**
Rental Property	**$250.00**
Ice Retardant System	**$50.00**
Signs	
Sign =or< 3' x 5'	**$50.00**
Sign > 3' x 5'	**$250.00**
Billboard	**$500.00**
Other	
Construction Dwelling or Temporary Trailer (100 days)	**$50.00**

Fee Schedule — Page 2

Fee Schedule for Permits:

Other Fees and Charges:

Fire Inspection **$50.00**

	Secord Permit Fee
Late Fee (starting project w/o permit)	$ 150.00
Penalty Fee (project completed w/o permit)	$ 300.00
Special Meeting	$ 300.00
Planned Unit Development	$ 500.00
Site Plan Review (by Planning Commission)	
R-1 Residential	$ 100.00
R-2 Residential	$ 200 00
C-1 Commercial	$ 200.00
C-2 Commercial	$ 300.00
A-1 Agriculture	$ 100 00
Variance Requests (by Zoning Board of Appeals)	
R-1 Residential	$ 350.00
R-2 Residential	$ 350.00
C-1 Commercial	$ 500.00
C-2 Commercial	$ 500.00
A-1 Agriculture	$ 350.00
Appeal of Decision/ Interpretation to ZBA	$ 350.00

Page 2 of 3

Fee Schedule for Permits

Description	Fee
Other Fees and Charges	
Fire Inspection	**$50.00**
Late Fee (starting project w/o permit)	**$150.00**
Penalty Fee (project completed w/o permit)	**$300.00**
Special Meeting	**$300.00**
Planned Unit Development	**$500.00**
Site Plan Review (by Planning Commission)	
R-1 Residential	**$100.00**
R-2 Residential	**$200.00**
C-1 Commercial	**$200.00**
C-2 Commercial	**$300.00**
A-1 Agriculture	**$100.00**
Variance Requests (by Zoning Board of Appeals)	
R-1 Residential	**$350.00**
R-2 Residential	**$350.00**
C-1 Commercial	**$500.00**
C-2 Commercial	**$500.00**
A-1 Agriculture	**$350.00**
Appeal of Decision/ Interpretation to ZBA	**$350.00**

Fee Schedule — Page 3

Planning Commission

Fee Schedule for Permits:

Secord Township Fire/Rescue Department Run Charges

	Secord Permit Fee
Structure Fire	$ 500.00
Grass Fire	$ 250.00
Vehicle Accident/Fire	$ 250.00
Medical Run	No Charge
Rubbish Fire	$ 250 00
Fire in a Commercial Establishment	$ 500 00
Fire in an Industrial or Manufacturing Establishment	$ 500.00
Aircraft Accident/Fire	$ 250 00
Vegetation Fire	$ 250 00
Emergency Rescue Service	$ 250 00
Other Services Not Specifically Enumerated	$ 250 00

Page 3 of 3

Secord Township Fire/Rescue Department Run Charges

Description	Fee
Structure Fire	**$500.00**
Grass Fire	**$250.00**
Vehicle Accident/Fire	**$250.00**
Medical Run	No Charge
Rubbish Fire	**$250.00**
Fire in a Commercial Establishment	**$500.00**
Fire in an Industrial or Manufacturing Establishment	**$500.00**
Aircraft Accident/Fire	**$250.00**
Vegetation Fire	**$250.00**
Emergency Rescue Service	**$250.00**
Other Services Not Specifically Enumerated	**$250.00**

Short-Term Rental Fees

SHORT-TERM RENTAL FEES ORDINANCE 9: 25

Secord Township, Gladwin MI

Type	Ordinance Link	Fee
Required Annually		
Application Fee	Section § 01-03 (B)	$300.00
Registration/Permit Fee / Administrative Fee	Section § 01-03 (B 1)	$50.00
Increased Fee	Section § 01-03 (2 a)	$100.00
Renewal Application Fee		$300.00
When Appliable		
Wait-List Deposit [when required]		$50.00
Re-Inspection [if inspector must return]		$100.00

Each day that a violation continues constitutes a separate violation

Unregistered STR	Section § 01-06(A) (1)	
First Violation		$750.00
Unregistered STR	Section § 01-06 (A) (1)	
Each subsequential violation/ Each time STR rental is rental		$1000.00
Exceed maximum occupancy	Section § 01-06 (A)(2)	
First offense		$500.00
Each subsequent subsequential offense	section § 01-06 (A)(2)	$1500.00
Ordinance violations [noise etc.,]	Section § 01-06 (A)(3)	
First offense		$100.00
Second offense		$500.00
Third Offense		$1500.00

All Fees are to be paid at the time of Infraction. Fees not paid {delinquent} will be attached to the Property Winter Taxes and paid to SECORD TOWNSHIP
After three separate offenses-revocation of application is imminent Section § 01-06

ALL FEES ARE NON-REFUNDABLE

MAKE CHECK PAYABLE TO "SECORD TOWNSHIP"

Please, in Memo note reason--Example" STR App fee" or "STR Ord violation" etc.

Fees are subject to change with a Motion from the Planning & Zoning Board and the Township Board at any Regular Township Board Meeting(s).

SHORT-TERM RENTAL FEES ORDINANCE 9: 25

Type	Ordinance Link	Fee
Required Annually		
Application Fee	Section § 01-03 (B)	**$300.00**
Registration/Permit Fee	Section § 01-03 (B 1)	**$50.00**
Administrative Fee		Not separately specified
Increased Fee	Section § 01-03 (2 a)	**$100.00**
Renewal Application Fee		**$300.00**
When Applicable		
Wait-List Deposit [when required]		**$50.00**
Re-Inspection [if inspector must return]		**$100.00**
Each day that a violation continues constitutes a separate violation		
Unregistered STR	Section § 01-06(A) (1)	
First Violation		**$750.00**
Each subsequent violation/ Each time STR rental is rental		**$1000.00**
Exceed maximum occupancy	Section § 01-06 (A)(2)	
First offense		**$500.00**
Each subsequent subsequential offense	section § 01-06 (A)(2)	**$1500.00**
Ordinance violations [noise etc.,]	Section § 01-06 (A)(3)	
First offense		**$100.00**
Second offense		**$500.00**
Third Offense		**$1500.00**

Additional fee schedule conditions (as printed in the source)

All Fees are to be paid at the time of Infraction. Fees not paid {delinquent} will be attached to the Property Winter Taxes and paid to SECORD TOWNSHIP

After three separate offenses-revocation of application is imminent Section § 01-06

ALL FEES ARE NON-REFUNDABLE

MAKE CHECK PAYABLE TO “SECORD TOWNSHIP”

Please, in Memo note reason--Example” STR App fee” or “STR Ord violation” etc.

Fees are subject to change with a Motion from the Planning & Zoning Board and the Township Board at any Regular Township Board Meeting(s).

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 13 Fee(s)

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

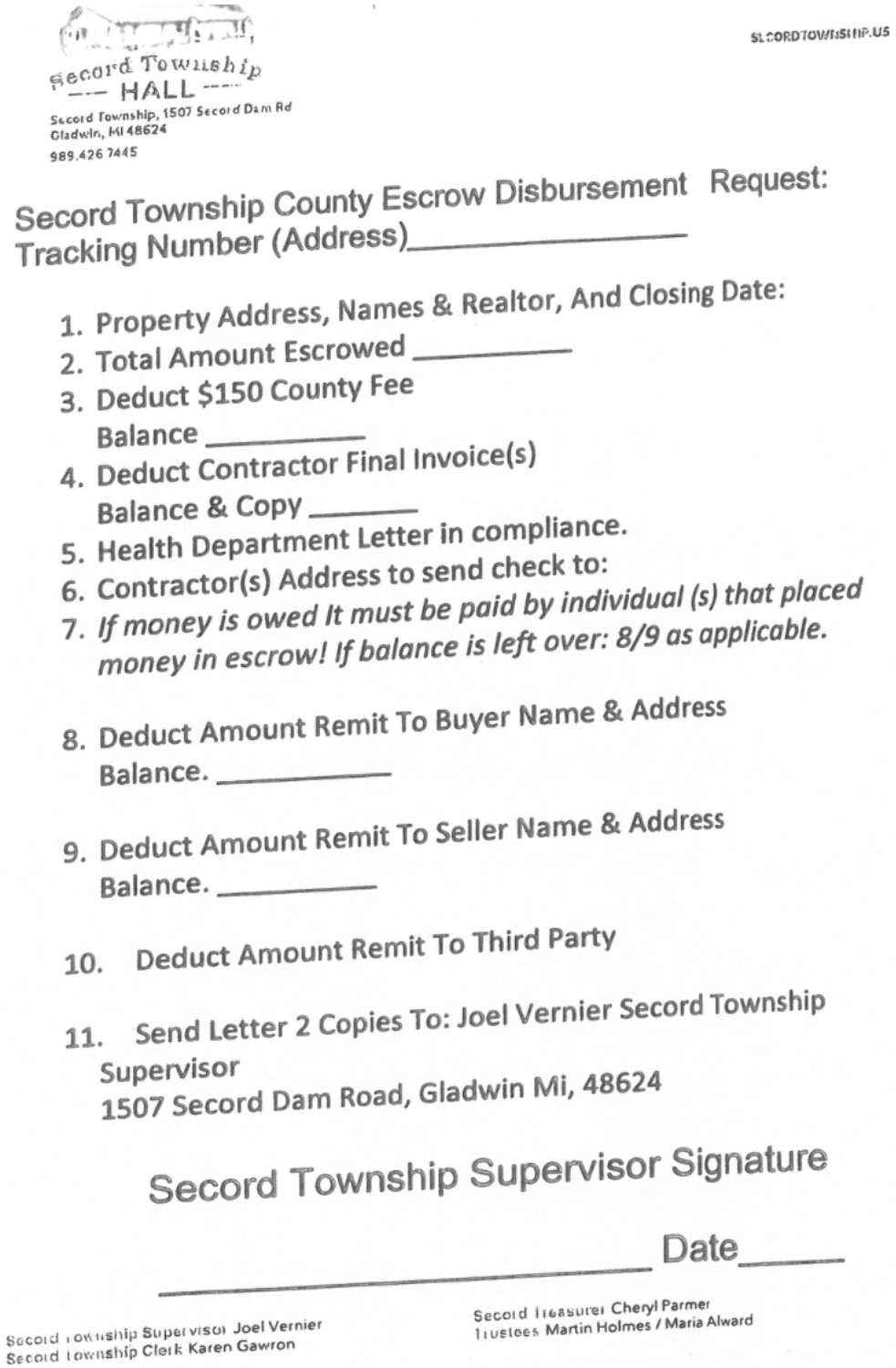
Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE —
Forms

County Escrow Disbursement Request



Secord Township
--- HALL ---
Secord Township, 1507 Secord Dam Rd
Gladwin, MI 48624
989.426 7445

SECORDTOWNSHIP.US

Secord Township County Escrow Disbursement Request:
Tracking Number (Address)_____

1. Property Address, Names & Realtor, And Closing Date:
2. Total Amount Escrowed _____
3. Deduct $150 County Fee
   Balance _____
4. Deduct Contractor Final Invoice(s)
   Balance & Copy _____
5. Health Department Letter in compliance.
6. Contractor(s) Address to send check to:
7. *If money is owed It must be paid by individual (s) that placed money in escrow! If balance is left over: 8/9 as applicable.*
8. Deduct Amount Remit To Buyer Name & Address
   Balance. _____
9. Deduct Amount Remit To Seller Name & Address
   Balance. _____
10. Deduct Amount Remit To Third Party
11. Send Letter 2 Copies To: Joel Vernier Secord Township Supervisor
    1507 Secord Dam Road, Gladwin Mi, 48624

Secord Township Supervisor Signature

_____ Date_____

Secord Township Supervisor Joel Vernier
Secord Township Clerk Karen Gawron
Secord Treasurer Cheryl Parmer
Trustees Martin Holmes / Maria Alward

County Escrow Account Procedure

Secord Township
— HALL —
Secord Township, 1507 Secord Dam Rd
Gladwin, MI 48624
989 426 7445

SECORDTOWNSHIP.US

Secord Township County Escrow Account Procedure

WELL & SEPTIC EVALUATION TO: Determine what is needed to bring property into compliance with the Gladwin County Health Department.

1. **Pull permit** Gladwin County Health Department
2. **Obtain Quote** from contractor.
3. **Provide agreement** on who is escrowing the money and who should be paid back any leftover funds.
4. Read the **Gladwin County Escrow Agreement and have it signed below by whomever is going to escrow the funds.**
5. This may be buyer or seller or both.
6. **Provide check,** cashiers, certified or personal with 1 1/2 the amount on the contractor's quote, and **$150 Country Escrow Fee.** (If job exceeds escrow signature parties pay balance)
7. Send check, agreement to Secord Township 3 copies Check made out to Gladwin County Treasurer

Gladwin County Escrow Agreement

Funds placed in escrow with Gladwin County will be held for 24 months .Secord Township requires work to be completed within 12 months. If the Well or Septic or both have not been completed and approved by the Gladwin County Health Department, the funds will be released to the State of Michigan at 24 months and are non-refundable. The Gladwin County Escrow account is set up to enable buyer/seller to be able to close on a property with a commitment to complete the required work as soon as possible. The **Gladwin County Health Department's permit is good for 12 months. Secord Township expectations are that the work will be completed within that period.** The funds will be only disbursed when approved by the Gladwin County Health Department this is not a draw. **Total project must be completed and approved to disburse funds.** If project costs exceed escrow, buyer or seller will be responsible for any overage.

To be signed at closing:

Signature and amount of Buyer escrowing funds:

Signature and amount of Seller escrowing funds:

Signature and amount of Other Party escrowing funds. Total Reimbursement _____ (If known)

Title Company signature or Notary:

Secord Township Supervisor Signature

_____ Date

Current Form as of 9/6/22

Secord Township Supervisor Joel Vernier
Secord Township Clerk Karen Gawron

Secord Treasurer Cheryl Parmer
Trustees Martin Holmes / Maria Alward

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 14 Form(s)

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye

Clerk Karen Gawron Aye

Treasure Cheryl Stiehl Aye

Trustee Maria Alward Aye

Trustee Martin Holmes Aye

Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECORD TOWNSHIP ZONING ORDINANCE

ARTICLE — Permits

SECORD TOWNSHIP / GLADWIN COUNTY, MICHIGAN

Township Ordinances & Zoning Materials

Part 9 | Permit Forms, Applications & Planning and Zoning By-Laws

PART 9 / CONTENTS

Documents in this part

Zoning & variance permits

Original pages 1–7

EGLE Water Resources permit

Original pages 8–11

Township permit and land-division forms

Original pages 12–24

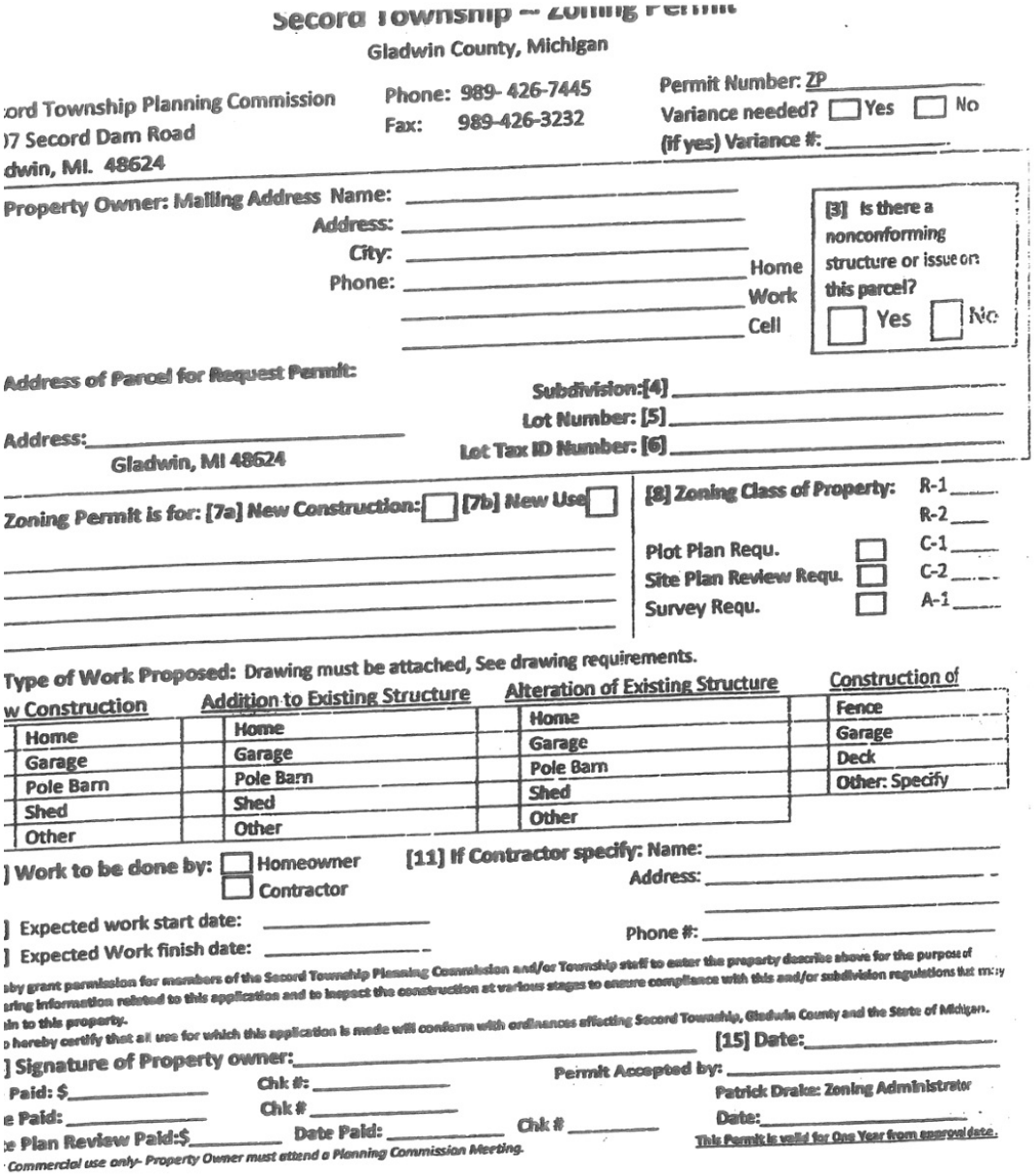
Short-term rental permits

Original pages 25–28

Planning & Zoning By-Laws

Original pages 29–35

Secord Township — Zoning Permit



Secord Township — Zoning Permit

Gladwin County, Michigan

ord Township Planning Commission
)7 Secord Dam Road
dwin, MI. 48624

Phone: 989- 426-7445
Fax: 989-426-3232

Permit Number: ZP
Variance needed? ☐ Yes ☐ No
(if yes) Variance #: _____

Property Owner: Mailing Address Name: _____
Address: _____
City: _____
Phone: _____ Home
_____ Work
_____ Cell

[3] Is there a nonconforming structure or issue on this parcel? ☐ Yes ☐ No

Address of Parcel for Request Permit:

Address: _____
Gladwin, MI 48624

Subdivision:[4] _____
Lot Number: [5] _____
Lot Tax ID Number: [6] _____

Zoning Permit is for: [7a] New Construction: ☐ [7b] New Use ☐

[8] Zoning Class of Property: R-1 ____ R-2 ____ C-1 ____ C-2 ____ A-1 ____

Plot Plan Requ. ☐
Site Plan Review Requ. ☐
Survey Requ. ☐

Type of Work Proposed: Drawing must be attached, See drawing requirements.

w Construction	Addition to Existing Structure	Alteration of Existing Structure	Construction of
Home	Home	Home	Fence
Garage	Garage	Garage	Garage
Pole Barn	Pole Barn	Pole Barn	Deck
Shed	Shed	Shed	Other: Specify
Other	Other	Other	

] Work to be done by: ☐ Homeowner ☐ Contractor

[11] If Contractor specify: Name: _____
Address: _____
Phone #: _____

] Expected work start date: _____
] Expected Work finish date: _____

aby grant permission for members of the Secord Township Planning Commission and/or Township staff to enter the property describe above for the purpose of uring information related to this application and to inspect the construction at various stages to ensure compliance with this and/or subdivision regulations that may ain to this property.

o hereby certify that all use for which this application is made will conform with ordinances effecting Secord Township, Gladwin County and the State of Michigan.

] Signature of Property owner: _____ [15] Date: _____

Permit Accepted by: _____
Patrick Drake: Zoning Administrator
Date: _____

Paid: $_____ Chk #: _____
e Paid: _____ Chk # _____
e Plan Review Paid:$_____ Date Paid: _____ Chk # _____

This Permit is valid for One Year from approval date.

Commercial use only- Property Owner must attend a Planning Commission Meeting.

Secord Township — Zoning Permit / Fee Schedule

Secord Township-Zoning Permit Gladwin County, Michigan

Secord Township Planning Commission Phone: 989-426-7445 Fax:989-426-3232

507 Secord Dam Rd. Gladwin, Mi 48624 Permit Number: ZA_____

Property Owner Mailing Address Name: _____

Address: _____ City: _____

Phone: _____ Home_____

Work _____ Cell_____

Address of Parcel for Requested Permit: Lot Tax ID Number: _____

_____ Subdivision: _____

Gladwin, Mi 48624 Lot Number: _____

Generic form – Most Permits will Need Additional form(s) and/or Information.

Permit Description Number: _____

	General Land Use	Fee
1	Condo Development	$750
2	Private Road	500
3	Demolition	50
	Subdivided Land	**Fee**
4	Property Line Adjust	$50
	Open Land	**Fee**
5	Parcel Divisions	$50
6	Property Line Adjust	50
	Signs	**Fee**
7	= or < 3'x5'	$50
8	> 3'x5'	250
9	Billboard	500
	Other Permits	
10	Commercial Tower	$750
11	Swimming Pool	50
12	Peddler	50
13	Overnight Camping	50
14	Aerator	50

	Other Permits	Fee
15	Construction Dwelling or Temporary Trailer/ 100 days	$ 50
	Other Fees/Charges	**Fee**
16	Late Fee (starting project w/o permit)	$150
17	Penalty Fee (project completed w/o permit)	300
18	Special Meeting	300
	Site Plan Review *(by Planning Commission)*	**Fee**
19	R-1 Residential	$100
20	R-2 Residential	200
21	C-1 Commercial	200
23	C-2 Commercial	300
24	A-1 Agriculture	100
	Variance Request (by Zoning Board of Appeals)	**Fee**
25	R-1 Residential	$350
26	R-2 Residential	350
27	C-1 Commercial	500
28	C-2 Commercial	500
29	A-1 Agriculture	350
30	Appeal of Decision / Interpretation to ZBA	250

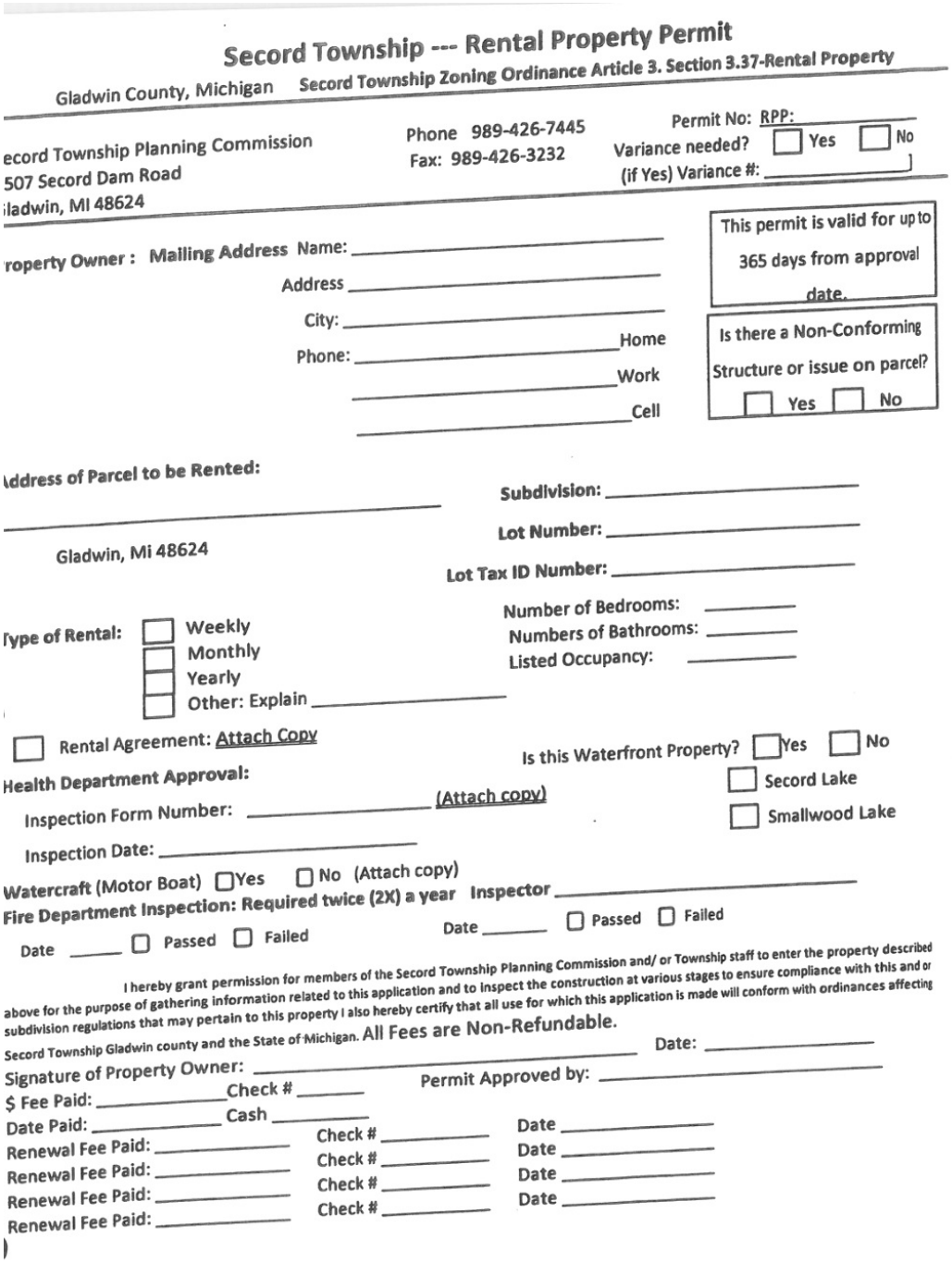
Expected start date: _____ Expected finish date: _____

I hereby grant permission for members of the Secord Township Planning Commission and or Township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the construction at various stages to ensure compliance with this and or subdivision regulations that may pertain to this property I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township Gladwin County and the state of Michigan. All Fees are Non-Refundable.

Signature of Property Owner: _____ Date: _____ Permit

Accepted by: _____ Date: _____ Date Paid: _____ Check # _____

Rental Property Permit



Secord Township --- Rental Property Permit

Gladwin County, Michigan Secord Township Zoning Ordinance Article 3. Section 3.37-Rental Property

ecord Township Planning Commission
507 Secord Dam Road
ladwin, MI 48624

Phone 989-426-7445
Fax: 989-426-3232

Permit No: RPP: _____
Variance needed? ☐ Yes ☐ No
(if Yes) Variance #: _____

roperty Owner : Mailing Address Name: _____
Address _____
City: _____
Phone: _____ Home
_____ Work
_____ Cell

This permit is valid for up to 365 days from approval date.

Is there a Non-Conforming Structure or issue on parcel?
☐ Yes ☐ No

ddress of Parcel to be Rented:
_____
Gladwin, Mi 48624

Subdivision: _____
Lot Number: _____
Lot Tax ID Number: _____

Number of Bedrooms: _____
Numbers of Bathrooms: _____
Listed Occupancy: _____

Type of Rental:
☐ Weekly
☐ Monthly
☐ Yearly
☐ Other: Explain _____

☐ Rental Agreement: Attach Copy

Health Department Approval:
Inspection Form Number: _____ (Attach copy)
Inspection Date: _____

Is this Waterfront Property? ☐ Yes ☐ No
☐ Secord Lake
☐ Smallwood Lake

Watercraft (Motor Boat) ☐ Yes ☐ No (Attach copy)

Fire Department Inspection: Required twice (2X) a year Inspector _____
Date _____ ☐ Passed ☐ Failed
Date _____ ☐ Passed ☐ Failed

I hereby grant permission for members of the Secord Township Planning Commission and/ or Township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the construction at various stages to ensure compliance with this and or subdivision regulations that may pertain to this property I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township Gladwin county and the State of Michigan. All Fees are Non-Refundable.

Signature of Property Owner: _____ Date: _____
Permit Approved by: _____

$ Fee Paid: _____ Check # _____
Date Paid: _____ Cash _____

Renewal Fee Paid: _____ Check # _____ Date _____
Renewal Fee Paid: _____ Check # _____ Date _____
Renewal Fee Paid: _____ Check # _____ Date _____
Renewal Fee Paid: _____ Check # _____ Date _____

Special Zoning Permit — Home Occupation & Cottage Industries

ecord Township- Special Zoning Permit Gladwin County, Michigan

lome Occupation & Cottage Industries Section 3:19

ecord Township Planning Commission Phone: 989-426-7445 Fax:989-426-3232

507 Secord Dam Rd. Gladwin, Mi 48624 **Permit Number:** _____

roperty Owner Mailing Address Name: _____

ddress: _____ **City:** _____

hone: _____ Home_____

Work _____ Cell_____

ddress of Parcel for Requested Permit: **Lot Tax ID Number:** _____

_____ **Subdivision:** _____

Gladwin, Mi 48624 **Lot Number:** _____

roperty to be used as _____

lours of Operation (to be determined by Zoning board per Permit use). _____

ite Plan Attached ☐ Yes

ublic Hearing Date _____ @ 1507 Secord Dam. Rd. Gladwin, Mi 48624
If Needed

ee (Hearing, Publication, Mailing Notice to Residents with-in 300 ' vicinity of Property) $250.00

ire Department Inspection: X _____
Inspector _____

)ate _____

hereby grant permission for members of the Secord Township Planning Commission and or Township staff to enter the property described above for the purpose of athering information related to this application and to inspect the construction at various stages to ensure compliance with this and or subdivision regulations that ay pertain to this property I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township Gladwin ounty and the state of Michigan. All Fees are Non-Refundable.

ignature of Property Owner: _____ **Date:** _____ **Permit**

ccepted by: _____ **Date:** _____ **Date Paid:** _____ **Check #** _____

Request for Dimensional Zoning Variance — Page 1

DZV | Form Instructions
Permit Revision Date: 10.17.15

Request for Dimensional Zoning Variance:

1 Property Owner: Mailing Address:

This is the mailing address of the owner of the property for which this variance is being requested.

Please include the complete mailing address with zip code. Also, include current phone numbers as appropriate: "Home, Work, Cell"

2 Address of Parcel for requested Permit:

This is the address in Secord Township for the parcel requesting a variance.

Include complete street address with number if assigned.

3 Is there a Non-Conforming Structure or issue on the Parcel?

Is there a non-conforming structure on this parcel or is this parcel non-conforming for some other reason? i.e. Size of parcel, number of structures, area of structures etc.?

Check Box "Yes or No"

4 Subdivision:

What is the name of the subdivision that this parcel is located in?
If the parcel is not located in a subdivision leave blank.

Subdivision names are generally listed on your tax property statement or your deed.

5 Lot Number:

This is the subdivision lot number if the parcel is located in a subdivision.

If not in a subdivision, leave blank.

6 Parcel Tax ID Number:

This number can be found on your tax bill. This is a 16 digit number with the following format:

26-130-013-300-005-00

Page 1 of 3

S:\Word\Docs\DZV\Docs: Request for DZV

Request for Dimensional Zoning Variance — Page 2

DZV

Permit Revision Date: 10.17.15

Request for Dimensional Zoning Variance:

7 Variance request is to:

Give a very brief statement as to what you are requesting a variance for, for example:
Allow building a structure eight (8) feet from the side property line.
Allow building a structure five (5) feet closer to the road right of way.

8 Zoning District of the property:

Check the Box for the Zoning District of the parcel.
In Secord Township there are five (5) Zoning Districts:

R-1	Recreational Residential
R-2	Mixed Use Residential
C-1	Commercial
C-2	Mixed Use Comercial
A-1	Agriculture/Recreational

9 Type of Work Proposed:

Check one of the Boxes, if "Other" specify with brief note.
Note: Drawings must be submitted with this form, see Drawing Requirements.

10 Work to be done by: Check one of the Boxes

11 If "Contractor": include Name, Address and Phone number.

12 Expected work Start Date:

13 Expected work Finish Date:

14 Signature of Property Owner: Please sign the "Request"

15 Date Submitted: This is the date you signed the form and sent it to the Township or gave it to the Zoning Administrator.
The official date of the form is when the ZA or PC confirms all requested data is present and the fee has been paid.

Page 2 of 3

S:\W&P\Docs\DZV\Docs: Request for DZV

Request for Dimensional Zoning Variance — General Notes

DZV | Form Instructions
Permit Revision Date: 10.17.15

Request for Dimensional Zoning Variance:

General Notes:

The "Permit Number" in the upper right hand corner of the form will be completed by the township Zoning Administrator.

Please include your check for the $350.00 filing fee. This request will not be entered into the system until the township has received the appropriate fee. Thank You.

Enclose your check for $350.00 payable to "Secord Township"

You need to sign and date the form.

Include your drawing(s) and information on the project and return to:

Ms. Becky Sebowin - Zoning Administrator
3916 Theodora Drive
Gladwin, MI 48624

Also attached is a copy of our "Review Standards", you should be prepared to address these standards and why your project should be granted a variance at the Public Hearing.

If you have not completed all of the requested information the form will not be accepted and you will have to start over with you application.

As this form and process are still in "draft" form if most information is included the Zoning Administrator will work with you to complete the application with all the necessary information.

Page 3 of 3

S:\FAFDocs\DZV\Docs: Request for DZV

Michigan EGLE Water Resources Division Permit — Page 1

EGLE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Cal Springer
3164 Blue Grass Ln.
Swartz Creek, MI 48473

Permit No:	**WRP033376 v.1**
Submission No.:	**HPH-ANQW-NDJ72**
Site Name:	**26-3828 Peninsular Dr-Gladwin**
Issued:	**May 9, 2022**
Revised:	
Expires:	**May 9, 2027**

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- ☒ **Part 301, Inland Lakes and Streams**
- ☐ **Part 303, Wetlands Protection**
- ☐ **Part 315, Dam Safety**
- ☐ **Part 31, Water Resources Protection (Floodplain Regulatory Authority)**
- ☐ **Part 323, Shorelands Protection and Management**
- ☐ **Part 325, Great Lakes Submerged Lands**
- ☐ **Part 353, Sand Dunes Protection and Management**

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:
Install replacement 24 x 4 ft dock as shown in authorized plans and following the specifications of this permit.

Waterbody Affected:	Secord Lake
Property Location:	Gladwin County, Secord Township, Town/Range/Section, Property Tax No. 130 177 000 072 11

Authority granted by this permit is subject to the following limitations:

A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.

Michigan EGLE Permit Conditions — Page 2

D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
J. This permit shall not be assigned or transferred without the written approval of EGLE.
K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.

Michigan EGLE Permit Conditions — Page 3

T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
    1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit Soil Erosion and Sedimentation Control Program (SESC) (michigan.gov) and select "Soil Erosion and Sedimentation Control Agencies".
    2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
    3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
    4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
    5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
    6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
    7. Dock(s) or pier(s) shall be of open construction without fill, maintaining free water movement and circulation.
    8. This permit authorizes construction of dock(s) or pier(s) for private, non-commercial use for individuals residing at 3828 Peninsular Drive, Gladwin, MI 48624
    9. The dock must be located such that boat dockage shall not interfere with riparian rights.
    10. Prior to the initiation of any permitted construction activities, a sedimentation barrier shall be constructed immediately down gradient of the construction site. Sedimentation barriers shall be specifically designed to handle the sediment type, load, water depth, and flow conditions of each construction site throughout the anticipated time of construction and unstable site conditions. The sedimentation barrier shall be maintained in good working order throughout the duration of the project. Upon project completion, the accumulated materials shall be removed and disposed of at an upland (non-wetland, non-floodplain) site and stabilized with seed and mulch. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
    11. All raw areas in uplands resulting from the permitted construction activity shall be effectively stabilized with sod and/or seed and mulch (or other technology specified by this permit or project plans) in a sufficient quantity and manner to prevent erosion and any potential siltation to surface waters or

Michigan EGLE Permit Signature / Conditions — Page 4

Cal Springer 4 HPH-ANQW-NDJ72

wetlands. Temporary stabilization measures shall be installed before or upon commencement of the permitted activity and shall be maintained until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.

12. All fill/backfill shall consist of clean inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion

Issued By: Nicole King

Nicole King
Bay City District Office
Water Resources Division
989-355-4959

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

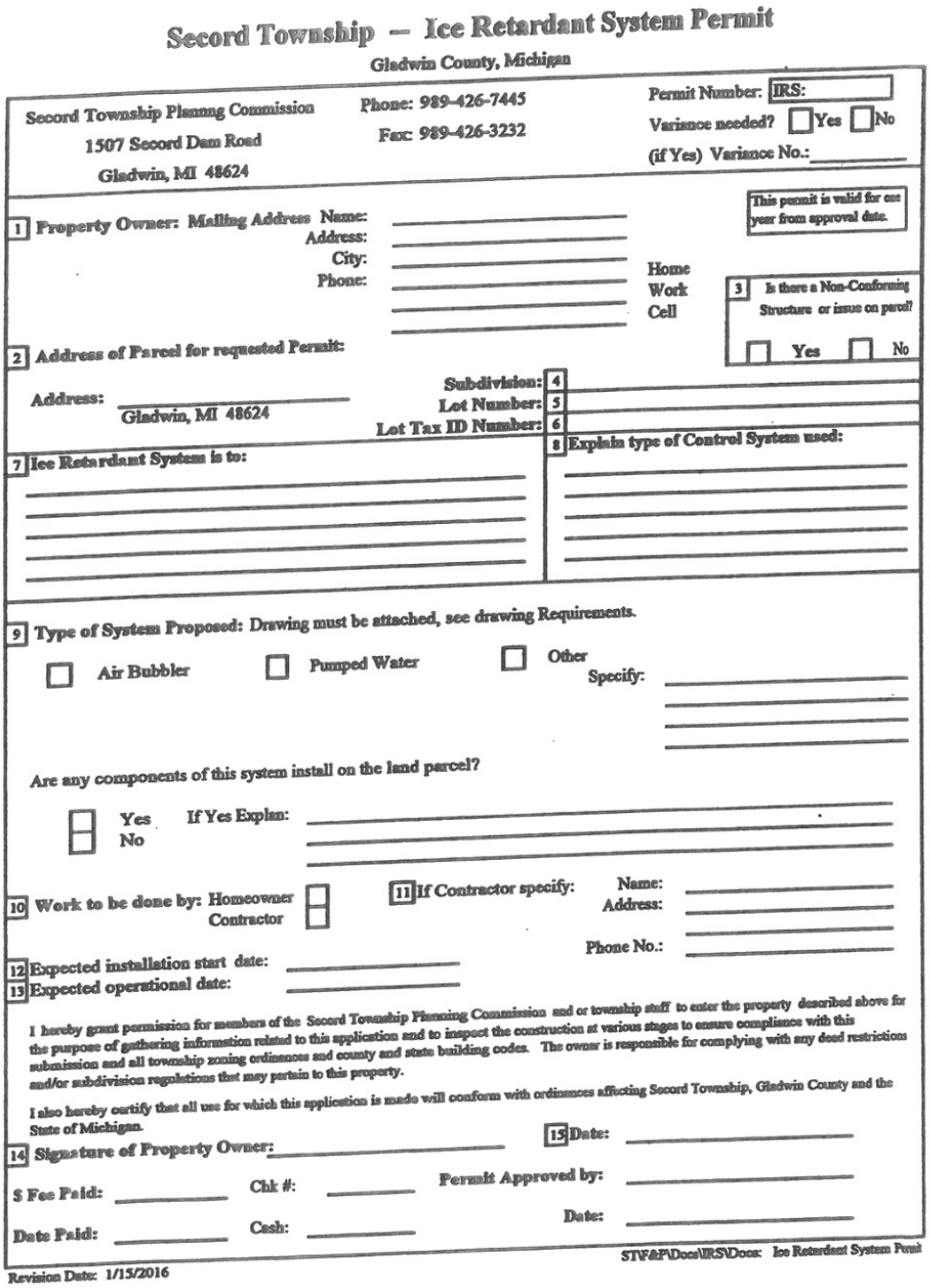
I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

Permittee Signature

Date

Enclosure
cc: Secord Township Clerk
Gladwin County Drain Commissioner
Gladwin County
Robert Cnudde, Contractor

Ice Restraint System Permit



Secord Township — Ice Retardant System Permit

Gladwin County, Michigan

Secord Township Planning Commission
1507 Secord Dam Road
Gladwin, MI 48624

Phone: 989-426-7445
Fax: 989-426-3232

Permit Number: IRS:
Variance needed? ☐ Yes ☐ No
(if Yes) Variance No.:_____

This permit is valid for one year from approval date.

1 **Property Owner: Mailing Address** Name:
Address:
City:
Phone:
Home
Work
Cell

3 Is there a Non-Conforming Structure or issue on parcel? ☐ Yes ☐ No

2 **Address of Parcel for requested Permit:**

Address:
Gladwin, MI 48624

Subdivision: 4
Lot Number: 5
Lot Tax ID Number: 6

7 **Ice Retardant System is to:**

8 **Explain type of Control System used:**

9 **Type of System Proposed:** Drawing must be attached, see drawing Requirements.

☐ Air Bubbler ☐ Pumped Water ☐ Other Specify:

Are any components of this system install on the land parcel?

☐ Yes ☐ No If Yes Explan:

10 **Work to be done by:** Homeowner ☐ Contractor ☐

11 If Contractor specify: Name:
Address:
Phone No.:

12 Expected installation start date:
13 Expected operational date:

I hereby grant permission for members of the Secord Township Planning Commission and or township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the construction at various stages to ensure compliance with this submission and all township zoning ordinances and county and state building codes. The owner is responsible for complying with any deed restrictions and/or subdivision regulations that may pertain to this property.

I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township, Gladwin County and the State of Michigan.

14 Signature of Property Owner: 15 Date:

$ Fee Paid: Chk #: Permit Approved by:

Date Paid: Cash: Date:

Revision Date: 1/15/2016

STF&P\Docs\IRS\Docs: Ice Retardant System Permit

Building Permit Application

SECORD TOWNSHIP
FIREWORKS PERMIT APPLICATION

PERMIT MUST BE POSTED ON SITE.

This permit application is for the storage, display and retail sale of approved fireworks in Secord Township at the listed location. Approved fireworks are those defined by the Secord Township Fireworks Ordinance and Michigan Fire Safety Act, PA 256 of 2011, MCL 28.451 - 28.471. This application permit must be filed no less than 45 days prior to the intended date of such storage, display and retail sale. A $125.00 application fee is to be paid upon submittal of this application.

Applicant
Name _____
Address _____
Title _____
Telephone Number _____
Company Name _____
Start Date _____ Ending Date _____
ATF License _____
Copy of LARA Consumer Fireworks Certificate _____
Location of Display or Sale _____
Copy of Insurance Policy or Bond _____
Company _____ Agent _____
Company Tel: _____ Agent Tel: _____

I hereby acknowledge that I have read this permit application and that the information given is correct. I further understand that the permit application fee of $125.00 is non-refundable and therefore will not be returned if the permit is denied. Permit is validate for one year.

Applicant's Signature _____ Date _____
Pre-Approval by Secord Township Supervisor _____ Date _____

(TO BE COMPLETED BY SECORD TOWNSHIP FIRE DEPARTMENT)

Inspection Date ___/___/_____ Inspector _____

Fire Extinguisher	Y	N	Quantity < 500	Y	N
Dot Class 1.4g	Y	N	Complacence with IFC 3302.1, 4102.1, 4104.1, 4104.2, 4105 and Chapter 41	Y	N
Secured From Public	Y	N	Complacence with NFPA 1,1123,1124,1126 1129	Y	N
No Smoking Signs	Y	N	No Sales To/By Anyone under 18	Y	N

Comments: _____

Fire Department Approval _____ Date _____
Competence and Qualification of Operators _____
Final Approval by Secord Township Supervisor _____ Date _____

Request for Land Use Variance

Secord Township -- Request for Land Use Variance

Gladwin County, Michigan

Secord Township Plannng Commission
1507 Secord Dam Road
Gladwin, MI 48624

Phone: 989-426-7445
Fax: 989-426-3232

Permit Number: LUV:

Non-Conforming Structures on Site? ☐ Yes ☐ No

This permit is valid for one year from approval date.

Property Owner: Mailing Address: Name: _____
Address: _____
City: _____
Phone: _____ Home
_____ Work
_____ Cell

Address of Parcel for requested Permit:

Address: _____
Gladwin, MI 48624

Subdivision: _____
Lot Number: _____
Lot Tax ID Number: _____

Variance request is to:
_____
_____
_____

Zoning Class of Property: R-1 ☐ C-1 ☐ A-1 ☐

Type of Work Proposed: Drawing must be attached, see drawing Requirements.

New Construction: ☐ Home ☐ Garage ☐ Pole Barn ☐ Shed ☐ Other _____

Addition to Existing Structure: ☐ Home ☐ Garage ☐ Pole Barn ☐ Other _____

Alteration of Existing Structure: ☐ Home ☐ Garage ☐ Pole Barn ☐ Shed ☐ Other _____

Construct a Fence: ☐
Construct a Deck: ☐
Other Construction: ☐
Specify: _____

Work to be done by: Homeowner ☐ Contractor ☐

If Contractor specify: Name: _____
Address: _____
Phone No.: _____

Expected work start date: _____
Expected work finish date: _____

I hereby grant permission for members of the Secord Township Planning Commission and or township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the construction at various stages to ensure compliance with this submission and all township zoning ordinances and county and state building codes.
I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township, Gladwin County and the State of Michigan. The owner is responsible for complying with any deed restrictions and/or subdivision regulations that may pertain to this

Signature of Property Owner: _____ **Date:** _____

$ Fee Paid: _____ Chk #: _____ **Permit Approved by:** _____

Date Paid: _____ Cash: _____ **Date:** _____

Secord\PC\Permits\Permit Forms

Permit Version Number: 11.26:12

Medical Marihuana Facilities Zoning Permit

ecord Township-Zoning Permit Medical Marihuana Facilities Permit Number: MMF_____

cord Township Planning Commission Phone: 989-426-7445 Fax:989-426-3232

07 Secord Dam Rd. Gladwin, Mi 48624

uthority: Resolution 9-21-2022 ---- Secord Ordinance No. 9-23 ---- PA 281 of 2016 MCL 333.26423-30

roperty Owner Mailing Address Name: _____

ddress: _____ City: _____

hone: _____ Home_____

Work _____ Cell_____

ddress of Parcel for Requested Permit: **Lot Tax ID Number:** _____

_____ **Subdivision:** _____

Gladwin, Mi 48624 **Lot Number:** _____

t mor than Six (6) growers shall be authorized in Secord Township. Two (2) of each Class

	Two (2) Class A Growers (500 marihuana plants)	***Address* Requirement: Site Plan Attached**
1		
2		
	Two (2) Class B Growers (1,000 Marihuana plants)	***Address* Requirement: Site Plan Attached**
1		
2		
	Two (2) Class C Growers (1,500 Marihuana Plants)	***Address* Requirement: Site Plan Attached**
1		
2		

ermit Number (AttachCopy)_____

ermit Number (AttachCopy)_____

ire Inspection: Inspector _____ X_____ ☐ Passed ☐ Failed Date: _____

ublic Hearing Date _____ @ 1507 Secord Dam Rd. Gladwin Mi 48624

earing, Publication Notice to Residents with-in 300' vicinity of Property Date _____

ereby grant permission for members of the Secord Township Planning Commission and or Township staff to enter the property described above for the purpose of thering information related to this application and to inspect the construction at various stages to ensure compliance with this and or subdivision regulations that ay pertain to this property I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township Gladwin unty and the state of Michigan. **All Fees are Non-Refundable.**

ownship Supervisor _____ _____ _____
Print Name Signature Date

roperty Owner: _____ Date: _____ **Permit**
Signature

ccepted by: _____ **Fee: $5,000** **Date Paid:** _____ **Check #** _____

RV & Trailer Parking Permit

Secord Township -- RV & Trailer Parking Permit

Gladwin County. Michigan

Secord Township Planning Commission
1507 Secord Dam Road
Gladwin, MI 48624

Phone: 989-426-7445
Fax: 989-426-3232

Permit Number: RV&T:
Variance needed? ☐ Yes ☐ No
(if Yes) Variance No.:_____

This permit is valid for up to 90 days from approval date.

1 **Property Owner: Mailing Address** Name: _____
Address: _____
City: _____
Phone: _____ Home
_____ Work
_____ Cell

3 Is there a Non-Conforming Structure or issue on parcel?
☐ Yes ☐ No

2 **Address of Parcel for requested Permit:**

Address: _____
Gladwin, MI 48624

Subdivision: 4 _____
Lot Number: 5 _____
Lot Tax ID Number: 6 _____

7 **Type of RV:**
☐ Motor home
☐ Camper Trailer
☐ Fifth Wheel
☐ Pop Up Trailer
☐ Other -- Explain: _____

8 Vehicle Size: (length) _____

9 License Plate Number: _____

10 State of Issue: _____ Exp.: _____

11 **Removal Date:** _____ 12 **Renewal Date:** _____ 13 **Final Removal:** _____

14 **How will sewer and water be handled?** _____

15 **Regulations:**

The RV or Trailer must not be placed in any of the set back zones, i.e. It must be at least 10' from property side lines and 40' from the nearest waters edge and 40' from the road right of way.

This permit may be renewed for up to 40 days by approval of the Zoning Administrator. You must submit the request for an extension 30 days prior to expiration of the original permit. Additional Fees will apply for renewal if approved.
Valid license plate must remain attached to vehicle at all times.
This permit is limited to a maximum of 130 days per calendar year.

I hereby grant permission for members of the Secord Township Planning Commission and or township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the installation at various stages to ensure compliance with this submission and all township zoning ordinances and county and state building codes. The owner is responsible for complying with any deed restrictions and or subdivision regulations that may pertain to this property.
I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township, Gladwin County and the State of Michigan.

16 **Signature of Property Owner:** _____ 17 **Date:** _____

$ Fee Paid: _____ Chk #: _____
Date Paid: Cash: _____
Renewal: _____
$ Fee Paid: _____ Chk #: _____

Permit Approved by: _____
Date: _____
Renewal Approved by: _____
Date: _____

S:\F&P\D\RV & Trailer Permit\D: RV & Trailer Permit

Revision Date: 9/8/2015

Land Combination Form

Secord Township Land Combination Form
Completed forms are to be filed with:

Secord Township Assessor or Zoning Administrator
1507 Secord Dam Rd
Gladwin, MI 48624
assessor@secordtwp.com

1. **PROPERTY OWNER INFORMATION**
   Name: _____
   Address: _____
   Phone Number: _____
   Email Address: _____

2. **APPLICANT INFORMATION**
   (Attach the property owner Letter of Authorization, Power of Attorney form, or other documentation of authorization.)

   ☐ Applicant is the property owner.

   Name: _____
   Relationship to Owner: _____
   Address: _____
   Phone Number: _____
   Email: _____

3. **PARCELS TO BE COMBINED**
   Parcel Numbers:
   _____
   _____

4. **ATTACHMENTS (<u>All</u> must be included)**
   _____ Copy of completed Gladwin County Treasurer Land Division Tax Certification Form
   _____ Short letter giving township personnel permission to access the property for inspection purposes related to this combination request (does not include permission to enter buildings).

5. **NOTICES AND ADVISEMENTS (All must be acknowledged by the property owner)**
   _____ New parcel number(s) will be assigned upon the combination being completed for the following year assessment roll.
   _____ Mid-year combinations will not be processed. All billing of tax bills for the current year will be issued on the parent parcels.
   _____ It is the property owner's responsibility to notify any lending institutions of the change in tax parcel numbers potentially affecting a mortgage agreement.
   _____ Ownership of all parcels being combined must be identical for the combination to be approved.

   Owner/Applicant signature: _____ Date: _____

Township Use Only Below This Line

Date Received: _____ Received by: _____

☐ Approved ☐ Denied, date: _____ Approved by: _____

Reason for Denial (if applicable) _____

Land Division / Boundary Adjustment Application — Page 1

SECORD TOWNSHIP LAND DIVISION/BOUNDARY ADJUSTMENT APPLICATION

Township Board Adopted 5/21/2025

COMPLETED APPLICATIONS FOR REVIEW SHALL BE SUBMITTED TO:

SECORD TOWNSHIP ASSESSOR OR ZONING ADMINISTATOR
1507 SECORD DAM RD
GLADWIN, MI 48624
assessor@secordtwp.com

****A LAND DIVISION APPROVAL DOES NOT GUARANTEE ANY OR ALL NEW PARCEL(S) WILL BE BUILDABLE****

INCOMPLETE APPLICATIONS ARE NOT ACCEPTED

Please note that all questions and attachments must be completed. Incomplete applications will not be processed and will be returned to the applicant. Approval of a division of land is required before it is sold, when the new parcel created is less than 40 acres and not just a property line adjustment. {See Michigan Land Division Act (formerly the subdivision control act, PA.288 of 1967), as amended (particularly by PA 591 of 1996), MCL 560.101 et.seq.}. This form is designed to comply with applicable local zoning, land division ordinances and 109 of the Michigan Land Division Act (formerly the subdivision control act, PA.288 of 1967, as amended (particularly by PA 591 of 1996), MCL 560.101 et.seq.

1. **PROPERTY OWNER INFORMATION**
   Name: _____
   Address: _____
   Phone Number: _____
   Email Address: _____

2. **APPLICANT INFORMATION**
   (Attach the property owner a Letter of Authorization, Power of Attorney form, or other documentation of authorization.)
   ☐ Applicant is property owner.
   Name: _____
   Relationship to owner: _____
   Address: _____
   Phone Number: _____
   Email Address: _____

3. **PROPERTY TO BE DIVIDED/ADJUSTED INFORMATION**
   A. Parent Parcel Number: 26-130-_____
   Write or attach the legal description of parent:
   _____
   _____
   B. Number of New Parcels: _____
   C. Intended use (Residential, Commercial, Agricultural, etc.) _____
   D. The Division/Adjustment of the parcel will provide access to an existing public road by:
   ____ Each new division has frontage on an existing public road.
   ____ A new public road, proposed road name: _____
   ____ A new private road, proposed road name: _____
   ____ A recorded easement (Driveway, note: road name(s) cannot duplicate an existing road name.)
   (Attach a legal description of the proposed new road, easement or shared driveway.)
   E. Is the parcel or any portion of the parent parcel in the Farmland Preservation Program (PA 116)? _____
   ****If so, need to provided paperwork for release****
   F. Are there any mortgages or liens on the parent parcel? _____

1

Land Division / Boundary Adjustment Application — Page 2

- Lender name or type of lien _____

4. **DIVISIONS (N/A for Boundary Adjustments)**
   _____ Number of divisions available with/without bonuses.
   _____ Number of previously used divisions.
   _____ Number of Divisions used at this time.
   _____ Number of Future Divisions.

(See section 109(2) of the Land Division Act. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Act.

5. **DEVELOPMENT SITE LIMITS**
   _____ The parcel is riparian or littoral (it is a river or lake front parcel)
   _____ Any part of the parcel includes a wetland.
   _____ Any part of the parcel includes a beach.
   _____ Any part of the parcel is within a flood plain.
   _____ Any part of the parcel includes slopes more than 25% (a 1:4 pitch or 14' angle) or more.

6. **ATTACHMENTS (<u>All</u> attachments must be included)**
   _____ Survey completed within the prior 6-months showing each proposed division, legal descriptions of each, all easements to each parcel, all current buildings and setbacks, roads, rivers/lakes, and any other outstanding feature. Hand-drawn, not to scale, or other drawings are not accepted as replacements for a survey.
   _____ Copy of warranty deed showing proof of ownership.
   _____ Copy of completed Gladwin County Treasurer Land Division Tax Certification Form, as required by MCL 506.109 (1)(b)(i)(i)
   _____ Short letter giving township personnel permission to enter the property for inspection purposes (does not include permission to enter buildings).
   _____ Application fee as detailed in the Township Answer Form (page 4).

7. **IMPROVMENTS**: (Describe any existing improvements (buildings, well/septic, shed) which will be located on the newly created parcels.)
   _____
   _____
   _____
   _____

8. **NOTICES AND ADVISEMENTS – (All must be initialed by the property owner)**
   _____New parcel numbers will be assigned upon a completed division.
   _____If a Principal Residence Exemption is applied to the parent parcel, the qualifying owner will need to refile for the new parcel number(s) that are assigned and qualify under MCL 211.7cc.
   _____Upon approval of the application, the division will be completed by the appropriate office and the parcel number(s) will be activated for the following year assessment roll. Mid-year land divisions and boundary adjustments will not be processed. All billing of tax bills for the current year will be issued on the parent parcels.
   _____The information requested on this application is not inclusive. At any time during the approval phase, additional information/documentation may be required. Without the additional requested documents, the approval is considered PENDING. If the application is incomplete, notice will be sent, and a $25.00 additional fee may be charged.
   _____The only official approval is WRITTEN. The owner acknowledges that any verbal communications are NOT binding. The ONLY official approval will be mailed to the owner of record only. The owner will need to forward the approval notice to the applicable agencies.

2

Land Division / Boundary Adjustment Application — Page 3

9. PROPERTY OWNER ACKNOWLEDGEMENT:

I agree that the statements made above are true to the best of my understanding. If found to not be true, this application and any approval will be void. I understand that it is my responsibility to ensure and provide proof that all aspects of the Michigan Land Division Act and local ordinance have been strictly followed prior to submitting this application.

I agree to comply with conditions and regulations provided in the Michigan Land Division Act concerning this division and have followed all such regulations and conditions in submitting this application regarding number of divisions and future rights to divide all parcels. Further, I agree that both parent and child parcels do and will comply with any other local or state regulations, statutes and ordinances currently in place and that this division does not include any representation or conveyance of rights in any other statue, ordinance, deed restriction or other property rights.

I agree that any outstanding special assessments will remain with the parent parcel and that future special assessment adjustments could be applied to one or all the divisions. If approved, I agree to register this division with the Gladwin County Register of Deeds within 90 days of approval.

Signature of applicant _____ **Date** _____

3

Land Division / Boundary Adjustment — Township Use

THIS PAGE TO BE COMPLETED BY SECORD TOWNSHIP OFFICIALS

PARENT PARCEL(S): _____

CHILD PARCEL(S): _____

Accepted for review by: _____

Date of acceptance: _____

Date division must be approved or denied (date of acceptance + 45 days) _____

Division meets all current zoning standards (as identified on Addendum) _____

For Land Divisions and Boundary Adjustments, a non-refundable fee of $_____for each newly created parcel has been paid by the applicant and a receipt for such payment has been issued (re-assigning of a parcel number to the parent remainder is considered a new parcel). Y/N_____ Date Paid: _____

After reviewing, it is the determination of the Township of Secord, under the authority granted by the various statutes of the State of Michigan, and ordinances which currently exist concerning the regulation of land divisions and boundary adjustments, that the requested land division or boundary adjustment described in this application has been:

APPROVED: _____ **DENIED:** _____

If denied, reason for denial:

_____
_____
_____

Special instructions to property owner:

_____
_____
_____

Signature of reviewing official: _____ **Date:** _____

Title of reviewing official: _____

4

Zoning Information Attachment

Addendum – Zoning Information

****It is the applicant's responsibility to have this portion of the application completed by the local zoning official****

Zoning Administrator – Harold Day, (586) 615-1593

To be completed by the Zoning Official:

Parent Parcel Number: _____

Owner Name: _____

Current Zoning Category: _____

Minimum Land Width: _____

Minimum Land Area: _____

Minimum Frontage (if any): _____

Improvements meet setback (if applicable): _____

The zoning department acknowledges that the information contained above is accurate and true to the best of their ability. The signature below and review of this application is not for zoning compliance. The use of this form is for determining the zoning category and regulated minimum areas and widths for land division approval purposes. This is not a review for compliance with the zoning ordinance or any other ordinances adopted by any local agencies.

Zoning Administrator Signature: _____

Date: _____

5

Secord Township Permit Request

SECORD TOWNSHIP
Gladwin, MI 48624
Re- Zoning Application
Please respond to all sections which apply to your request

ermit Number _____ (Office Use Only)
pplicant Information:

ame _____

urrant address _____

_____ Phone_____

roperty Information:
roject Address (if different from above) _____

ermanent Parcel Number _____

urrent Use of Property _____

oposed Use of Property _____

urrent Zoning of Property _____ Proposed Zoning _____

e $ _____ Check Number # _____
ease attach a diagram of your proposed project. Include property dimensions, set back om all property lines, any existing structures or unique natural features on the property, d any other information deemed necessary by the Township.

pplicant's Signature _____Date_____

eceived by: _____Date _____

For office use only

oposed Project is _____ is not _____in confirmation with the Secord Township Zoning rdinance.

_____/_____ _____
Signature Title Date

Dimensional Zoning Variance Request Form

Secord Township -- Request for Dimensional Zoning Variance

Gladwin County, Michigan

Secord Township Plannng Commission
1507 Secord Dam Road
Gladwin, MI 48624

Phone: 989-426-7445
Fax: 989-426-3232

Permit Number: DZV:
ZBA Case File #: ZBA:DZV:

This permit is valid for one year from approval date.

1 Property Owner: Mailing Address: Name:
Address:
City:
Phone: Home / Work / Cell

3 Is there a Non-Conforming Structure or issue on parcel? ☐ Yes ☐ No

2 Address of Parcel for requested Permit:

Address:
Gladwin, MI 48624

Subdivision: 4
Lot Number: 5
Parcel Tax ID Number: 6

7 Variance request is to:

8 Zoning District of Property: R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ A-1 ☐

9 Type of Work Proposed Drawing must be attached, see drawing Requirements.

New Construction: ☐ Home ☐ Garage ☐ Pole Barn ☐ Shed ☐ Other

Addition to Existing Structure: ☐ Home ☐ Garage ☐ Pole Barn ☐ Other

Alteration of Existing Structure: ☐ Home ☐ Garage ☐ Pole Barn ☐ Shed ☐ Other

Construct a Fence: ☐
Construct a Deck: ☐
Other Construction: ☐
Specify:

10 Work to be done by: Homeowner ☐ Contractor ☐

11 If Contractor specify: Name:
Address:
Phone No.:

12 Expected work start date:
13 Expected work finish date:

I hereby grant permission for members of the Secord Township Planning Commission and or township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the construction at various stages to ensure compliance with this submission and all township zoning ordinances and county and state building codes.

I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township, Gladwin County and the State of Michigan. The owner is responsible for complying with any deed restrictions and/or subdivision regulations that may pertain to this property.

14 Signature of Property Owner: 15 Date:

$ Fee: $350.00 Chk #: Permit Accepted by:

Date Paid: Cash: Date:

Permit Revision Date: 10.17.15

ST\F&P\Docs\DZV\Docs: Request for DZV

Short-Term Rental Permit Application — Page 1

SHORT-TERM RENTAL PERMIT APPLICATION
Secord Township, Gladwin, Michigan
Pursuant to Secord Township Ordinance Number 9:25

- On November 20, 2024, the Secord Township Board Approved Ordinance 9:25, the Secord Township Short-Term Rental (STR) Ordinance
- Starting January 2, 2025, anyone operating or advertising a Short-Term Rental (STR) in Secord Township must fill out a STR Application to acquire a Short-Term Rental Permit.
- Secord township will accept applications for Short-Term Rental Permits (STR) beginning on January 2, 2025 at Secord Township Hall 1507 Secord Dam Rd. Gladwin, MI 48624. There will be a CAP of 100 STR Permits issued. Request a Short-Term Rental (STR) Permit Application at clerk@secordtwp.com./ or secordtwp.com
- **THE SHORT TERM RENTAL LICENSE FOR THE OWNER ONLY AND IS NOT ASSIGNABLE.**
- **THE OWNER IS RESPONSIBLE FOR ALL NUISANCE, ENFORCEMENT COMPLAINTS AND FEE(S) ON THEIR PREMISES.**

ITEMS REQUIRED FOR SUBMITTAL OF A STR PERMIT APPLICATION

- **This Application Form (three [3] pages)**
- **Annual Application Fee - $300.00 Payable to Secord Township each year [Memo: STR Application]**
- **Permit Fee - $50.00 Payable to Secord Township each year *{if approved}* [Memo: STR permit].**
- **Site Plan showing the required parking spaces. (may be hand drawn)**
- **Gladwin County Health Dept. Permit or approval indicating the number of approve bedrooms.**
- **Proof that the septic or holding tanks have been pumped or inspected within three (3) years of the Application Date.**
- **Fire Inspection [approved] form.**
- **Notice list of Residents within 300' (three hundred feet) from Rental Property.**
- **If the Applicant signing the application is not the owner of the property, written authorization from the Property Owner is required**

PLEASE READ BEFORE SUBMITTING THIS APPLICATION

- The permit only applies to the rental on an entire dwelling unit on a short-term basis (Definition; *TERM*: no less than two [2] days-not to accede one month *of each term of rental*)
- Application including all items required at a cost of $300.00 each year.
- A STR Permit is required at a cost of fifty ($50.00) dollars each year.
- The permit does not apply the short-term rental of a portion of a dwelling unit, or an owner-occupied B & B, Inn, Motel, or Waterfront Resort. (A Land Use Permit is required for a B & B or an owner-occupied short-term rental).
- A Short-Term Real Permit cannot be issued for a camper, RV, tent, boat, etc.
- **Application Fee is Non-Refundable whether the Application is Approved or denied.**

Office Use:

Application Number: _____ *[of 100]* Address: _____

Date Received: _____ _____

Date Application Complete: _____ Permit Number: _____

Fee Payment-Check Number: _____

Secord Township
1507 Secord Dam Rd.
Gladwin, MI 49624

clerk@secordtwp.com.
secordtwp.com

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Short-Term Rental Permit Application — Page 2

SHORT-TERM RENTAL PERMIT APPLICATION
Secord Township, Gladwin, Michigan

Location of Property:

Street Address: _____

Property Number: _____

Subdivision or Condo name (if applicable): _____

Short Term Rental Information:

Number of Bedrooms approved on Gladwin Health Department Permit or Approval: _____

Maximum Number of Occupants Requested (Twelve [12] Maximum): _____

Number of parking spaces on-site: _____

Applicant: check one ☐ Owner ☐ Agent or Manager (must have written authorization)

Name: _____

Company: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

Property Owner:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

Secord Township
1507 Secord Dam Rd.
Gladwin, MI 49624

clerk@secordtwp.com
secordtwp.com

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Short-Term Rental Permit Application — Page 3

SHORT-TERM RENTAL PERMIT APPLICATION
Secord Township, Gladwin, Michigan

Designated 24-Hour Local Contact Person:

Name: _____

Address; _____

City, State, Zip: _____

*This Local Contact Person **must** be available during the Short-Term Rental period 24 hours / Seven (7) days a week and shall have access to the property and the authority to assume management of the unit and take remedial measures. The Owner may be the Local Contact Person if they meet the requirements.*

Certification:

By signing this Application and/or authorizing my Agent to sign this Application, I certify that:

1. I Have read the Secord Township Short-Term Rental Ordinance and understand the regulations, requirements, and penalties contained in the Ordinance; and,
2. The information contained on this Application and Submittals are true to the best of my knowledge. I understand that submittal of false information on this Application is a violation of the Ordinance; and,
3. I have the legal authority to sign this Application; and,
4. To the best of my knowledge, there are no deed, subdivision, or condominium restrictions or covenants that prevent the rental of this dwelling on a short-term basis; and,
5. I understand that a Secord Township Short-Term Rental permit is not transferable to a different owner; and,
6. I will notify Secord Township of any change of the Local Contact Person; and,
7. I understand that the Owner is responsible for distributing the contact information and that of the Local Contact Person to neighbors within 300 feet of the rental property; and,
8. I will post the Secord Township Short-Term Rental Standard and this Application and current Permit for each STR Term in a prominent place in the Short-Term Rental; and,
9. With granting of a Short-Term Rental Permit, it is agreed that the operation will conform with the Secord Township Short-Term Rental Ordinance and the Township shall not be held liable for any damages resulting therefrom.

_____ _____

Print Name of Property Owner or Agent **Signature of Property Owner or Agent**

Check one ☐ Owner ☐ Agent or manger (Must have written authorization/attach)

Date: _____

Secord Township
1507 Secord Dam Rd
Gladwin, MI 49624

clerk@secordtwp.com
secordtwp.com

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Short-Term Rental Permit / Approval Form

SHORT TERM RENTAL Permit

Secord Township Gladwin County, Michigan Secord Township STR Zoning Ordinance 9:25

Application Number: _____ [of 100] Permit No: STR-_____

Property Owner is responsible for all Nuisance, Enforcement Complaints and Fee(s) on their premises.
The Short Term Rent License for the OWNER ONLY and is not assignable

Property Owner Name: _____
Address: _____
Phone: _____ Cell: _____

This Permit is Valid for **ONE RENTAL YEAR** and **MUST** be posted on premises Sec.§ 01-03[D](3,4)

Contact Person must be available 24 hours, 7 Days a week and be within 45 miles of Property Rental

***AGENT** must have written Authorization*
Name: _____
Address: _____
City: _____
Phone: _____ Home
_____ Work
_____ Cell

Address of Parcel to be Rented:
_____
Gladwin, MI 48624

Subdivision: _____
Lot Number: _____
Lot Tax ID Number: _____

- € Address posted Sec 01-05 (E,K)
- € Rental Agreement: Attach Copy
- € Listed Occupancy {Maximum Fourteen [14] Sec 01-05 (F)}: _____
- € Required Trash Bin(s) _____ *Rentals require a 96-gallon Trash Bin for every three (3) bedrooms.*
  Example 3 bedrooms=One 96-gallon bin 4- 6 bedrooms=Two 96-gallon bins etc.]
- € Parking Spaces Site Plan: _____ Attach Copy {can be hand drawn}
- € Good Visitor Guideline(s) _____

€ **Health Department Approval:** Inspection Form Number: _____ (Attach copy)
Inspection Date: _____ Number of Bedrooms: _____ Numbers of Bathrooms: _____
Septic Pumped [Date]: _____ ***MUST** be pumped within three [3] years.*

€ **Fire Department Inspection: Required once a year** Sec 01-05 (G,J) *attach completed form*
Inspector: _____ **Date** _____

I hereby grant permission for members of the Secord Township Planning Commission and/ or Township staff to enter the property described above for the purpose of gathering information related to this application and to inspect the construction at various stages to ensure compliance with this and or subdivision regulations that may pertain to this property I also hereby certify that all use for which this application is made will conform with ordinances affecting Secord Township Gladwin county and the State of Michigan. **All Fees Are Non-Refundable.**

Signature of Property Owner/Agent: _____ **Date:** _____

Permit Approved by: _____ **Date:** _____

Fee Paid: $50.00 **Check #** _____ **Date:** _____

Secord Township
1507 Secord Dam Rd.
Gladwin, MI 49624

clerk@secordtwp.com.
secordtwp.com

11/13/2024

Secord Planning & Zoning

BYLAWS

Secord Planning & Zoning

BYLAWS

SECORD PLANNING & ZONING BYLAWS

Preamble

An ordinance to confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Secord Township Planning Commission; provide for the composition of that planning commission; provide for the powers, duties and limitations of that planning commission; and repeal any ordinance or parts of ordinances or resolutions in conflict with this ordinance.

THE TOWNSHIP OF GLADWIN COUNTY, MICHIGAN, ORDAINS:

Section 1: Scope, Purpose and Intent

The purpose of this ordinance is to provide that the Secord Township Board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Secord Township Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., to establish the appointments, terms, and membership of the planning commission; to identify the officers and the minimum number of meetings per year of the planning commission; and to prescribe the authority, powers and duties of the planning commission. [MCLs 125.3811 and 125.3883]

Section 2: Establishment

The township board hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Secord Township Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., The Secord Township Planning Commission shall have 7 members. Members of the Secord Township Planning Commission as of the effective date of this Ordinance shall, except for an ex officio member whose remaining term on the planning commission shall be limited to his or her term on the township board, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for planning commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq. [MCLs 125.3811, 125.3815 and 125.3881]

Section 3: Appointments and Terms

The township supervisor, with the approval of the township board by a majority vote of the members elected and serving, shall appoint all planning commission members, including the ex officio member.

The planning commission members, other than an ex officio member, shall serve for terms of 3 years each. [MCL 125.3815]

A planning commission member shall hold office until his or her successor is appointed. vacancies shall be filled for the unexpired term in the same manner as the original appointment. [MCL 125.3815]

Planning commission members shall be qualified electors of the township (NOTE: U.S. citizen, 18-years old, who has been a resident of the state for 6 months and a resident of the township for at least 30 days), except that

one planning commission member may be an individual who is not a qualified elector of the township. The membership of the planning commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the township, in accordance with the major interests as they exist in the township, such as agriculture, natural resources, recreation, education, public

health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the township to the extent practicable. [MCL 125.3815]

One member of the township board shall be appointed to the planning commission as an ex officio member. [MCL 125.3815]

An ex officio member has full voting rights. An ex officio member's term on the planning commission shall expire with his or her term on the township board. [MCLs 125.3803 and 125.3815]

No other elected officer or employee of the township is eligible to be a member of the planning commission. [MCL 125.3815]

Section 4: Removal

The township board may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. [MCL 125.3815]

Section 5: Conflict of Interest

may reasonably be considered to have a conflict of interest; the member shall disclose the potential conflict of interest to the planning commission. Failure of a member to disclose a potential conflict of interest as required by this ordinance constitutes malfeasance in office. [MCL 125.3815]

For the purposes of this section, conflict of interest is defined as, and a planning commission member shall declare a conflict of interest and abstain from participating in planning commission deliberations and voting on a request, when:

(a) An immediate family member is involved in any request for which the planning commission is asked to make a decision. "Immediate family member" is defined as

MCL 211.28: A spouse, mother, father, sister, brother, son, or daughter, including an adopted child.

MCL 168.2: An individual's father, mother, son, daughter, brother, sister, and spouse and a relative of any degree residing in the same household as that individual.

(b) The planning commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association;

(c) The planning commission member owns or has a financial interest in neighboring property;

(d) There is a reasonable appearance of a conflict of interest, as determined by a majority vote of the remaining members of the planning commission.

Section 6: Compensation

The planning commission members may be compensated for their services as provided by township board resolution. The planning commission may adopt bylaws relative to compensation and expenses of its members for travel when engaged in the performance of activities authorized by the township board, including, but not limited to, attendance at conferences, workshops, educational and training programs and meetings. [MCL 125.3823]

Section 7: Officers and Committees

The planning commission shall elect a chairperson and a secretary from its members, and may create and fill other offices as it considers advisable. An ex officio member of the planning commission is not eligible to serve as chairperson. The term of each office shall be 1 year, with opportunity for reelection as specified in the planning commission bylaws. [MCL 125.3817]

The planning commission may also appoint advisory committees whose members are not members of the planning commission. [MCL 125.3817]

Section 8: Bylaws, Meetings and Records

The planning commission shall adopt bylaws for the transaction of business. [MCL 125.3819]

The planning commission shall hold at least 4 regular meetings each year, and shall by resolution determine the time and place of the meetings.

Unless otherwise provided in the planning commission's bylaws, a special meeting of the planning commission may be called by the chairperson or by 2 other members, upon written request to the secretary. Unless the bylaws otherwise provide, the secretary shall send written notice of a special meeting to planning commission members at least 48 hours before the meeting. [MCL 125.3821]

The business that the planning commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261, et seq. [MCL 125.3821]

The planning commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of, or retained by a planning commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. [MCLs 125.3819 and 125.3821]

Section 9: Annual Report

The planning commission shall make an annual written report to the township board concerning its operations and the status of the planning activities, including recommendations regarding actions by the township board related to planning and development. [MCL 125.3819]

Section 10: Authority to Make Master Plan

Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and other applicable planning statutes, the planning commission shall make a master plan as a guide for development within the township's planning jurisdiction. [MCLs 125.3807 and 125.3831]

Final authority to approve a master plan or any amendments thereto shall rest with the planning commission unless the township board passes a resolution asserting the right to approve or reject the master plan. [MCL 125.3843]

Unless rescinded by the township, any plan adopted or amended under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq

Section 10: Zoning Powers

The township board hereby confirms the transfer of all powers, duties, and responsibilities provided for zoning boards or zoning commissions by the former Township Zoning Act, Public Act 184 of 1943, MCL 125.271, et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq.; or other applicable zoning statutes to the Secord Township Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq.,

Any existing zoning ordinance shall remain in full force and effect except as otherwise amended or repealed by the township board.

Section 11: Subdivision and Land Division Recommendations

The planning commission may recommend to the township board provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the planning commission shall hold a public hearing on the proposed ordinance or rule. The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the township.

The planning commission shall review and make recommendation on a proposed plat before action thereon by the township board under the Land Division Act, Public Act 288 of 1967, MCL 560.101, et seq. Before making its recommendation, the planning commission shall hold a public hearing on the proposed plat A plat submitted to the planning commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than 15 days before the date of the hearing, notice of the date, time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the township. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land. [MCL 125.3871]

Section 12: Severability

The provisions of this ordinance are hereby declared to be severable, and if any part is declared invalid for any reason by a court of competent jurisdiction, it shall not affect the remainder of the ordinance, which shall continue in full force and effect.

Section 13: Repeal

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The resolution or ordinance establishing the SecordTownship Planning Commission under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq.,

Section 14: Effective Date

This ordinance shall take effect on the date of its publication. [MCLs 41.184, 42.22, 125.3811 and 125.3881]

CERTIFICATE

The undersigned, as the duly elected and acting clerk of the township, hereby certifies that this ordinance was duly adopted by the township board at a regular meeting of said board, at which a quorum was present, held on _____,and that copies of the ordinance were transmitted and published as directed.

Township Clerk

Township Supervisor

TOWNSHIP of SECORD

COUNTY OF Gladwin, MI

Article # 17 Secord Planning & Zoning By-Laws

Passed by the Board Members of Secord Township, County of Gladwin, State of Michigan, on March 20, 2024, at its regular meeting with the Secord Township Board in attendance. Adopted by the Secord Township Board, Secord Township, County of Gladwin this 20 th day of March, 2024. I further certify that the above and foregoing ordinance is recorded in Ordinances for the Township of Secord Gladwin, Michigan.

Roll Call:

Supervisor Joel Vernier Aye
Clerk Karen Gawron Aye
Treasure Cheryl Stiehl Aye
Trustee Maria Alward Aye
Trustee Martin Holmes Aye
Five (5) Ayes Zero (0) Ney

The Secord Township Supervisor declared the Ordinance Adopted

[Signature/certification block omitted in website reference copy]

Dated: March 20, 2024

Effective Date April 26, 2024

This Ordinance shall take effect thirty (30) days following date of publication as required by law. All Ordinances or part Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.