

BANKS TOWNSHIP PLANNING/ZONING BOARD
REGULAR MONTHLY MEETING

JUNE 30, 1994

MEMBERS PRESENT:

CHAIRMAN BUD WEEDE, GARY STRANGE, CHARLIE WARNER, JACK DANBERT, MARVIN REUBINGH, BILL RANDALL AND ZONING ADMINISTRATOR DORIS PEARL

CALL TO ORDER:

CHAIRMAN WEEDE CALLED THE MEETING TO ORDER AT 7:38PM.

BUSINESS:

PEARL BROUGHT COPIES OF THE MTA MODEL MOBILE HOME ZONING ORDINANCE. AFTER CONSIDERABLE DISCUSSION OF SAFETY RELATED ISSUES WITH OLDER MODEL MOBILE HOMES, GARY STRANGE MOVED THE MOTION TO AMEND THE CURRENT ZONING ORDINANCE AS FOLLOWS:

CHAPTER VI, SECTION 6.02, D - MINIMUM OF SEVEN HUNDRED FIFTY (750) SQUARE FEET OF FLOOR AREA

CHAPTER II, SECTION 2.05, B, 2 - MINIMUM FLOOR AREA OF THE MOBILE HOME OR HOUSE TRAILER SHALL BE NOT LESS THAN SEVEN HUNDRED FIFTY SQUARE (750) FEET WITH A MINIMUM REQUIRED WIDTH OF FOURTEEN (14) FEET.

ADD TO CHAPTER II, SECTION 2.05, B, 7 - EACH MOBILE HOME SHALL BE INSTALLED WITH THE WHEELS REMOVED. ADDITIONALLY, NO DWELLING SHALL HAVE ANY EXPOSED TOWING MECHANISM, UNDERCARRIAGE OR CHASSIS.

ADD TO CHAPTER II, SECTION 2.05, B, 8 - THE DWELLING IS AESTHETICALLY COMPATIBLE IN DESIGN AND APPEARANCE WITH OTHER RESIDENCES IN THE VICINITY, WITH EITHER A ROOF OVERHANG OF NOT LESS THAN SIX INCHES ON ALL SIDES, OR ALTERNATIVELY, WITH WINDOW SILLS AND ROOF DRAINAGE SYSTEMS CONCENTRATING ROOF DRAINAGE AT COLLECTION POINTS ALONG THE SIDES OF THE DWELLING; HAS NOT LESS THAN TWO EXTERIOR DOORS WITH THE SECOND ONE BEING IN EITHER THE REAR OR SIDE OF THE DWELLING; AND CONTAINS STEPS CONNECTED TO SAID EXTERIOR DOOR AREAS OR TO PORCHES CONNECTED TO SAID DOOR AREAS WHERE A DIFFERENCE IN ELEVATION REQUIRES THE SAME.

THE COMPATIBILITY OF DESIGN AND APPEARANCE SHALL BE DETERMINED IN THE FIRST INSTANCE BY THE TOWNSHIP ZONING ADMINISTRATOR UPON REVIEW OF THE PLANS SUBMITTED FOR A PARTICULAR DWELLING, SUBJECT TO APPEAL BY AN AGGRIEVED PARTY TO THE ZONING BOARD OF APPEALS WITHIN A PERIOD OF 15 DAYS FROM THE RECEIPT OF NOTICE OF SAID ZONING ADMINISTRATOR'S DECISION. ANY DETERMINATION OF COMPATIBILITY SHALL BE BASED UPON THE STANDARDS SET FORTH IN THIS DEFINITION OF "DWELLING", AS WELL AS THE CHARACTER, DESIGN AND APPEARANCE OF ONE OR MORE RESIDENTIAL DWELLINGS LOCATED OUTSIDE OF MOBILE HOME PARKS THROUGHOUT THE TOWNSHIP. THE FOREGOING SHALL NOT BE CONSTRUED TO PROHIBIT INNOVATIVE

DESIGN CONCEPTS INVOLVING SUCH MATTERS AS SOLAR ENERGY, VIEW, UNIQUE LAND CONTOUR, OR RELIEF FROM THE COMMON OR STANDARD DESIGNED HOME.

ADD TO CHAPTER II, SECTION 2.05, B, 9 - THE DWELLING CONTAINS NO ADDITIONS OR ROOMS OR OTHER AREAS WHICH ARE NOT CONSTRUCTED WITH SIMILAR QUALITY WORKMANSHIP AS THE ORIGINAL STRUCTURE, INCLUDING PERMANENT ATTACHMENT TO THE PRINCIPAL STRUCTURE AND CONSTRUCTION OF A FOUNDATION AS REQUIRED HEREIN.

ADD TO CHAPTER II, SECTION 2.05, B, 10 - THE DWELLING COMPLIES WITH ALL PERTINENT BUILDING AND FIRE CODES. IN THE CASE OF A MOBILE HOME, ALL CONSTRUCTION AND ALL PLUMBING, ELECTRICAL APPARATUS AND INSULATION WITHIN AND CONNECTED TO SAID MOBILE HOME SHALL BE OF A TYPE AND QUALITY CONFORMING TO THE "MOBILE HOME CONSTRUCTION AND SAFETY STANDARDS" AS PROMULGATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, BEING 24 CFR 3280, AND AS FROM TIME TO TIME SUCH STANDARDS MAY BE AMENDED. ADDITIONALLY, ALL DWELLINGS SHALL MEET OR EXCEED ALL APPLICABLE ROOF SNOW LOAD AND STRENGTH REQUIREMENTS.
SUPPORT BILL RANDALL; ALL YEAS MOTION PASSED

STRANGE INFORMED THE COMMISSION THAT WE ARE AUTHORIZED BY THE BOARD TO REFER ANY AMENDMENT LANGUAGE TO JAMES YOUNG FOR REVIEW. PEARL REVIEWED THE PROCESS AMENDMENTS GO THROUGH PRIOR TO FINAL APPROVAL.

MARV ASKED WHAT WAS HAPPENING WITH ROD CORTRIGHT ON THE MASTER PLAN. NO ONE KNEW. PEARL RELATED THAT BANKS TOWNSHIP MAY BE JOINING THE CHARLEVOIX COUNTY CHAPTER OF MTA NEXT MONTH. THAT ORGANIZATION IS IN THE PROCESS OF HIRING A COMMON PLANNER WHO WOULD BE ON RETAINER WITH ALL THE TOWNSHIPS. THIS PLANNER COULD THEN ASSIST US WITH BOTH THE MASTER PLAN AND ZONING AMENDMENTS.

HANDOUT MATERIALS - TWO OF THE MEMBERS HAVEN'T GOTTEN THEIR COPY OF THIS HANDOUT. THIS WILL BE ON THE JULY 14TH AGENDA. PEARL INDICATED THAT THE SECTION .05 - SPECIAL LAND USES PACKET IS A PART OF THE PROPOSED DEFINITIONS PACKET, THUS IT IS NOT NECESSARY TO REVIEW IT TWICE.

STRANGE INFORMED US THAT JOHN CAMPBELL FROM SITE PLANNING HAD COME TO THE TOWNSHIP BOARD AND DISCUSSED THE DEVELOPMENT OF THE JONES PROPERTY OFF OLD DIXIE HIGHWAY. LUCKILY, THEY ARE DEVELOPING THIS PROPERTY IN EXCESS OF OUR PRESENT ZONING ORDINANCE.

MARV MOVED TO ADJOURN AT 8:40 PM; SECOND JACK

NEXT MEETING IS JULY 14TH - AGENDA ITEMS WILL BE PROPOSED DEFINITIONS PACKET AND PRIVATE ROAD ORDINANCE PACKET

SUBMITTED BY ,

DORIS A PEARL

Doris A Pearl