

LAKE TOWNSHIP, ROSCOMMON COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENTS
ORDINANCE NO. 55C

At a regular meeting of the Township Board of Lake Township, Roscommon County, Michigan, held at the Lake Township Hall on October 8, 2024 at 7:00 p.m., Township Board Member Surprenant moved to adopt the following Ordinance, which motion was seconded by Township Board Member Farhat.

An Ordinance to amend the Lake Township Zoning Ordinance, as amended to add the definition of Electric Vehicle, Electric Vehicle Charging Station, Building Height, Mobile Food Vending, Structure and Retail Space; add language on special exception uses, ZBA approval timelines, mobile food vending, handicap parking spaces; revise accessory structures, parking, principal uses, signs, fences, timeline for building completion language and to correct clerical errors in order to maintain the public health, safety, and welfare of the residents of Lake Township.

LAKE TOWNSHIP, ROSCOMMON COUNTY, ORDAINS:

SECTION 1. AMENDMENT OF ARTICLE II, CHAPTER 1D, SECTION 202: The Lake Township Zoning Ordinance, Article II, Chapter 1D, Section 202 shall be amended to add the following new and additional definitions:

202 Specific Terms: The following terms shall have the following meanings when used within this ordinance.

Electric Vehicle (EV): Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source, which is stored on-board via a battery for motive purpose. Electric vehicle includes:

- (1) a battery electric vehicle.
- (2) a plugin hybrid electric vehicle.

Electric Vehicle Charging Stations: A public parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use. Any outdoor charging station requires a Land Use Permit. Level 3 charging equipment is considered a Special Use in all commercial districts requiring a Site Plan Review and a Land Use Permit. Installation shall meet current standards of the federal, state, and local

electrical company, based on the level of charging station being installed. EV charging stations shall be maintained in all respects, including the functioning of the equipment.

Level 1- Slow charging: 120 volts common residential outlet.

Level 2- Medium charging: Equipment offers charging through 240 volts for residential applications or 208 volts in commercial applications. These are common for home, workplace, and public charging.

Level 3 – Fast or Rapid charging: 480 volts and above. Level 3 chargers need extremely high-powered current.

Building Height: The vertical distance measured from the finished grade to the highest point of the structure, not including antennas, chimneys, or other appurtenances. The calculation of “finished grade” shall exclude modifications to the surrounding ground intended to permit a building height that otherwise exceeds the permitted height.

Structure: Anything constructed, erected, or to be moved to or from any premises which is permanently or temporarily located above, on, or below the ground, including but not limited to, signs, patios, porches, decks, sheds, fences, and portable parking shelters. (These shall require a Land Use Permit).

Retail Space: Retail businesses use retail space to display and sell goods. Habitable space such as bathrooms, utility rooms, break rooms, vaults, personal offices, vestibules and receptionist office are not included as retail space when calculating square footage for parking spaces.

Mobile Food Vending: Vending, serving, or offering food or beverage for sale from a mobile food vending unit which meets the definition of a Food Service Establishment under Public Act 92 of 2000, including a mobile food establishment.

Mobile Food Vending Unit: any motorized or non-motorized vehicle, trailer, cart or stand or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.

Vendor: any individuals engaged in mobile food vending.

Operate: all activities associated with the conduct of business of a mobile food vending unit, including set up and take down and/or actual hours when the mobile food vending is open for business.

SECTION 2. AMENDMENT OF ARTICLE III, CHAPTER 1F SECTION 302: The Lake Township Zoning Ordinance, Article III, Chapter 1F, Section 302, shall be amended to read as follows:

302 Schedule of Regulations Chart

SECTION 3. AMENDMENT OF ARTICLE III, CHAPTER 9, SECTION 355 A: The Lake Township Zoning Ordinance, Article III, Chapter 9, Section 355 A shall be amended to add the following new language:

355 C-W Commercial Waterfront District

A: Permitted Uses:

18. Electric Vehicle Charging Stations

SECTION 4. AMENDMENT OF ARTICLE III, CHAPTER 10, SECTION 360 A: The Lake Township Zoning Ordinance, Article III, Chapter 10, Section 360 A shall be amended to add the following new language:

360 C-1 Commercial District

A: Permitted Uses:

17. Electric Vehicle Charging Stations

SECTION 5. AMENDMENT OF ARTICLE III, CHAPTER 10, SECTION 360 B: The Lake Township Zoning Ordinance, Article III, Chapter 10, Section 360 B shall be amended to add the new and additional language which shall read as follows:

360 C-1 Commercial District

B: Special Exception Uses:

13. Automobile, Recreational Vehicles, Side x Sides, golf carts and Boat sales, indoor and outdoor

SECTION 6. AMENDMENT OF ARTICLE III, CHAPTER 11, SECTION 365 A: The Lake Township Zoning Ordinance, Article III, Chapter 11, Section 365 A shall be amended to add the following new language:

365 C-2 Commercial District

A: Permitted Uses

15. Electric Vehicle Charging Stations

SECTION 7. AMENDMENT OF ARTICLE IV, CHAPTER 17, SECTION 434 C AND I: The Lake Township Zoning Ordinance, Article IV, Chapter 17, Section 434 C and I, shall be amended read as follows:

434 Dwellings. All dwellings shall comply with the following standards:

C. Dwellings shall have a minimum continuous width across any front, side, or rear dimension, excluding porches, decks, garages, or other similar additions, of twenty-three (23) feet and shall comply in all respects with the Houghton Lake Building Agency building code, including minimum heights for habitable rooms. Where a dwelling is

required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different from those imposed by the Michigan State Construction Code as promulgated by the Michigan State Construction Code Commission under the provisions of 1972 PA 230, as amended, then and in that event, such federal or state standards of regulation shall apply.

I. All construction required herein shall be commenced only after all proper permits have been obtained in accordance with the applicable building code of the Houghton Lake Building Agency provisions and requirements.

SECTION 8. AMENDMENT OF ARTICLE IV, CHAPTER 17, SECTION 435 A 4: The Lake Township Zoning Ordinance, Article IV, Chapter 17, Section 435 A 4, shall be amended to add the new and additional language which shall read as follows:

435 Accessory Structures

A. General Standards

4. No accessory structures shall exceed the living area of the first floor of the principal structure on the same lot or 1500 square feet whichever is less. Awnings and canopies mounted over an accessory structure doorway shall not be calculated in the total square footage of the accessory structure, provided they do not exceed 6' by 6' or 36 square feet total and are not supported by additional walls or posts.

SECTION 9. AMENDMENT OF ARTICLE IV, CHAPTER 17, SECTION 435C: The Lake Township Zoning Ordinance, Article IV, Chapter 17, Section 435C, shall be amended to add the additional new language.

435C Temporary Structures Temporary structures are subject to all the same requirements as accessory buildings, as well as the following additional standards:

1. Temporary structures shall conform to all setbacks and shall require a Land Use Permit which shall expire automatically when the temporary structure is no longer needed.
2. Temporary structures shall be anchored to the ground meeting all standards set by the Houghton Lake Building Agency.
3. No temporary structure may be erected on a lot already containing two accessory structures, or on a vacant lot of record already containing one accessory structure, unless a Special Land Use Permit has been issued.
4. A temporary structure/shelter may be used as a seasonal cover for watercraft, docks, hoists, firewood or similar items between the months of October and May with a Land Use Permit. When not in use, it must be dismantled and stored out of sight.
5. No temporary structure or part thereof shall be used as a dwelling, except as expressly set forth in Subsection 7 of this subdivision.

6. A land use permit may be secured from the ordinance enforcement officer to use a recreational type of vehicle as temporary residence for a period not to exceed twelve (12) months provided that the ability and intent to begin construction on the premises are shown. Further upon expiration of the twelve (12) month period the ordinance enforcement officer may renew the permit for an additional six (6) months upon sufficient showing that the construction could not be completed within said twelve (12) months but has substantially progressed during this period.

7. A portable shipping container or a semi-trailer can be used for temporary storage only to facilitate a move and may be stored on the roadside of a lot (but not in such a manner as to impede traffic) for no more than once per year for a duration not to exceed seven (7) consecutive days. Permanent storage using portable shipping containers, semi-trailers, or other such means or any such use lasting more than once a year for longer than seven (7) consecutive days is strictly prohibited.

8. Temporary storage resulting from construction requires a Land Use Permit. The type of storage containers including size and location must be documented and approved by the Ordinance Enforcement Officer upon issuing the Land Use Permit.

SECTION 10. AMENDMENT OF ARTICLE IV, CHAPTER 17: The Lake Township Zoning Ordinance, Article IV, Chapter 17, Section 443, shall be added to read as follows:

443 Mobile Food Vending Provisions

Mobile food vending i.e., food trucks, shall comply with the following conditions and limitations:

- A. Mobile food vending is allowed in commercial districts. No Land Use Permit is required.
- B. Mobile food vending is allowed in all other districts upon issuance of a Land Use Permit and subject to the following conditions.
 - 1. The vendor must receive permission from the owner of the property at which the food truck is located.
 - 2. No food truck shall be located on the property for more than 48 hours.
 - 3. No food truck shall create a nuisance, be located within a public right-of-way, or impede the flow of pedestrian or vehicular traffic.
- C. It is the responsibility of the owner of the property at which the food truck is located to ensure the food truck is in compliance with all required State of Michigan permits and licenses.
- D. No Land Use Permit is required for mobile food vendors engaging in:
 - 1. Farmer's market.
 - 2. Community special event or festival.
 - 3. Mobile food vending that serves the underprivileged.

SECTION 11. AMENDMENT OF ARTICLE IV, CHAPTER 17 GENERAL PROVISIONS:

The Lake Township Zoning Ordinance, Article IV, Chapter 17, Section 444 shall be added to read as follows:

444 Port-a-Potty

Except in the case of active construction sites, any outside toilet (port-a-potty) shall not be erected unless a Land Use Permit has first been granted.

- a. A port-a-potty is allowed for seasonal use in the C-W, C-1, and C-2 Districts. Seasonal use would be no more than one (1) six (6) month period in a calendar year. A Land Use Permit must be obtained from the Ordinance Enforcement Officer. Units must be screened from public view. Units must be kept clean and appropriately emptied, otherwise the Land Use Permit will be revoked, and the port-a-potty must be removed from the site. An additional Land Use Permit will not be reissued until the following calendar year.

SECTION 12. AMENDMENT OF ARTICLE VI, CHAPTER 19, SECTION 602: The Lake Township Zoning Ordinance, Article VI, Chapter 19, Section 602, shall be amended to add the following new and additional language:

602 Requirements for all parking spaces and parking lots in CW, C1, C2 and MDU Districts:

A: Each automobile parking space shall be not less than one hundred sixty-two (162) square feet nor less than nine (9) feet wide with a minimum of eighteen (18) feet in length, exclusive of driveway and aisle space. This includes spaces for EV charging stations contained in public parking lots.

J. State and Federal handicap parking requirements must be followed.

SECTION 13. AMENDMENT OF ARTICLE VI, CHAPTER 19, SECTION 603: The Lake Township Zoning Ordinance, Article VI, Chapter 19, Section 603 shall be amended to add the following new and additional language:

603: Minimum Required Parking Spaces:

N. EV charging stations located within a public parking lot will be included in the calculation of the total parking spaces required per the ordinance.

SECTION 14. AMENDMENT OF ARTICLE VI, CHAPTER 19, SECTION 603 C: The Lake Township Zoning Ordinance, Article VI, Chapter 19, Section 603 C, shall be amended read as follows:

603 Minimum Required Parking Spaces:

C. Retail stores, supermarkets, department stores, personal service shops, and shopping centers: One and one half (1½) parking space for each one hundred (100) square feet area

in the basement and on the first floor used for retail sales; one and one half (1½) space for each one hundred fifty (150) square feet of floor area on the second floor used for retail sales; one and one half (1½) space for each three hundred (300) square feet of floor area on the third floor used for retail sales; and one and one half (1½) space for each four hundred (400) square feet of any additional floor used for retail sales. See definition of retail space (Chapter 1D).

SECTION 15. AMENDMENT OF ARTICLE VI, CHAPTER 19, SECTION 605 I: The Lake Township Zoning Ordinance, Article VI, Chapter 19, Section 605 I shall be amended to add the new and additional language which shall read as follows:

605 Off street storage of trailers, watercraft and vehicles.

I. In the R-1 and CW Districts, on vacant lots of record (no dwelling), outdoor storage will be limited to the property owner's personal water related items, trailers and recreational vehicles. Outdoor storage shall comply with the setbacks of the R-1 and CW Districts. (see Article III 302).

SECTION 16. AMENDMENT OF ARTICLE VII, CHAPTER 20, SECTION 700: The Lake Township Zoning Ordinance, Article VII, Chapter 20, Section 700 shall be amended to add the following new and additional language:

700 ARTICLE VII SIGNS

701 A. PURPOSE

The purpose of this Ordinance is to regulate signs and outdoor advertising in a manner which will minimize the harmful effects of such signs and banners, while permitting latitude for creative and effective advertising and identification. To achieve this purpose, this Ordinance has the following objectives:

1. To prevent placing signs in a manner that will conceal or obscure signs of adjacent businesses.
2. To limit the number and size of signs.
3. To prevent off-premises signs from conflicting with business, residential or public land use.
4. To keep the areas adjacent to streets/sidewalks clear of signs, which may obstruct the view of motorists and pedestrians.
5. To reduce the visual and physical obstructions to motorists entering or leaving street/drives.

702 B. CONDITIONS

The following conditions shall apply to all signs and advertising devices erected or located in any zoning district.

1. Permits Required: A permit is required for erection, construction, enlargement or movement of any sign in Lake Township (except those in the Exemptions list).

2. Administrator/Permits/Fees/Penalties

- a. The Ordinance Enforcement Officer is the Administrator of this Sign Ordinance.
- b. Fees for sign permits shall be set by the Township Board.
- c. Administrative penalties for failure to obtain a permit shall be set by the Township Board.
- d. A permit shall be issued or denied within ten (10) days of application.
- e. If a permit is issued on the basis of misstatement of material fact or fraud, the Ordinance Enforcement Officer shall, in writing, suspend or revoke a said permit with the reasons for denial.
- f. When the Ordinance Enforcement Officer denies a sign permit, such denial shall be in writing, with the reasons for the denial.
- g. An appeal of the Ordinance Enforcement Officer's decision shall be made to the Lake Township Zoning Board of Appeals.
- h. The sign permit becomes null and void if construction of the permitted sign does not commence within one hundred (180) days of permit date. If construction of a permitted sign is suspended or abandoned for ninety (90) days, a new permit shall be required, with the fee to be set by the Township Board.

703 C. GENERAL SIGN RULES

- 1. All sign installers shall comply with any necessary licenses, permits, certifications and all applicable codes, laws and ordinances.
- 2. All signs shall comply with this Ordinance and any other applicable codes, laws and ordinances.
- 3. No sign shall be in, project into or overhang a public right-of-way or dedicated public easement or be fastened to a public utility pole except those signs established and maintained by the Roscommon County Road Commission, State of Michigan or the U.S. Government for traffic control/regulation and direction.
- 4. When more than one (1) business is located on a lot or parcel, only one (1) free standing sign is allowed.
- 5. Signs shall be limited in size and meet setbacks, according to the zoning classifications.
- 6. One (1) sign at the entrance of each platted subdivision will be permitted to identify the subdivision. Such sign shall be no larger than fifty (50) square feet in size and shall be no closer to the highway or road right-of-way than twenty-five (25) feet. All bare

incandescent light sources and immediately adjacent reflecting surfaces shall be shielded from vehicular view and residential areas.

7. Commercial signs not on the premises of a business advertised shall have the name and address of the owner legible on the sign. Any such sign larger than sixteen (16) square feet shall require a Special Land Use Permit.

8. No signs shall be permitted in the clear view area at street and/or roadways. The clear view area shall be twenty (20) feet from the street right-of-way of both intersecting streets.

9. A home occupation sign shall be no larger than eighteen (18) inches square whether it is free standing or attached to the residence.

10. All off-premises signs shall be clearly labeled with the owner's name, address and phone number.

11. No flashing, pulsating, rotating or unshielded lights are permitted.

704 Eliminated

705 E. PERMIT EXEMPTIONS

No permit is required for the following:

1. Regular maintenance, cleaning and/or painting of an established sign.
2. Signs for temporary events, provided that such signs are erected no more than thirty (30) days prior to the event and are removed within fifteen (15) days after the end of the event. In no instance may temporary event signs be displayed for more than ninety (90) days within one (1) calendar year. Temporary event signs shall not exceed twenty (20) square feet.
3. Signs for traffic control/regulation, street and road signs, and the like, which are maintained and erected by the Roscommon County Road Commission, the State of Michigan or the U.S. Government.
4. Warning signs which warn of danger but do not advertise a product or service. Such warning signs shall be removed when the danger is no longer present.
5. Emergencies. When there is imminent danger of personal injury or harm to property, a sign may be installed without a permit, however, a sign permit shall be obtained on the next business day after the emergency work has started.
6. Directional/instructional signs located entirely on property to which they pertain, such as those identifying restrooms, telephones or parking lot directions.
7. Flags and windsocks not advertising a home occupation.
8. House numbers, addresses, name plates, memorial signs, erection dates and building names when cut into, inlaid or mounted against a building surface.

9. Posted-No trespassing, no dumping, private property, “beware” signs that do not exceed two (2) square feet each.

10. Official public notices posted by government officers in the performance of their duties and public signs required or authorized for a public purpose by any law, statute or ordinance. Such may be of any type or size as required by such law, statute or ordinance, and shall be removed in a timely fashion.

11. Signs mounted flat against a building.

706 F. PROHIBITED SIGNS

The following signs are prohibited in all districts and shall be ordered removed at the owner’s expense, at the determination of the Ordinance Enforcement Officer:

1. Signs or postings tacked, pasted, or hanging from walls, fences, buildings, trees, poles and/or posts. Including signs made of paper, cardboard, canvas or similar material attached to exterior walls.
2. Searchlights, balloons, or gas filled figures are prohibited except by obtaining a land use permit. The land use permit shall be issued by the Ordinance Enforcement Officer for a maximum of thirty (30) days.
3. Flags, banners or windsocks used for advertising home occupations.
4. Any sign which by reason of size, location, movement, content, coloring, or illumination could be confused with a traffic control sign, signal or device or lights of emergency and road control vehicles.
5. Signs which contain obscenity according to state or federal law.
6. Signs which emit audible sound.
7. Billboards.

707 G. Maintenance.

1. Signs shall be neatly painted and maintained. All parts shall be in good working order. The Ordinance Enforcement Officer shall have the authority to order the painting, repair, alteration, or removal of signs which are determined to be dilapidated, abandoned, dangerous, or obsolete. The Ordinance Enforcement Officer shall require compliance with all standards of this ordinance and shall enforce such standards.

708 H. C-W, C-1 and C-2. SIGNS PERMITTED

1. Temporary ground signs including feather flags and pennants, one (1) per lot or one (1) for each twenty-five (25) feet of frontage for a parcel. Signs must be maintained and remain in good repair.

2. Sign attached flat against a main building or parallel to the building with a projection not to exceed eight (8) inches, provided that the sign shall face only public streets or parking areas which are part of the development.
3. Free standing signs shall not exceed thirty-two (32) square feet. Feather flags cannot exceed fifteen (15) feet in height.
4. The total sum of all signs faces allowed per business shall be three hundred (300) square feet total with an additional three hundred (300) square feet allowed for a mall identification sign.
5. Illuminated signs meeting all ordinance requirements.
6. Signs for grand openings of stores, businesses, buildings, projects or subdivisions which refer to the contractors, financial institutions and such involved with the project: such signs shall be in place no longer than thirty (30) days prior to the grand opening and shall be removed within thirty (30) days after the grand opening. Signs for groundbreaking of stores, businesses, buildings, projects or subdivisions which refer to the contractors, financial institutions and such involved with the project: such signs shall be in place no longer than one hundred eighty (180) days prior to the groundbreaking and shall be removed within thirty (30) days after the grand opening. Any such signage shall not count toward the maximum square footage of permitted signs set forth herein.
7. The following signs may be permitted following Planning Commission approval to ensure that light intensity, color, and movement will not distract motor vehicle operations, constitute a traffic safety hazard or adversely impact adjacent residential property.
 - a. Signs with moving illumination.
 - b. Outdoor signs totaling greater than three hundred (300) square feet.
 - c. Advertising structures or outdoor signs greater than thirty (32) square feet.
8. All free standing and permanent signs must be at least ten (10) feet from the road right-of-way. Any free-standing sign less than twenty-five (25) feet from the road right-of-way must have a minimum height of six (6) feet from the ground level to the bottom of the sign.

SECTION 17. AMENDMENT OF ARTICLE VIII, CHAPTER 21, SECTION 802: The Lake Township Zoning Ordinance, Article VIII, Chapter 21, Section 802, shall be amended to add the new and additional language which shall read as follows:

802 FENCES

A. General Standards for Fences. Except as otherwise provided, fences in all districts must meet the following standards:

1. A Land Use Permit is required for all permanent fences before installation.

2. Applications for a Land Use Permit for fence shall be accompanied by a survey and a sketch or drawing of the intended fence.
3. Fences shall be set back at least two (2) inches from adjacent lot lines.
4. The finished side of the fence shall be the exterior of the fence. The unfinished side of the fence shall face inward.
5. Fence height shall be measured from the average grade level of adjoining properties.
6. The maximum distance between fence posts shall be eight (8) feet.
7. No earth berm shall exceed two (2) feet in height. No earth berm shall be utilized in any way to enhance fencing height.
8. No fence shall exceed six (6) feet in height.
9. Fences may be constructed of wood, masonry, wrought iron, vinyl or chain link and comply with this ordinance.
10. Fence composition shall be of a uniform design and material. No fence will be constructed of material that impairs the character of the neighborhood.
11. Snow fencing is permitted from October 1st through May 1st. No land use permit is required.
12. Living fences, such as dense evergreen or other forms of shrub, shall be at least thirty-six (36) inches from the inside of the property lot line and comply with this ordinance.
13. Barbed wire and electrified fences are prohibited in all zoning districts except the AG District. This prohibition shall not apply to underground dog fences.
14. No fence shall block the view of any waterways, lakes, wetlands, or scenic vistas from adjacent properties.
15. No fence shall obstruct the view of driveways or adjacent roadways for vehicles entering or leaving the site.
16. Temporary fences for construction site enclosure or other special events may be allowed by the Ordinance Enforcement Officer.
17. On vacant lots a fence may be erected using the average of the front and rear corners of the neighboring properties dwellings as setbacks.

B. Fences in the AG District. All fences in the AG District shall comply with the following standards:

1. Fences shall be set back at least twenty (25) feet from the road right-of-way.
2. Where farm animals are kept, adequate fencing such as paige wire fence, shall be erected to prevent free roaming of farm animals outside their confinement area. Where

poultry is kept, chicken wire or other similar fence material shall be used to keep poultry contained.

C. Fences in the R-1 District. All fences in the R-1 District shall comply with the following standards:

1. Side yard fences. A fence not to exceed six (6) feet in height is permitted between the front and rear corners of the dwelling.
2. Rear yard fences. The following types of fencing are permitted to extend from beyond the rear corner of the dwelling to the road right-of-way:
 - a. A privacy fence no more than three (3) feet in height.
 - b. Fencing not to exceed four (4) feet in height and complying with this ordinance.
3. Front yard fences. No fences shall be permitted beyond the front corner of the dwelling. Where an R-1 parcel abuts or adjoins a parcel designated CW, C-1 or C-2, or a public road-end access or a private easement of record, a fence no higher than four (4) feet shall be permitted beyond the front corner of the dwelling.

D. Fences in the RR-1, R-2, R-3 and R-4 Districts. All fences in the RR-1, R-2, R-3 and R-4 Districts shall comply with the following standards:

1. Side yard/rear yard. A fence not to exceed six (6) feet in height is permitted from the front corner of the dwelling to the rear lot line. Rear lot fencing is allowed.
2. Front yard— Fencing, not to exceed four (4) feet in height and complying with this ordinance may be installed beyond the front corner of the dwelling up to the road right-of-way.

E. Fences in the C-W District. All fences in the C-W District shall comply with the following standards:

1. Side yard. A fence not to exceed six (6) feet in height is permitted between the front and rear corners of the structure.
2. Rear yard. A fence not to exceed four (4) feet in height is permitted from the rear corner of the structure to no closer than twenty (20) feet from the rear property line.
3. Front yard. Fencing not to exceed four (4) feet in height is permitted from the front corner of the structure to no closer than twenty (20) feet from the front property line.

F. Fences in the C-1 and C-2 Districts. All fences in the C-1 and C-2 Districts shall comply with the following standards:

1. Side yard/rear yard. A fence not to exceed six (6) feet in height is permitted between the front corner of the structure to the rear lot line. Rear lot fencing is allowed.

2. Front yard. A fence not to exceed four (4) feet in height is permitted from the front corner of the structure to no closer than twenty (20) feet from the front property line.

SECTION 18. AMENDMENT OF ARTICLE X, CHAPTER 23, SECTION 1004: The Lake Township Zoning Ordinance, Article X, Chapter 23, Section 1004, shall be amended to add the following new language which shall read as follows:

1004 HEARINGS AND DECISIONS UPON ADMINISTRATIVE APPEALS

4. An approved variance is valid and must be acted upon within twelve (12) months from the date of ZBA approval. If construction of the improvements authorized by the variance does not begin within twelve (12) months from the date of ZBA approval, it shall be considered void and a new variance must be obtained. The ZBA may extend this deadline on good cause shown if a written request for an extension is received before the expiration of the twelve (12) month period.

SECTION 19. AMENDMENT OF ARTICLE XI, CHAPTER 24, SECTION 1104 D: The Lake Township Zoning Ordinance, Article XI, Chapter 24, Section 1104 D, shall be amended read as follows:

1100 Article XI, Building Permits and Certificates of Occupancy

1104 D. The Houghton Lake Building Agency and the Ordinance Enforcement Officer shall have the power to refuse, cancel or revoke (red tag) any Land Use Permit, in case the owner or his duly authorized agent has failed or neglected to meet the requirements of this Ordinance, or has made any false statement or representation in his application for the Land Use Permit.

SECTION 20. AMENDMENT OF ARTICLE XI, CHAPTER 24, SECTION 1106 F: The Lake Township Zoning Ordinance, Article XI, Chapter 24, Section 1106 F, shall be amended to add the new and additional language which shall read as follows:

1100 Article XI, Building Permits and Certificates of Occupancy

1106 F. Timeline for Completion. Once a land use permit is issued, construction of the exterior of a structure must be completed within one (1) year. It is the responsibility of the Ordinance Enforcement Officer to ensure that the Land Use Permit has not expired prior to the completion of the exterior. The Ordinance Enforcement Officer may grant a twelve (12) month extension for good cause at the current established Land Use Permit rate. Additionally, the Ordinance Enforcement Officer may issue a second (2nd) twelve (12) month extension at the current established Land Use Permit rate. If exterior construction is not complete within this time frame the township will impose a Municipal Civil Infraction.

SECTION 21. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction,

that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 22. REPEAL: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 23. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: Surprenant, Farhat, Trier, and Grabowski

NAYS: _____

ABSENT/ABSTAIN: Olson - Absent

ORDINANCE DECLARED ADOPTED.

Tony Farhat, Township Supervisor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Lake Township Board at a duly scheduled and noticed meeting of that Township Board held on October 8 2024, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Houghton Lake Resorter newspaper, a newspaper that circulates within Lake Township, on October 17, 2024.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Roscommon County Clerk on October 18, 2024.

ATTESTED:

Andrea Grabowski, Township Clerk