

ALMENA TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. 2024-03

At a regular meeting of the Almena Township Board, Van Buren County, Michigan, held at Almena Township Hall on JULY 17, 2024, at 6:30 p.m., Pat Jemny-Diget moved to adopt the following Ordinance, which motion was seconded by Mark Roman:

AN ORDINANCE TO AMEND THE ALMENA TOWNSHIP ZONING ORDINANCE
TO REGULATE RECREATIONAL VEHICLES INTENDED FOR CAMPING AND
TRAVEL PURPOSES

THE TOWNSHIP OF ALMENA ORDAINS:

Section 1. Amendment of Article 5, General Provisions for All Districts. The Almena Township Zoning Ordinance, Article 5, is hereby amended to include Section 5.90 Recreational Vehicles Intended for Camping and Travel Purposes, to read in its entirety as follows:

Section 5.90 Recreational Vehicles Intended for Camping and Travel Purposes

- A. Applicability. This section applies to recreational vehicles intended for camping or travel purposes with sleeping areas, including travel trailers, camping trailers, motor homes, and truck campers.
- B. Principal Building. Recreational vehicles shall not be stored or parked on any property without a principal building.
- C. Setbacks. Recreational vehicles shall not be parked within the minimum setbacks required for principal buildings unless parked on a formal driveway leading to an attached or detached garage.
- D. Licensing and Condition. All recreational vehicles shall be licensed, operable, and regularly used for their intended purposes unless stored or parked at a commercial storage facility or a repair facility.
- E. Living Purposes Prohibited. Recreational vehicles are not considered single-family dwellings and are prohibited from being used for living purposes for any reason except if permitted for temporary timeframes in accordance with paragraph F or unless parked at an approved recreational vehicle park or campground.
- F. Temporary Living. Notwithstanding paragraphs B and E, the Township recognizes the need for temporary living arrangements that may result from the medical needs of a resident of a principal dwelling, repair or reconstruction of a damaged or destroyed

dwelling, or short-term accommodations during the construction of a new principal dwelling.

1. Requirements.

- a. The recreational vehicle shall be located on the same property from which the need for a temporary living arrangement arose.
- b. The recreational vehicle shall be connected to a dedicated power source.
- c. The recreational vehicle shall be connected to well and septic systems, and approvals shall be secured from the Van Buren/Cass Health District.
- d. The recreational vehicle shall adhere to the setbacks required by this section.

2. Permit, Term, and Validity.

- a. A zoning permit is required in accordance with Section 11.30 B.
- b. Upon a request that complies with the requirements of this section, the Zoning Administrator shall grant a one (1) year zoning permit for the temporary use of a recreational vehicle for living purposes.
- c. The Zoning Administrator may grant a one (1) year zoning permit extension if the need remains or if there is substantial progress on the repair, reconstruction, or construction of the principal dwelling.
- d. The Planning Commission may grant a second one (1) year permit extension in extreme and exceptional circumstances related to the intent of this section.

3. Discontinuance of Use.

- a. Upon expiration of the zoning permit, the recreational vehicle shall not be used for living purposes.
- b. The recreational vehicle shall be disconnected from its dedicated power source and disconnected from the well and septic service within 30 days of permit expiration.
- c. In the case of the repair, reconstruction, or construction of a principal dwelling, the recreational vehicle shall be disconnected from its dedicated power source and disconnected from the well and septic service within 30 days of the issuance of a certificate of occupancy if it is granted prior to the expiration of the zoning permit.

Section 2. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 3. Repeal. All provisions contained in other Township ordinances which are inconsistent with the provisions of this Ordinance, are repealed.

Section 4. 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 KR-YES PD-YES MR-YES TK-YES SR-YES VL-YES
NAYS Ø

ORDINANCE DECLARED ADOPTED.

CERTIFICATE

STATE OF MICHIGAN)
) ss
COUNTY OF VAN BUREN)

I, Sandra Rickli, Township Clerk for the Township of Almena, hereby certify that the above is a true copy of an Ordinance adopted by the Almena Township Board at a duly scheduled and noticed meeting of that Township Board held on JULY 17, 2024, pursuant to the required statutory procedures. A summary of the above Ordinance was duly published in the Courier Leader newspaper, a newspaper that circulates within Almena Township, on _____, 2024. 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. I filed an attested copy of the above Ordinance with the Van Buren County Clerk on _____, 2024.

ATTESTED:
Sandra B. Rickli
Sandra Rickli, Township Clerk