

**BEAVER CREEK TOWNSHIP
CRAWFORD COUNTY, MICHIGAN**

**NOTICE OF ADOPTION OF ZONING ORDINANCE AMENDMENT
ORDINANCE #34.5-26-22**

PUBLISHED: 2/21/2008 CRAWFORD COUNTY AVALANCHE

**COPY OF FULL ZONING ORDINANCE WITH ALL CURRENT AMENDMENTS IS IN
BACK OF THIS BOOK.**

020
34.5-26-22

**BEAVER CREEK TOWNSHIP
CRAWFORD COUNTY,
MICHIGAN**

**NOTICE OF ADOPTION OF ZONING ORDINANCE
AMENDMENT**

To the residents and property owners of Beaver Creek Township, Crawford County, Michigan and all other interested persons:

PLEASE TAKE NOTICE that an amendment to the Township Zoning Ordinance and Zoning Map regulating the development and use of land, has been adopted by the Township Board of Beaver Creek Township at a meeting held February 5, 2008. The following summarizes the subject matter of the Amendment:

Section I. Amendments to Text:

Article I. References new Michigan Zoning Enabling Act in place of the former Township Zoning Act.

Article II. Amends or includes definitions of Building Accessory, Home Occupations, Mobile Home, Preliminary Site Plan, Shed, Single Family Dwelling, and Subdivision.

Article III. Amends regulations pertaining to Site Plan Review, Zoning Permits in Relation to Building Permits, and Condominium Subdivisions including Site Condominiums.

Article IV. Amends Permitted Principal Uses and Permitted Accessory Uses in the RD Resource Development District.

Article V. Amends sawmill regulations in the AR Agricultural Residential District.

Article VI. Amends road requirements for properties obtaining special use permits with conditions.

Article VIIA. Amends road requirements for properties obtaining special use permits under with conditions.

Article VIIB. Creates entirely new zoning district, entitled MH Mobile Home Parks and Mobile Home Plats District, with regulations contained in sections pertaining to a statement of Purpose, Permitted Uses, Permitted Special Uses with Conditions, Permitted Accessory Uses, Permitted Accessory Uses With Conditions, and Dimensional Requirements.

Article XI. Amends section pertaining to public hearing requirements to conform to existing state laws pertaining to security required for mining operations, and includes regulations for large buildings.

Article XII. Amends section to include regulations for new MH District Classification, reference to current state laws and new regulations pertaining to landscaping, parking and storm water retention areas within a Planned Unit Development.

Article XIII. Amends certain sections dealing with replacement of mobile homes outside of mobile home parks or plats, revising accessory building provisions, storage of junk or junk vehicles, requiring frontage access roads in certain locations, fencing or wall requirements around commercial or industrial waste receptacle areas, parking and storage of recreational vehicles in residential areas, landscaping of storm water retention areas, limiting household pets to 4 per household unless on smaller lots, handling lot splits, regulating wind turbines, eliminating a restriction on the size of accessory structures compared to principal structures, camping in licensed camper vehicles only in certain districts, and a new section on storage of dismantled partially dismantled, unlicensed and inoperable motor vehicles.

Article XVI. Amended Off-Street Parking, Loading and Unloading Requirements. Section to include requirements and regulations for frontage roads and service drives.

Article XVII. Amend sign regulations as to size of church announcement signs, to specify reflective green street signs to identify individual addresses, billboards and outdoor advertising signs, temporary "for-rent" or "for-sale" signs, and removal of violating signs.

Article XVIII. Amend Site Plan Review Procedures as to mobile-home district, single family and two family site condominiums, duties of Zoning Administrator regarding site plans and regulations for final site plan approval.

Article XIX. Amend Administration and Enforcement regulations to comply with new state law, matters requiring zoning permits, enforcement procedures, and to provide for Municipal Civil Infractions.

Article XX. Amends powers of Zoning Board of Appeals as to granting variances and other procedures under the new law.

Article XXI. Revises amendment procedures to comply with new law.

Section 2 Amendments to Zoning Map

Range 3 properties in the following Land Sections having zoning district changes: 3, 4, 5, 6, 7, 18, 24, 25, 26, 27, 33, 34, 35, 36.

Range 4 properties in the following Land Sections having zoning district changes: 26, 34, 35.

Section 3 Severability

The provisions are severable from any invalid provisions.

Section 4 Effective Date

Seven days following publication.

PLEASE TAKE FURTHER NOTICE that if, within seven (7) days after publication of this Ordinance a registered elector residing in a portion of the Township outside the limits of cities and villages files with the Township Clerk a Notice of Intent to file a petition within thirty (30) days following publication of this Notice, signed by a number of registered electors residing in the portion of the Township outside of the limits of cities and villages equal to not less than fifteen percent (15%) of the total votes cast for all candidates for governor at the last preceding general election at which a governor was elected, requesting the submission of the new Zoning Ordinance Amendment to the electors residing in the portion of the Township outside the limits of cities and villages for their approval, the Ordinance shall not take effect until one of the following occurs:

A. Expiration of thirty (30) days after publication of the Ordinance, if a Petition is not filed within that time.

B. If a Petition is filed within thirty (30) days after publication of this Notice, the Township Clerk determines that the Petition is inadequate; or

C. If a Petition is filed within thirty (30) days after publication of this Notice, the Township Clerk determines that the Petition is adequate and the Ordinance is approved by a majority of the registered electors in the portion of the Township outside the limits of cities and villages voting thereon at the next regular election which supplies reasonable time for proper notice and printing of ballots, or at any special election called for the purpose.

PLEASE TAKE FURTHER NOTICE that the full text of the Zoning Ordinance Amendment and the Zoning Map may be inspected and a copy of same may be purchased by contacting the Beaver Creek Township Clerk at the address and telephone set forth below during regular business hours.

Sharon Hartman, Clerk
Beaver Creek Township
8888 S. Grayling Rd.
Grayling, MI 49738
(989) 275-8878

Published 2-21-2008