

GUN PLAIN CHARTER TOWNSHIP

ALLEGAN COUNTY, MICHIGAN

Ordinance No. 198

Adopted: _____

Effective: _____

AN ORDINANCE PERMITTING CAMPING TRAILERS AS EMERGENCY TEMPORARY SHELTERS

GUN PLAIN CHARTER TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

At a regular meeting of the Township Board for the Charter Township of Gun Plain, Allegan County, Michigan, held at the Township Hall on _____, the following amendment to the Gun Plain Charter Township Zoning Ordinance was offered for adoption by Township Board Member _____ and seconded by Township Board Member _____.

Yeas: _____, _____, _____, _____,
_____, _____, _____.

Nays: _____, _____, _____, _____,
_____, _____, _____.

Motion _____ Passed _____ Failed _____

ARTICLE 1: AMENDMENT. SECTION 19.05.A SHALL BE AMENDED TO READ AS FOLLOWS:

19.05.A. *This section shall not permit the location of a portable office, manufactured, or temporary dwelling upon a residential or agricultural parcel where an existing home is located or is planned for construction. No temporary structure or camper shall be used for dwelling purposes upon the lot or parcel of a dwelling under construction except when permitted per section 19.05.F below.*

ARTICLE II: AMENDMENT. SECTION 19.05.F SHALL BE ADDED TO READ AS FOLLOWS:

19.05.F. Emergency Temporary Dwellings. *One hard sided camper, motor home or similar recreational vehicle may be used to provide shelter as an emergency temporary dwelling when an existing dwelling has been damaged or destroyed by wind, fire or other Act of God. The owner of the damaged or destroyed dwelling may reside in a hard sided camper or similar recreational vehicle on that same lot or parcel so long as the owner obtains an emergency temporary dwelling permit from the Zoning Administrator or such other official as is designated by the Township Board, for a period of up to ninety (90) days.*

- 1. If the property owner applies for a building permit within ninety (90) days to rebuild a dwelling on the property, an emergency temporary dwelling permit may be extended beyond the ninety (90) day period for up to twelve (12) months. For good cause shown, the Zoning Administrator may extend an emergency temporary dwelling permit for an additional six (6) month time period.*
- 2. The Zoning Administrator may attach reasonable conditions to the approval of any*

emergency temporary dwelling permit.

3. *The Zoning Administrator may require that the owner of the parcel or lot involved sign a contract or agreement with the Township to provide for the eventual removal of the camper authorized by the emergency temporary dwelling permit. The Zoning Administrator may also require that the owner of the parcel or lot involved post with the Township a letter of credit, bond or monetary deposit in an amount and in a format that is acceptable to the Zoning Administrator at his/her discretion.*
4. *No emergency temporary dwelling permit shall be issued unless the Zoning Administrator is satisfied that there will be a reasonable water supply and a reasonable and lawful method of disposing of septic waste.*
5. *No appurtenant structures: No accessory structure, building or addition may be attached to, built over or added onto to a camper. Such prohibited items include, but are not limited to, roof-overs, storage sheds, additions, decks and concrete paths.*
6. *Licenses: All campers used as emergency temporary dwellings shall be maintained in reasonable repair and appearance and road-worthy condition at all times. All campers shall have all required current street, vehicle and other licenses.*
7. *Retention of Wheels: The wheels or similar devices for transportation of any camper shall not be removed.*
8. *Permits: At the time of applying for a camper permit, the applicant shall pay the permit fee as established from time-to-time by the Township Board.*
9. *Inspection: Prior to issuing a camper permit, the Zoning Administrator shall have the option of inspecting the camper to determine whether it complies with applicable laws, rules and regulations including a provision for a working supply of potable water and sanitary waste storage.*
10. *Occupancy: The occupancy of campers as an emergency temporary dwelling shall be subject to all of the following sanitary standards:*
 - a. *Camper Vehicle Holding Tanks: No toilet, sink, shower or other plumbing fixture contained in a camper shall be used unless it is in good working condition and discharges into a holding tank built into the camper. Holding tanks integral to the camper must be emptied regularly by discharging their contents into a lawful campground dumping station or other lawful dumping station or by delivering the contents to a wastewater hauler for lawful disposal.*
 - b. *Storage of Sewage in Auxiliary Containers: Sewage and wastewater shall not be discharged into or stored in auxiliary buckets or containers external to a camper.*
 - c. *Illegal Sewage Discharge: No sewage or wastewater from a camper shall be discharged into ground holes, pits or privies, onto the surface of the ground, or into surface waters (including wetlands, streams, or other bodies of water).*
11. *Permits. The application for a camper permit shall be on a form prepared for and approved by the Township and shall include all of the following:*
 - a. *A copy of the camper owner's driver's license.*
 - b. *A copy of the vehicle registration for the camper.*
 - c. *Proof of the owner of the lot or parcel on which the camper will be used.*
 - d. *A legal description of the lot or parcel, including the subdivision lot*

numbers and/or a metes and bounds description, a physical address and a Permanent Parcel Number Tax ID.

- e. Written authorization by the property owner or lessee allowing the Zoning Administrator to access the lot or parcel for inspections to ensure compliance with this Ordinance.*
- f. Any other information as may be required by the Zoning Administrator.*

ARTICLE III SEVERABILITY:

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain valid and in effect.

ARTICLE IV. REPEAL AND EFFECTIVE DATE:

This Ordinance is ordered to take effect the eighth day following publication of notice of its adoption in accordance with the Michigan Public Act 110 of 2006 as amended. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

*Date:*_____

Martha Meert, Gun Plain Charter Township Clerk