

**CEDAR CREEK TOWNSHIP**

**COUNTY OF MUSKEGON, MICHIGAN**

At a regular meeting of the Township Board of the Township of Cedar Creek, held in the Township Hall, 6556 Sweeter Rd, Twin Lake, Michigan, on the 8<sup>th</sup> day of January, 2020 at 7:00 p.m.

PRESENT: Aerts, Kuziak,

ABSENT: \_\_\_\_\_

The following ordinance was offered by Member \_\_\_\_\_

And supported by Member \_\_\_\_\_

**ORDINANCE NO. 2020-01**

**AN ORDINANCE TO RE-ADOPT THE TOWNSHIP ZONING ORDINANCE**

CEDAR CREEK TOWNSHIP ORDAINS:

Section 1. Section 3.1D of the Cedar Creek Zoning Ordinance is hereby amended to read in its entirety as follows:

**3.1D. Nonconforming Buildings and Structures.**

**3.1.D(1)(b)** Should a nonconforming building or structure be destroyed to an extent of more than 70 percent of its replacement value, exclusive of the foundation, **and as determined by the SEV**, it shall be reconstructed only in conformity with the provisions of this Ordinance. **Reconstruction shall be commenced with six months of the date of destruction. A six month extension may be approved by the Zoning Administration.**

Section 2. Section 3.2C of the Cedar Creek Zoning Ordinance is hereby amended to read in its entirety as follows:

**3.2C Residential Accessory Buildings and Structures.**

**3.2C(8).** **The maximum floor area shall not exceed 3500 sf unless approved by Special Land Use or by right agricultural.**

Section 3. Section 3.3C of the Cedar Creek Zoning Ordinance is hereby amended to read in its entirety as follows:

**3.3C Fences**

3.3C. Fences in residential districts or enclosing residential uses shall not contain barbed wire or be electrified, unless in the AG District, and used in connection with a bona fide farm operation, **or with the keeping of animals.**

Section 4. Section 3.24 of the Cedar Creek Zoning Ordinance is hereby amended to read in its entirety as follows:

3.24 Illegal Dumping.

3.24. No tin cans, stoves, garbage, automobile bodies, junk, refuse or any junk as **defined** in Section 2.11 shall be dumped or allowed to remain on any private or public land within the Township unless as otherwise provided herein, or at such location as has been designated as a sanitary landfill by the Township Board and the County Health Department.

Section 5. Section 7.4, Section 8.4D and Section 13.1 of the Cedar Creek Zoning Ordinance is hereby amended to add the word “feet” in description of Accessory Buildings up to 120 Square Feet as shown in the Chart below and to read as follows:

7.4D Site Development Requirements.

7.4D. Setbacks, height, area, lot dimension, and coverage requirements shall be met as noted on the following chart, and as noted in District Regulations, Chapter 13.

<b>Accessory Buildings up to 120 Square Feet</b>	
Front Yard Setback	<b>30 Feet</b>
Side Yard Setback	<b>5 Feet</b>
Rear Yard Setback	<b>5 Feet</b>

8.4D Site Development Requirements.

8.4D Setbacks height area, lot dimension, and coverage requirements shall be met as noted on the following chart, and as noted in District Regulations Chapter 13.

<b>Accessory Buildings up to 120 Square Feet</b>	
Front Yard Setback	<b>30 Feet</b>
Side Yard Setback	<b>3 Feet</b>
Rear Yard Setback	<b>3 Feet</b>

13.1 Schedule of Regulations.

Primary Buildings and Accessory Buildings over 120 Square Feet  
Residential Accessory Buildings up to 120 Square Feet

District	Front Setback	Side Setback	Rear Setback
LDR	30 Feet	5 Feet	5 Feet
HDR	30 Feet	3 Feet	3 Feet

Section 6. Section 10.2 of the Cedar Creek Zoning Ordinance is hereby amended to read in its entirety as follows:

10.2 Permitted Uses.

- A. Any retail business whose **principle** activity is the sale of merchandise within an enclosed building.

Section 7. Chapter 11 of the Cedar Creek Zoning Ordinance is hereby amended to read as follows:

11.1 Purpose.

This district is intended to provide areas for existing industrial uses to remain, while placing strict requirements on any proposed new development in order to maintain the rural character of the township.

11.2 Permitted Uses.

There are no permitted uses in the Industrial District.

11.3 Special Uses.

- L. Research and development facilities, including production activities.
- M. The manufacture, compounding, processing, packaging, warehousing, or treatment of products.
- N. Laboratories
- O. Accessory buildings, structures, and uses
- P. Converted paper and paper board products
- Q. Printing, publishing and allied industries

Section 8. Chapter 14 of the Cedar Creek Zoning Ordinance is hereby amended to add the following items:

14.1C(2) Site Plan Requirements.

- q. Lighting
- r. Dumpster location
- s. Ingress/Egress
- t. Landscaping

14.1D(1)(a)

- a. The relationship of uses proposed **will** not adversely affect the public health, safety, or welfare.

Section 9. Section 14.3H of the Cedar Creek Zoning Ordinance is hereby amended to read as follows:

14.3H. Signs in each Zoning District shall be subject to the following regulations:

Deletion of **Political Signs** section in each table under section H.

Section 10. This ordinance shall be effective seven days after publication of a summary of its provisions in a local newspaper of general circulation in the Township.

AYES:

NAYS:

ORDINANCE DECLARED ADOPTED.

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Stephanie Kuziak, Township Clerk

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Cedar Creek Township Board at a regular meeting held on January 7, 2020 and I further certify that public notice of such meeting was given as provided by law.

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Stephanie Kuziak, Township Clerk

Adopted:

Published:

Effective: