

ZONING AMENDMENT 9-09
MINOR ACCESSORY BUILDINGS

Glen Life, Supervisor
Susanne M. Courtade, Clerk
Tracey Bartlett, Treasurer



Matt Courtade, Trustee
Bryan Marrow, Trustee
Dale McAllister, Trustee
Leroy "Butch" Strait, Trustee

Notice to the Residents of East Bay Township

Please take notice that the East Bay Charter Township Planning Commission will hold a public hearing at a regular meeting on Tuesday, November 10, 2009 at 6:30 pm., in the Township Hall at 1965 Three Mile Road, Traverse City, Michigan, for the purpose of considering the following amendments to the East Bay Charter Township Zoning Ordinance:

Section 803, 1, and Section 1402 of the East Bay Charter Township Zoning Ordinance are to be amended reconcile and coordinate the standards for minor accessory buildings which may have a floor area of 100 square feet, or less as determined by factory or kit specifications or literature or as measured pursuant to the requirements of the Zoning Ordinance.

Copies of the proposed Zoning Ordinance amendments and the existing Zoning Ordinance are available for public viewing during regular business hours at the Office of Planning and Zoning, Township Hall, 1965 Three Mile Road, Traverse City, Michigan. Written Comments will be received until the night of the hearing.

If you are planning to attend this hearing and are handicapped requiring any special assistance, please notify the Township Clerk by calling at (231) 947-8647 as soon as possible.

Robert Tubbs, Chairman
East Bay Charter Township
Planning Commission

Leslie Couturier
Office of Planning and Zoning
(231) 947-8681

East Bay Charter Township

Grand Traverse County

Ordinance # 9-09

AN ORDINANCE TO AMEND SECTION 803, LAND USE PERMITS AND 1402
DEFINITIONS - A, OF THE EAST BAY CHARTER TOWNSHIP ZONING ORDINANCE

EAST BAY CHARTER TOWNSHIP HEREBY ORDAINS:

1. Section 803, Subparagraph 1, is hereby amended to read as follows:

1. It shall be unlawful to begin the excavation for the construction, the moving, alteration, or repair, except ordinary repairs, to any building or other structure, including an accessory structure exceeding 100 square feet in area, until the Zoning Administrator has issued for such work a land use permit which includes a certification that the plans, specifications, and intended use for such structure does, in all respects, conform to the provisions of this Ordinance. Also, it shall be unlawful to change the type of use of land, or to change the type of use, or type of occupancy of any building, or to extend any use on any lot on which there is a nonconforming use until the Zoning Administrator has issued a land use permit including a certification that the proposed use does, in all respects, conform to the provisions of the Ordinance.

2. Section 1402, Definitions "A", is hereby amended to replace the existing definition of the term, "Accessory Building, Minor" with the following:

ACCESSORY BUILDING, MINOR: An Accessory Building as defined herein with a floor area of one hundred (100) square feet or less, as determined by factory or kit specifications or literature, or as measured pursuant to this ordinance, if such specifications are not available; and a height of up to twelve (12) feet. An Accessory Building that exceeds either one hundred (100) square feet in area or twelve (12) feet in height shall not be considered a Minor Accessory Building.

3. **Severability.**

If any section, clause, or provision of this Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

4. **Effective Date.**

This Ordinance shall become effective eight (8) days after publication.

CHARTER TOWNSHIP OF EAST BAY

Date: _____

By: _____

Glen Lile, Supervisor

Date: _____

By: _____

Susanne M. Courtade, Clerk

Published Date: _____, 2009

Effective Date: _____, 2009