

CLAYTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
DECEMBER 17, 2024, 6:00 P.M.
CLAYTON TOWNSHIP HALL

Kevin DePottey
Corey Potter
Rick Caruso
Kathleen Norris

Jon Mieczkowski
George Sippert
Richard Derby

TED HENRY, ZONING ADMINISTRATOR, #810-691-5258

ROLLCALL

APPROVE PROPOSED AGENDA

APPROVAL OF MINUTES: NOVEMBER 26, 2024 Pgs. 2-3

COMMUNICATION:

1. **Sample Container Ordinance from Atty Tucker Pgs. 4-9**

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:
J & K Canvas purchase by RV repair business

PUBLIC COMMENT:

NEW BUSINESS / DISCUSSIONS

1. **Rental Ordinance – Flint Township Ordinance Pgs. 10-13**

OLD BUSINESS / DISCUSSIONS

ADDITIONAL ITEMS

FUTURE ITEMS

1. **Business License**

ADDITIONAL COMMENTS

ADJOURNMENT

page 1

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
NOVEMBER 26, 2024**

Chairman DePottey opened the meeting at 6:00 p.m.

ROLL CALL

Members Present: Rick Caruso, Richard Derby, Corey Potter, Jon Mieczkowski, Kevin DePottey, Kathleen Norris, George Sippert

Others Present:

Ted Henry/Building Official, Zoning Administrator
Ken Tucker/Township Attorney

APPROVAL OF PROPOSED AGENDA WITH ADDITION

Add meeting change date to December 17, 2024

Action Taken: Motion by Derby, supported by Potter, to approve the proposed agenda for the November 26, 2024, Clayton Township Planning Commission meeting and to change date of December Planning Commission meeting to December 17, 2024.

MOTION CARRIED.

APPROVAL OF MINUTES: October 22, 2024

ACTION TAKEN: Motion by Potter, supported by Derby to approve minutes of October 22, 2024.

MOTION CARRIED.

COMMUNICATION:

Discussion about storage containers to residences article from California

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:

None

PUBLIC COMMENT:

None

NEW BUSINESS/DISCUSSIONS:

page 2

1. Caruso gave the update on ordinances, approved on 2nd reading
2. Discussion on rental ordinance and which direction Commission will take on progressing with rental ordinance

OLD BUSINESS/DISCUSSIONS

Jon Mieczkowski gave a report on lawsuit in Lansing on Renewable Energy

ADDITIONAL ITEMS

FUTURE ITEMS

Commission will take up Business Licenses after Rental Ordinance

ADDITIONAL COMMENTS

ADJOURNMENT

Action Taken: Motion by Potter, supported by Norris, to adjourn the Planning Commission meeting at 6:41 p.m.

Kevin DePottay, Chairperson

Rick Caruso, Secretary

page 3

VILLAGE OF LENNON
GENESEE/SHIAWASSEE COUNTY, MICHIGAN

ORDINANCE NO. 2024-1111-01

AN ORDINANCE TO REGULATE PORTABLE STORAGE CONTAINERS IN ALL
VILLAGE OF LENNON ZONING DISTRICTS

THE VILLAGE OF LENNON ORDAINS:

Ordinance No. 2024-1111-01, Portable Storage Containers, shall be added to provide as follows:

SECTION 1

PURPOSE

The purpose of this Ordinance is to provide standards and regulations for the placement and use of all portable storage containers as an accessory building and/or storage building on any parcel and any zoning district in the Village of Lennon. The Ordinance is intended to protect the public health, safety, and welfare of the residents of the Village of Lennon.

SECTION 2

PORTABLE STORAGE CONTAINER DEFINED

For the purpose of this ordinance, a **Portable Storage Container** shall be defined as any box container, open or contained, transported by truck or trailer to a specific location to be used for temporary or permanent storage and may also be referred to as a shipping container, cargo container, storage container, portable demand storage units, freight containers, bulk shipping containers, reusable steel boxes, portable storage pods.

SECTION 3

PORTABLE STORAGE CONTAINER REGULATIONS

Notwithstanding all other regulations contained in the Village of Lennon Zoning Ordinances and subject to all regulations contained herein, portable storage containers, as defined herein in Section (2)(A), shall be subject to the following regulations:

- A. Portable storage containers, as defined herein in Section 2, used as storage buildings on all parcels in all zoning districts in the Village of Lennon shall be prohibited except as specifically approved by the Village of Lennon under an active permit for temporary use.

- B. A Portable Storage Container Permit shall be limited to a maximum of 90 days in any 365-day period. All portable storage containers must be removed on or before the expiration date of the Portable Storage Container Temporary Permit.
- C. Permits are not required for agriculturally zoned property in the Village of Lennon where the placement and use of a portable storage container is done so in compliance with the Michigan Right to Farm Act, MCL 286.471 et al. and the Generally Accepted Agricultural Management Practices set forth therein.
- D. A Portable Storage Container Permit shall be subject to a fee as set forth in the Village of Lennon Fee Schedule as amended and adopted by the Village of Lennon Council.
- E. A Portable Storage Container Permit issued for a construction site with an active building permit may be renewed at the sole discretion of the Village of Lennon Building Inspector and/or the Village of Lennon Zoning Administrator and for a time period to be set by the Village of Lennon Building Inspector and/or the Village of Lennon Zoning Administrator.
- F. The placement of all portable storage containers shall be subject to the terms and conditions of a Portable Storage Container Permit issued by the Village of Lennon.
- G. The placement of all portable storage containers shall be subject to all setbacks as established by the Village of Lennon Zoning and Building Code ordinances and subject to the approval of the Village of Lennon Building Inspector and/or Village of Lennon Zoning Administrator.
- H. A single portable storage container shall not exceed 20 feet in length, 10 feet in width, and 10 feet in height.
- I. Multiple portable storage containers shall be limited to a total of 20 feet in combined length, and each individual unit shall not exceed 10 feet in width and 10 feet in height.
- J. Portable storage containers shall not be stacked and are limited to the height of a single container.
- K. Portable storage containers shall not be used for living quarters. —
- ? L. Portable storage containers shall not be used to house animals of any kind. —
- M. The storage of any and all hazardous materials, as defined by the Michigan Fire Code, in a portable storage container shall be prohibited.
- N. A portable storage container shall not be used for any advertising purposes, including, but not limited to the attachment of any billboards, stickers, or wraps for the promotion of any good or services other than the identification of the company from which the portable storage container was purchased or rented.

- O. All portable storage containers shall be ~~painter~~ in solid colors and any writing or graffiti shall be immediately removed or covered and subjects to forfeiture any permit issued by the Village of Lennon for placement of the portable storage container.
- P. A portable storage container shall not be structurally modified in any manner.
- Q. A portable storage container shall not be placed in any public street.
- R. A portable storage container shall not be placed in any off-street parking area, fire lane, loading area, or in any location that may cause a hazard or threat to the safety of the public or surrounding parcel owners.
- S. No electricity or plumbing may be installed or run to a portable storage container.
- T. Failure to remove any portable storage container on or before the expiration date of the Portable Storage Container Temporary Permit may result in Village of Lennon officials removing the portable storage container upon the expiration of the portable storage permit at the parcel owner's expense.

SECTION 5

PERMITS

- A. Any occupant, owner, or renter who keeps or possesses a portable storage container on any Village of Lennon zoning district parcel shall first apply for and obtain a permit from the Village of Lennon Building and/or Zoning Department.
- B. Permits shall be issued by the Zoning Administrator or Building Inspector or his/her designee.
- C. Any permit issued by the Village of Lennon Building and Zoning Department shall be subject to a fee as established by the Village of Lennon Fee Schedule as adopted by the Village of Lennon Council. The permit fees are subject to amendment by resolution of the Village of Lennon Council.
- D. A permit for the temporary placement of a portable storage container shall not exceed 90 days in any 365-day period from the date of the approval of the permit.
- E. A permit for the temporary placement of a portable storage container on a construction site may be renewed at the sole discretion of the Village of Lennon Building Inspector or the Village of Lennon Zoning Administrator.

- F. ~~Permits are not required for agriculturally zoned property in the Village of Lennon where the placement and use of a portable storage container is done so in compliance with the Michigan Right to Farm Act, MCL 286.471 et al. and the Generally Accepted Agricultural Management Practices set forth therein.~~
- G. An application for a temporary permit for a portable storage container in all Village of Lennon zoning districts shall contain on a sketch, the property boundaries, and the proposed location of the portable storage container on the property with the distances between the structures.
- H. Permits shall be issued to the owner or occupant of the property and shall be presented upon demand from any Village of Lennon Building and/or Zoning Department official or his/her designee.
- I. An application for a permit submitted by any resident that is not the legal owner of the property where the portable storage container will be kept shall have the signature of the owner of the property or landlord granting approval to place the portable storage container on the property.
- J. Permits are non-transferable and do not run with or attach to the land.
- K. There shall be no pre-existing legal conditions and any portable storage container currently existing shall not be "grandfathered" or permitted to remain after the effective date of this ordinance.
- L. Any decision to grant or deny a permit application for a portable storage container by the Village of Lennon Building Inspector or the Village of Lennon Zoning Administrator may be appealed to the Village of Lennon Council.
- M. The Village of Lennon reserves the right to terminate a permit at any time based on complaints or violations of Village of Lennon Ordinances.

SECTION 6

NUISANCE

The placement of any portable storage container on any property within the boundaries of the Village of Lennon subjects the parcel owner and/or occupant of the property to all Village of Lennon Nuisance Ordinances, including, but not limited to, Blight and Noise Ordinances. The issuing of a permit by the Village of Lennon Zoning Department or Building Department for the temporary placement of a portable storage container does not relieve the parcel owner and/or occupant of the property for which the permit is issued from any Village of Lennon Ordinance. The Village of Lennon Zoning Department or Building Department reserves the right to terminate or cancel any permit for the placement of a portable storage container at any time.

Any decision of the Village of Lennon Zoning Department or Building Department may be appealed to the Village of Lennon Council.

SECTION 7

PENALTY

Any person who violates the provisions of the Village of Lennon Portable Storage Container Ordinance, 2024-1111-01, shall be responsible for a municipal civil infraction and subject to penalties as set forth in the Village of Lennon Municipal Civil Infraction Ordinance.

SECTION III

SEVERABILITY

The various parts, sections, and clauses of the Village of Lennon Portable Storage Container Ordinance are hereby declared severable. If any part or sentence is declared invalid by a court of competent jurisdiction, the remainder of the Ordinance shall continue in full force and effect.

SECTION IV

CONFLICTING LAWS

All other provisions of any other Village of Lennon Ordinance inconsistent with the provisions of this Ordinance are hereby repealed. All other provisions shall be and are hereby ratified.

SECTION V

EFFECTIVE DATE

This Ordinance shall be published in a newspaper of general circulation within the Village of Lennon, Genesee/Shiawassee County, Michigan, and shall become effective thirty (30) days following publication.

SECTION VI

AVAILABILITY OF ORDINANCE

A copy of this Ordinance may be inspected and reviewed at the Village of Lennon Clerk's Office at the Village of Lennon Hall, 11904 E. Lennon Road, Lennon, Michigan 48449, during regular business hours and at the Village of Lennon website at www.villageoflennon.org.

ORDINANCE DECLARED ADOPTED:

Dated: _____, 2025

We hereby certify that the foregoing Ordinance was adopted on the Second Reading by the Village of Lennon Council on _____.

Public Hearing: _____

First Reading Approved: _____

Second Reading Approved: _____

Adopted: _____

Published: _____

VILLAGE OF LENNON:

Geraldine Terry, Village of Lennon Clerk

Date

Barbara Baker Omerod, Village of Lennon President

Date

Kristina Youmans

From: kcronin <kcronin@flinttownship.org>
Sent: Wednesday, October 30, 2024 12:01 PM
To: Kristina Youmans
Subject: FW: CLAYTON TOWNSHIP

Good Afternoon,

- **Sec. 5.3-3. - Registration required.**

Share Link to section[Print section](#)**Download (Docx) of sections**[Email section](#)**Compare versions**

No person shall rent, lease, let or otherwise make available for occupancy any dwelling unit designed for human occupation unless the building is registered with the building department.

(1)

Registration shall be on a form provided by the building department. Required information shall include the name, address and telephone number of the owner and any managing agent. For each individual owner and agent a driver's license number or a State of Michigan identification number must be provided. The form must be signed by all owners and any agents.

(2)

All changes in the required information must be provided to the building department in writing within 30 days of the change.

(3)

If the owner's address is more than 40 miles from the subject property, the registration form must designate an agent who may be served with process in an action to enforce compliance with this article.

(4)

If the owner is a corporation, the names, addresses and telephone numbers of its officers shall be listed. If such corporation has no substantial assets other than the dwelling in question and is controlled in whole or in part by another corporation or corporations, then the name and address of those corporations and the names, addresses and telephone numbers of those officers shall be listed.

(5)

Owner occupied residential dwellings are exempt from registration if the only other occupants of the dwelling are members of the owner's family.

The registration requirement for buildings other than rental multi-family dwellings shall take effect December 1, 2010.

(Ord. of 11-22-2010)

Charter Township of Flint Rental Inspection Check List

Inspection Check List	Comments
Doors - door hardware - door jamb and other things to check	
1 Check latches	
2 Dead bolt - throw length, no less than one inch - cannot be keyed inside	
3 Locks should be in good working order	
4 Door Closers - installed and in good working order	
5 Entry door must have a peephole or a side window	
6 Gaps around all exterior doors should be of minimal space - No cracks in door frame or jams	
7 Hinges should be in good working order	
8 Door should not bind on the floor or jamb	
9 Fire rated doors in place where required - between buildings and between home and attached garage	
10 in common areas - all egress doors shall display an approved exit sign to the exterior	
11 All doors should be structurally sound	
12 All common fire separation doors must be solid core with a self closing device (multi-family)	
13 All patio doors and windows not more than 8 feet above grade must have a locking device and dowel rod of 3/4 inch or Charlie bar	
Windows	
14 All windows must be in working condition with properly operating locks - check sills for rot and bad caulk	
15 All windows must be weather tight - without broken or checked glass in windows	
16 All interior surfaces (windows, doors, walls, etc...) should be kept in a clean and sanitary condition. Peeling paint, checked or loose plaster, decayed wood and any other defective surface conditions shall be corrected.	
Interior Miscellaneous	
17 All stairs and railings should be secure and undamaged.	
18 All lighting should be in good working condition with covers in place.	
19 Check for lighting in closets, halls and bathrooms	
20 Garbage disposals - should be in good working order	
21 Any infestations such as rats, roaches, ants, or any other pests shall be exterminated - before renting	
22 Exhaust fans and lighting over stoves should be in good operating condition	
23 All carpets should be free of trip hazards, damaged seams, cable cords, etc....	
Sink areas and Bathrooms	
24 Sinks should be free of leaks	
25 All sinks and bathtubs must have stoppers	
Smoke Detectors	
26 Outlets near water sources should have GFI	
27 Smoke Detectors - Every bedroom, hallway and every floor must have a working smoke detector	
Mechanical Room	
28 Check the electrical box or fuse panel for missing spaces (sticker)	
29 Check water heater for proper installation (sticker)	

Page 12

Charter Township of Flint Rental Inspection Check List

30	Check furnace for proper installation (sticker)	
31	All storage areas must be kept free of garbage and other combustible items	
32	All Sewer lines should be capped and floor drains must have strainers	
	Exterior	
33	Check all building exteriors for damaged siding, trim or rotted wood	
34	Check roof for leaks and missing shingles	
35	Yard should be free of blight conditions - no junk or debris	
36	Accessory buildings should be structurally sound and weathertight	
37	Also other visible health and safety violations that may pose a problem to your tenants - Mold is a Health Department issue - we will not be inspecting for MOLD	

Page 13