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

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:

1. Caruso gave the update on ordinances, approved on $2^{\rm nd}$ 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 DePottey, Chairperson	Rick Caruso, Secretary

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.

Page 4

- 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 <u>Building Inspector</u> 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 painted 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, Genesec/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 of Lennon Council on	Ordinance was adopted on the Second Reading by the Village
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First Reading Approved:	· · · · · · · · · · · · · · · · · · ·
Contain I Day 10	
Adopted:	
Published:	
VILLAGE OF LENNON:	
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Geraldine Terry, Village of Lennon	Clerk Date
· · · · · · · · · · · · · · · · · · ·	
Barbara BakerOmerod, Village of Le	ennon President Date



Kristina Youmans

From:

kcronin < kcronin@ffinttownship.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 sectionPrint sectionDownload (Docx) of sectionsEmail sectionCompare 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

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Charter Township of Flint Rental Inspection Check List

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licker)	e and other combustible	32 All Sewer lines should be capped and floor drains must have strainers		siding, trim or rotted wood		no junk or debris	y sound and weathertight	37 Also other visible health and safety violations that may pose a problem to your tenants - Mold is a	Spenarting for MOI D
30 Check furnace for proper installation (sticker)	s must be kept free of gart	should be capped and floo]	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	e health and safety violation	O 100 and the national factor of the contract the national distriction of the national
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