

CLINTON COUNTY BOARD OF COMMISSIONERS

ORDINANCE NO. OR-150-19
AMENDMENT/SUPPLEMENT TO OR-01-05 CLINTON COUNTY
ZONING ORDINANCE

At a regular meeting of the Board of Commissioners of Clinton County, Michigan, held at the County offices located at 100 E. State Street, St. Johns, Michigan on the 27th of August, 2019, at 9:00 a.m., the following Ordinance was offered:

WHEREAS, the Michigan Zoning Enabling Act, 2006 PA 110, as amended, authorizes the Clinton County Board of Commissioners ("Board") to adopt, amend and supplement a zoning ordinance regulating the public health, safety and general welfare of persons and property; and

WHEREAS, the Clinton County Planning Commission ("Planning Commission") duly noticed and held a public hearing on August 8, 2019 to consider an amendment ("Ordinance Amendment") to the Clinton County Zoning Ordinance; and

WHEREAS, on August 8, 2019, the Planning Commission recommended adoption of the Ordinance Amendment for the reasons stated at the meeting; and

WHEREAS, the Planning Commission transmitted a summary of the comments received at the public hearing and its recommended Ordinance Amendment to the Board; and

WHEREAS, the Board has determined that the Ordinance Amendment would promote and enhance the overall welfare and quality of life in Clinton County; and

WHEREAS, the Board has determined that enacting said Ordinance Amendment is in the best interests of the public health, safety and welfare of the County's residents.

THEREFORE, be it resolved by the Board of Commissioners of Clinton County,

Michigan, as follows:

1. Ordinance No. OR-150-19, Amendment to Clinton County Zoning Ordinance, as amended, attached as Exhibit A, is hereby adopted.
2. The Ordinance Amendment, attached as Exhibit A, shall be filed with the County Clerk.
3. A notice of Ordinance adoption shall be published in a newspaper of general circulation in the County within fifteen (15) days after adoption.
4. Any and all ordinances that are in conflict with this Resolution are hereby repealed.


ADOPTED:

YEAS: Seven (7)

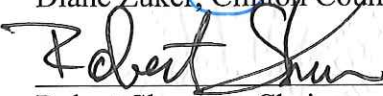
NAYS: Zero (0)

STATE OF MICHIGAN)
)
 COUNTY OF CLINTON)

I, Diane Zuker, Clerk of the County of Clinton, do hereby certify that the above and foregoing is a true and complete copy of certain proceedings taken by the Clinton County Board of Commissioners at a regular meeting held on the 27th day of August, 2019



 Diane Zuker, Clinton County



 Robert Showers, Chairperson
 Clinton County Board of Commissioners

EXHIBIT A
(ATTACHED TO ORDINANCE No. OR 150-19)
(Adopted August 27, 2019)

Section 1401 Multiple Residence Drive (MRD) – (Subsections B.3 and B.8)

3. A MRD shall typically not extend more than 660' from the public road right-of-way to the top of the approved turn-around, or cul-de-sac, unless the Planning Commission finds that additional drive length is necessary due to the size and shape of the site and is done to meet the following objectives:
 - a) Residential lots are to be clustered and similarly proportioned to each other in size, shape and layout.
 - b) Due to the size and shape of the site, limiting the distance of the MRD to 660' would eliminate the ability to obtain a maximum number of buildable parcels of proportional size, layout and to avoid irregularly shaped lots.

Section 905 Performance Standards for Agricultural Homestead Lot - (Subsection C.3)

3. The proposed homestead parcel containing the single-family dwelling cannot be less than one (1) acre nor more than five (5) acres in lot area including the right-of-way, nor can the lot area of the proposed division be less than required to accommodate existing well and wastewater disposal system. It may be required for the applicant to seek comment from the Mid-Michigan District Health Department (“MMDHD”) may be consulted prior to approval of the administrative site plan.

If the existing home/property is previously encumbered by a MMDHD deed restriction due to an existing sewage lagoon system; the proposed homestead parcel may be increased to that minimum size (typically 6 acres) to meet the required acreage and sewage lagoon setback requirements. Written verification of this requirement from the MMDHD shall be provided at the time of application.

Section 501 Accessory Buildings, Structures and Uses

- M. Small scale solar panels or technologies installed at individual residential or commercial locations (e.g. roof or ground mounted panels) that are used exclusively for private purposes and not utilized for any commercial resale of any energy, except for the sale of surplus energy back to the electrical grid, are permitted Accessory Uses in all zoning districts.

Said solar panels/structures are limited to rooftop, side or rear yard locations with a minimum 5' setback from adjacent property lines. If detached solar panels/structures are more than fourteen (14) feet in height, then one (1) foot additional setback must be provided per each foot above 14 feet. The maximum lot coverage standards as a percent of lot for each zoning district as contained in Section 432 also apply.

Approval for solar panels/structures between the primary structure (residence or business) and the adjacent roadway requires review and approval from the Planning Commission under the Site Plan Review (Article 7) provisions of this Ordinance.