

LAKE TOWNSHIP
HURON COUNTY, MICHIGAN

ZONING ORDINANCE AMENDMENTS
Ordinance No. 2024-4

At a regular meeting of the Township Board of Lake Township held at the Township offices at 4988 W. Kinde Road, Caseville, Michigan on October 21, 2024 beginning at 7:30 p.m. this Ordinance/ordinance amendments were offered for adoption by Township Board Member Clay Kelterborn and was seconded by Township Board Member Dale Hartsell.

THE TOWNSHIP OF LAKE ORDAINS:

Section 1. Amendments to Article 3, Zoning Districts, Regulations, and Map – Footnotes for Table 3-4, Site Development Requirements:

Article 3 – Footnotes for Table 3-4 – Site Development Requirements, Footnote 7(B) is amended to read as follows:

“The minimum rear yard setback for a non-lakefront lot created prior to the effective date of this Ordinance in the R-1 District and R-2 District shall be ten (10) feet.”

Article 3 – Footnotes for Table 3-4 – Site Development Requirements, Footnote 5(B) is amended by adding as follows:

“5(B)(1) The normally required minimum front yard setback of twenty-five (25) feet for a specific lot in the R-1 District may be decreased to the average of the front yard setbacks for existing dwellings along the same side of the road within Two Hundred Fifty (250) feet of each side of the subject lot, where one or more such yards is less than the normally required minimum twenty-five (25) feet front yard setback, but in no case shall the resulting required front yard setback for the subject lot be less than Eighteen (18) feet.”

Section 2. Amendments to Article 20, Supplemental Provisions, as follows:

Article 20, Section 20.22 Clear Vision Zone is amended to read as follows along with the insertion of a diagram to assist with the interpretation/application of this section.

“No fence, wall, hedge, screen, sign, structure, vegetation or other obstruction shall be located as to impede vision between the height of two and one-half (2 ½) and eight (8) feet above road elevation on any corner lot, within thirty (30) feet of the intersecting public road right-of-way or private road easement lines. No fence, wall, hedge, screen, sign, structure, vegetation or other obstruction shall be located so as to impede vision between the height of two and one-half (2 ½) and eight (8) feet above road elevation within twenty (20) feet of a driveway edge and the intersecting road right-of-way line. The restrictions of this Section shall not apply in the case of a fence that is transparent across a minimum of eighty percent (80%) of its face within the above measurement areas unless otherwise determined necessary by the approving body due to the fence’s configuration and/or location that unreasonably undermines public safety.”

Article 20, Section 20.29 Lake Access and Frontage, A.9 is amended to read as follows:

“The minimum water frontage requirements of this section shall be doubled if more than fifty percent (50%) of the water frontage of the property involved is comprised of or adjoins a wetland as defined by Michigan law.”

Section 3 –Sever-ability.

This section declares that if any section, clause, or provision of this Ordinance/ordinance amendment is declared to be unconstitutional or otherwise invalid by a court of competent jurisdiction, that declaration shall not affect the remainder of the Ordinance/ordinance amendment, as the Township Board would have passed this Ordinance/ordinance amendment 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 are declared invalid.

Section 4. The Balance of the Lake Township Zoning Ordinance (as amended) Remains Unchanged and in Effect.

Except as expressly amended by this Ordinance/ordinance amendment, the balance of the Lake Township Zoning Ordinance, as amended, remains unchanged and in full force and effect.

Section 5. Effective Date.

This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after this Ordinance/ordinance amendment (or a summary thereof) appears in the newspaper as provided by law. The date of publication will be October 31, 2024.

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: Dale Hartsell, Clay Kelterborn, Valerie McCallum, Nicole Collins, James Deming

NAYS: None

ABSTAIN/ABSENT: None

THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/Ordinance amendment adopted by the Township Board for Lake Township at the time, date and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: _____
James Deming
Lake Township Clerk