

Yates Township Planning Commission Regular Meeting
Final- Minutes November 14, 2019

Meeting call to order: 4:00 PM BY Chairperson Julia Carr

Pledge of Allegiance

Roll Call of Planning/Zoning Commissioners

Charles Atkins – Present; Iris Hill – Present; Evelyn Walker – Present; Chairperson Julia Carr – Present; Lucille Chaffer – Absent

Approval of the Minutes

Motion was made by Charles Atkins, Jr. to approve the draft minutes for October 10, 2019 with the necessary corrections and seconded by Evelyn Walker. Motion Passed.

Roll Call: Charles Atkins – Yes; Iris Hill – Yes; Evelyn Walker – Yes; Julia Carr – Yes; Lucille Chaffer – Absent

Chair Carr stated that the remaining items on the agenda will be tabled because the Yates Township Board has asked the Planning Commission to hold this public hearing so that they could add ordinance 154.014 to their agenda at the next regular meeting.

Hearing called to order at 4:15 PM – the proposed Ordinance Amendment No. 154.014 for Regulation of Family Dwellings will be a minimum size of 840 Square Feet for one level homes. Split and tri-level family dwellings require 1200 Square Feet.

Response to Public Comments:/questions:

- The township board cannot add Ordinance Amendment No. 154.014 for Regulation of Family Dwellings without holding a public hearing.
- Clarification was requested on the impact of the new ordinance on existing dwellings. It was explained that the ordinance amendment would only affect new dwellings built after the ordinance is approved by the Yates Township Board.

4:45 PM The hearing ended - Meeting resumed

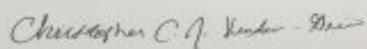
General discussion by Planning Commission members regarding the ordinance followed.

Charles Atkins, Jr. moved and Evelyn Walker Seconded the motion to recommend the approval of the Ordinance Amendment No. 154.014 for Regulation of Family Dwellings Ordinance - Motion Passed.

Roll Call: Charles Atkins – Yes; Iris Hill – Yes; Evelyn Walker – Yes; Julia Carr – Yes; Lucille Chaffer – Absent

5:15 PM Meeting adjourned

Approved November 19, 2020 ,



Planning Commission secretary.

**ADDENDUM
YATES TOWNSHIP
LAKE COUNTY, MICHIGAN
Ordinance No. 2020-01
Amendment 154.014 (a)**

At a regular meeting of the Township Board for Yates Township held at the Township offices within the Township on February 28, 2020 at 5:00 p.m., the following Ordinance/ordinance amendment was offered for adoption by Township Board Member Clerk Romaine Hollis-Raines and was seconded by Township Board Member Trustee Shawn Coffey:

**AMENDMENTS TO THE YATES TOWNSHIP ZONING ORDINANCE REGARDING
DWELLINGS AND RELATED MATTERS.**

THE TOWNSHIP OF YATES (the "Township") ORDAINS:

Article 1. Section 154.014 (a) of the Yates Township Zoning Ordinance/Code (Chapter 154) is hereby amended to state in full as follows:

154.014 FLOOR AREA AND DWELLING SIZE

(A) There shall be a minimum floor area of 840 square feet of finished floor space for each one-story single family dwelling. Any two levels of bi-level, tri-level or split-level single family dwellings shall be considered as one-story dwellings. The combined levels shall be not less than 1,200 square feet of finished floor space.

(1) Every dwelling's minimum width shall be at least 22 feet wide for at least 75 percent of the dwelling's length, measured between the exterior part of the walls having the greatest length. It shall also comply in all respects with the Building Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are more restrictive than those imposed by the Building Code, then, and in that event, such federal or state standards or regulations shall apply. Any exterior addition shall be of the same construction and materials as the original structure.

(2) Every dwelling shall be firmly attached to a permanent foundation constructed on the site in accordance with the Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single family dwellings. In the event that

the dwelling is a mobile home, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home/Manufactured Home Commission and shall have a perimeter wall as required above.

(3) In the event that a dwelling is a mobile home, each mobile home shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.

(B) For multiple family buildings, in no case shall a dwelling unit contain less than 840 square feet of finished floor area.

(C) Seasonal dwellings shall have a minimum floor area of 840 square feet.

Article 2. The Remainder of the Yates Township Zoning Ordinance/Code is Unaffected. Except as expressly amended by this Ordinance/ordinance amendment, the rest of Yates Township Zoning Ordinance/Code remains unchanged and in full force and effect.

Article 3. Severability. Should a court of competent jurisdiction determine that any portion of this Ordinance/ordinance amendment (or any portion thereof) is invalid or unconstitutional, that shall not affect the balance of this balance of this Ordinance/ordinance amendment, which shall remain in full force and effect.

Article 4. 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 vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: Lucinda Shepard, Shawn Coffey, Charles Atkins, Romaine Hollis-Raines, Colleen Carrington-Atkins

NAYS: None

ABSENT/ ABSTAIN: None

THE ORDINANCE/ORDINANCE AMENDMENT IS DECLARED TO BE DULY ADOPTED. 3

CERTIFICATION

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

Respectfully Submitted

By _____

Romayne Hollis-Raines

Yates Township Clerk