

**ORDINANCE NO. 14-05
TOWNSHIP OF KOCHVILLE
SAGINAW COUNTY MICHIGAN**

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN
(THE “ZONING ORDINANCE”), CONCERNING ADDING
ZONING PERMIT REQUIREMENT FOR RESIDENTIAL
IMPROVEMENTS

The Board of Trustees of Kochville Township hereby ordain as follows:

Section 1. Add verbiage related to zoning permits within the Administration section:

Administration §155.385.01 – Zoning Permits

§155.385.01 Zoning Permits. No residential building or residential structure subject to the provisions of this Ordinance shall hereafter be erected, structurally altered, reconstructed, used, or moved, nor shall any excavation, or filling of land commence until a Zoning Permit application has been filed with the Township Zoning Administrator and a Zoning Permit has been issued by the Zoning Administrator, except as otherwise provided for in this ordinance. No Zoning Permit shall be required for any lawful use of any building or structure in existence as of the adoption date of this Ordinance.

- A. The application shall be signed by the owner of the premises or his agent and shall certify that all provisions of this Ordinance and other applicable laws and requirements are to be complied with. The application shall be accompanied by:
1. A site plan, if required, or a sketch in duplicate, in a scale sufficient to clearly detail– as determined by the Zoning Administrator, the location and dimensions of the premises including the boundary lines of all parcels of land under separate ownership contained therein; the size, dimensions, location on the premises, and height of all buildings, structures or other impervious surfaces in existence, to be erected and/or altered; the width and alignment of all abutting streets, highways, alleys, utility locations, easements; the location and dimensions of sewage disposal facilities or proposed sewage disposal facilities, if applicable.
 2. The Zoning Administrator shall have the authority to require a legal survey, sealed by a professional surveyor (not a mortgage survey) in the cases where there may be encroachment on the setbacks by the proposed structures or when the exact locations of property boundary lines are not known.
 3. Copies of permits or waivers of permits by other agencies as may be required by statute and/or by the Zoning Administrator.

4. Such other information as may be required to determine compliance with this Ordinance.

B. A zoning permit shall not be issued until all other necessary permits required by statute have been obtained or waived with exception of those permits issued by the Kochville Township Building Department.

C. The location of the property boundaries and all structures to be erected shall be staked on the ground for Zoning Administrator's use prior to the issuance of the Zoning Permit.

D. The zoning permit will expire after one year from date of issuance for any Zoning Permit under which no construction has occurred or no substantial construction has been done in the furtherance of the zoning permit.

E. The zoning administrator shall have the power to revoke or cancel any zoning permit in case of failure or neglect to comply with the provisions of the Ordinance, or in the case of a false statement or misrepresentation made in the application. The owner shall be notified of such revocation in writing.

F. No zoning permit shall be valid until the required fees have been paid. No separate fee shall be required for accessory buildings or structures when application thereof is made at the same time as the principal building or structure. Applications and petitions filed pursuant to the provisions of this Ordinance shall be accompanied by the filing fees as specified by the Township Board of Trustees.

G. Upon issuance of the Zoning permit, a copy of the permit and the application, including any drawings shall be transmitted to the Township Assessor.

Repeal:

Section 2. That all prior ordinances inconsistent herewith are hereby repealed except as otherwise provided herein.

Savings Provision:

Section 3. That any administrative or judicial proceedings commenced under ordinance hereby repealed may be continued and completed as if such ordinance had not been repealed.

Publication and Effective Date:

Section 4. That this Ordinance shall become effective thirty (30) days after publication thereof.

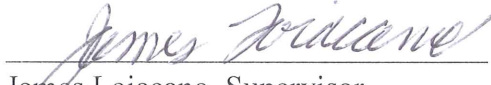
Motion by Treasurer Brewster and seconded by Clerk Machata to adopt Ordinance No. 14-05.

YEAS: Supervisor Loiacano, Clerk Machata, Treasurer Brewster, Trustee Ferrell
and Trustee Thon

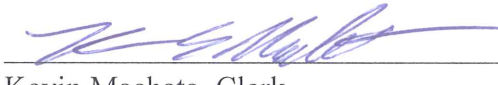
NAYS: None

ABSTAINS: None

ABSENT: None



James Loiacano, Supervisor
Kochville Township



Kevin Machata, Clerk
Kochville Township