

July 24, 2008

To: The Republic Township Board
From: Republic Township Planning Commission
Re: Amendments to Zoning Ordinance

At the July 21, 2008 Meeting of the Republic Township Planning Commission proposed changes to the Republic Township Zoning Ordinance were presented by the Zoning Administrator Bill Payne. These amendments are a result of study and deliberation by the Ordinance Subcommittee. Members of the Commission present were Marcy Rankinen, Marie Serafin, Paul Polanski, Glenn Adams, Tom Sandblom and Bill DeGenero. Amendments to the Following Zoning Ordinances were discussed and approved for recommendation to the Township Board:

Amendments to Zoning Ordinances:

Section 14: Administrative, Enforcement and Penalties

Section A may stand as it is. Add the following new sections: B – E; old Section B will become F and rest become G – N accordingly.

B. An application for zoning approval shall be required for all new structures, and for any additions and alterations to existing structures which affect external dimensions. Applications shall also be required for mobile homes as well for the removal or relocation of structures.

C. An approved application shall constitute a permit

D. A Zoning Permit shall automatically expire 18 months from the date of issuance whether construction has begun or not. The Zoning Administrator may extend the Permit for an additional 12 months if it is determined that the applicant will make good faith effort to commence or complete construction. If a permit shall expire while the construction is still in progress, the applicant or his designee shall apply for a new permit.

E. Application for a Zoning Permit shall be filed in writing with the Zoning Administrator, signed by the person, firm or co-partnership or corporation requesting the same or by the duly authorized agent of such person, firm, co-partnership or corporation. There shall be submitted with all application for zoning permits, two (2) copies of plot plan, giving accurate dimensions on a scale drawing. Scale drawings shall be required for all structures and shall contain the following information: building information, footprints, location on the lot, dimensions, setbacks, and typical floor plans to scale. Also the following must be indicated:

1. Existing or intended use of structure
2. Lines and dimensions of the lot to be used.
3. Location upon the lot of all existing and proposed structure, streets, and utility easements.

4. Evidence that all required federal, state and county licenses and permits have been acquired or that applications have been filed for the same. These include but are not limited to: Michigan DEQ, Marquette County Erosion Control, Michigan Department of Public health, Michigan Department of natural Resources, etc.
5. Other information with respect to the proposed structure, site, use, lot and adjoining property as may be required by the Zoning Administrator.

Motion to approve and send to Township Board; Marie Serafin; 2nd Paul Polanski, All in favor.
Motion Carried.

Section 4 Zoning Districts and District Regulations:

Change in Minimum Lot Size for R-2 and WR-1:

The minimum lot size in Section 4, Subdivision 7 and Section 4, Subdivision 6 shall be changed to read: Minimum Lot Width 150 feet and Minimum Lot Area, more than one acre.

Motion to approve and send to Township Board: Paul Polanski; 2nd Marie Serafin. All in favor,
Motion Carried.

Section 9: (following Mobile Home Parks; present Section 9 will become Section 10 and the Sections following will be renumbered accordingly.)

Section 9 (new): External Wood Burning Boilers/Units:

In order to protect the health, safety and economic well-being of the citizens of Republic Township, the following regulations shall affect the use of external wood burning boilers/units:

- A. Minimum parcel size will be 5 acres
- B. Setbacks will be 75 feet on all sides
- C. Minimum chimney height of 15 feet, measured from grade to chimney top, or two feet higher than the neighboring principle dwelling within 1000 feet, whichever is higher.
- D. Unit shall not be located in a front yard.
- E. No fuel other than natural wood without additives, wood pellets without additives and agricultural seeds in their natural state may be burned.
- F. Fuel shall not be visible from any surrounding properties.
- G. The granting of a zoning approval permit constitutes an agreement between the landowner and Republic Township, that the Zoning Administrator, at any reasonable time, may enter the property for the purpose of inspection to determine compliance with the above conditions.

Motion to approve and send to Township Board: Tom Sandblom; 2nd, Marie Serafin. All in Favor, Motion Carried.

The above amendments are recorded in the minutes of the July 21, 2008 Planning Commission Meeting.

Respectfully Submitted