

**BURT TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
March 11, 2019**

The Burt Township Planning Commission was called to order by Chair Jay Jontz on March 11, 2019 at 6:51 pm at the Burt Township Hall, Cheboygan, Michigan to accept comments on the proposed amendment to the Burt Township Zoning Ordinance Article II and VI, pertaining to Cargo Containers.

Members Present: Jay Jontz, Matt Landon, Gene Hodulik, Paul Janness, Allen Kozlowski
Guests: Jim Larson, John Iacoangeli, Harold Koviak

Chair Jay Jontz opened the Public Hearing and asked for any comments on the proposed ordinance.

An Ordinance to amend the Burt Township Zoning Ordinance Article II and Article VI pertaining to Cargo Containers. The Township of Burt Ordains:

Section 1. Article II Section 2.02 Definitions of the Burt Township Zoning Ordinance is hereby amended to add:

Cargo Container: Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms “transport containers,” “shipping containers,” and “portable site storage containers” having a similar appearance to and similar characteristics of cargo containers.

Section 2. Article VI General Provisions of the Burt Township Zoning Ordinance is hereby amended to add:

Section 6.25 Cargo Containers

- A. Intent and Purpose: As cargo containers become an increasingly popular means of storage, it is the intention of the Township to regulate the use of standard cargo containers (20 ft by 8 ft) to protect the public health, safety, and welfare, and promote positive aesthetics in the Township.
- B. Permitted Locations: The placement of a cargo container as an accessory storage use is allowed in all zoning districts except Waterfront Residential. A zoning permit is required for cargo containers exceeding 200 sq.ft.
- C. Development Standards:
 - a. Cargo containers shall be well-maintained so as not to be a nuisance to neighboring property owners.
 - b. Cargo containers must be accessory to the permitted use of the property and meet the setback requirements of the underlying zone.

- c. Cargo containers shall not be stacked; unless they are located in the Rural Residential-Agricultural District (RR) or Light Industrial District (I), in which case they cannot be stacked about the height of two containers.
- d. Cargo containers shall be included in the calculation of overall lot coverage.
- e. Cargo containers shall be placed on a reinforced foundation with a level base consisting of concrete, asphalt, or compacted gravel using a dense-graded aggregate of 21AA, 21A or 22A.

Public Comments – None

Public Comment period closed at 6:58 pm.

Respectfully submitted,

Donna McDougall, Clerk/Recording Secretary

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Cargo Container: Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms "transport containers," "shipping containers," and "portable site storage containers" having a similar appearance to and similar characteristics of cargo containers.

Section 2. Article VI General Provisions of the Burt Township Zoning Ordinance is hereby amended to add:

Section 6.25 Cargo Containers

- A. Intent and Purpose: As cargo containers become an increasingly popular means of storage, it is the intention of the Township to regulate the use of standard cargo containers (20 ft. by 8 ft. or 40 ft. by 8 ft.) to protect the public health, safety, and welfare, and promote positive aesthetics in the Township.
- B. Permitted Locations: The placement of a cargo container as an accessory storage use is allowed in all zoning districts except waterfront residential. A zoning permit is required for cargo containers exceeding 200 square feet.
- C. Development Standards:
 - a. Cargo containers shall be well-maintained so as not to be a nuisance to neighboring property owners.
 - b. Cargo containers must be accessory to the permitted use of the property and meet the setback requirements of the underlying zone.
 - c. Cargo containers shall not be stacked; unless they are located in the Rural Residential – Agricultural District (RR) or Light Industrial District (I), in which case they cannot be stacked above the height of two containers.
 - d. Cargo containers shall be included in the calculation of overall lot coverage.
 - e. Cargo containers shall be placed on a reinforced foundation with a level base consisting of concrete, asphalt, or compacted gravel using a dense-graded aggregate of 21AA, 21A, or 22A.

Public Comment: No comment

Public Comment closed

6:58 pm

Matt

Allen