

ORDINANCE NO. 2022-02-01

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF ROBINSON TOWNSHIP, OTTAWA COUNTY, MICHIGAN, BY REGULATING CORNER LOTS; AND REQUIRING ALL PRIVATE ROADS TO BE 24 FEET IN WIDTH; AND INCREASING PASSABLE WIDTHS FOR ALL PRIVATE ROADS; AND ESTABLISHING A MINIMUM SEPARATION BETWEEN THE ROAD BED FOR A PRIVATE ROAD AND THE PRIVATE ROAD EASEMENT; AND TO ELIMINATE THE ABILITY FOR A LOT TO FRONT ON A PRIVATE EASEMENT RATHER THAN A PUBLIC STREET OR A PRIVATE ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE AMENDMENT.

THE TOWNSHIP OF ROBINSON, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Amend Section 4.9A. Section 4.9(A) shall be restated in its entirety to read as follows:

Section 4.9A MINIMUM FRONTAGE.

Each lot shall have frontage on a street or a private road for at least the minimum lot width required for the Zoning District within which the lot is located unless otherwise provided in this Ordinance.

On curved streets or cul-de-sac streets, the frontage on the street may be less than the required lot width for the Zoning District within which the lot is located, provided the lot in question meets such lot width requirement at the front yard setback line, the lot in question meets the minimum rectangle requirements of Section 4.29(C) of this Ordinance, and the lot in question has at least forty (40) feet of frontage on the street.

Dwellings located within an open space preservation development shall comply with the provisions of Section 4.49(F)(7).

Section 2. Amend Section 4.9B (A) (4). Section 4.9B (A) (4) shall be amended to read as follows:

Section 4.9B PRIVATE ROADS.

- (A) For any private road which provides access to or from at least one (1) but less than five (5) lots or principal buildings or dwelling units in the RR, R-1 or R-2 Zoning Districts, the only Zoning Districts where private roads are allowed, the following requirements shall apply.

* * *

- (4) The private road shall have a road bed not less than twenty-four (24) feet wide for its entire length.

* * *

Section 3. Amend Section 4.9B (A) (5). Section 4.9B (A) (5) shall be amended to read as follows:

Section 4.9B PRIVATE ROADS.

- (A) For any private road which provides access to or from at least one (1) but less than five (5) lots or principal buildings or dwelling units in the RR, R-1 or R-2 Zoning Districts, the only Zoning Districts where private roads are allowed, the following requirements shall apply.

* * *

- (5) A minimum of twenty-four (24) feet in width and fifteen (15) feet in height shall be passable for vehicular ingress and egress for the entire length of the private road, cleared of trees, limbs, branches, stumps, shrubs, debris, or any other material which would impede vehicular ingress and egress.

* * *

Section 4. Add Section 4.9B (A) (7). Section 4.9B (A) (7) shall be added to read as follows:

Section 4.9B PRIVATE ROADS.

- (A) For any private road which provides access to or from at least one (1) but less than five (5) lots or principal buildings or dwelling units in the RR, R-1 or R-2 Zoning Districts, the only Zoning Districts where private roads are allowed, the following requirements shall apply.

* * *

- (7) The private road easement shall be located at least in part on any lot to which the private road provides access. The road bed of the private road shall be located no closer than fifteen (15) feet from the outer boundaries of the private road easement.

* * *

Section 5. Amend Section 4.9B (B). Section 4.9B (B) shall be amended by restating the first paragraph and adding subsection (7) so that they read as follows (the rest of Section 4.9B (B) shall remain unchanged).

Section 4.9B PRIVATE ROADS.

(B) For any private road which provides access to or from five (5) or more lots or principal buildings or dwelling units in the RR, R-1 or R-2 Zoning Districts, the only Zoning Districts where private roads are allowed, the following requirements shall apply. However, these requirements shall only apply if the private road intersects with a paved street; if the private road intersects with an unpaved street, the requirements of subsection (A) above shall apply.

* * *

(7) The private road easement shall be located at least in part on any lot to which the private road provides access. The road bed of the private road shall be located no closer than fifteen (15) feet from the outer boundaries of the private road easement.


Section 6. Amend Section 4.22. Section 4.22 shall be amended to read as follows:

Section 4.22 LOT, CORNER.

Where a lot is bounded by two (2) intersecting streets, the front yard requirements shall be met for each street.

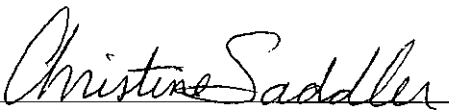
Section 7. Effective Date. The foregoing amendments to the Robinson Township Zoning Ordinance were approved and adopted by the Township Board of Robinson Township, Ottawa County, Michigan on February 9, 2022, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on February 25, 2022, which date is the eighth day after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.


Frank Johnson, Township Supervisor


Christine Saddler, Township Clerk

CERTIFICATE

I, Christine Saddler, the Clerk for the Township of Robinson, Ottawa County, Michigan, certify that the foregoing Robinson Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on February 9, 2022. The following members of the Township Board were present at that meeting: Frank Johnson, Christine Saddler, Bonnie Hayward and Travis Vugteveen. The following members of the Township Board were absent: Travis Bergman. The Ordinance was adopted by the Township Board with members of the Board: Travis Vugteveen, Bonnie Hayward and Christine Saddler, voting in favor, and members of the Board: Frank Johnson, voting in opposition and members of the Board Travis Bergman absent. The Ordinance was published in the *Grand Haven Tribune* February 17, 2022.


Christine Saddler, Clerk
Robinson Township

**NOTICE OF ADOPTION OF
ORDINANCE AND SUMMARY
ROBINSON TOWNSHIP,
OTTAWA COUNTY, MICHIGAN**

PLEASE TAKE NOTICE that at its February 9, 2022 meeting, the Robinson Township Board adopted Zoning Text Amendment Ordinance No. 2022-02-01. Following is a summary of the Ordinance. This Notice and the summary is intended to meet the publication requirements contained in Michigan law. The Ordinance shall be effective eight days after its publication.

A copy of the Ordinance may be purchased or inspected by any person at the Robinson Township office at 12010 - 120th Avenue, Grand Haven, Michigan 49417 (Telephone: 616-846-2210), Monday, Tuesday and Thursday, except holidays, between the hours of 9:00 a.m. and 5:00 p.m., Wednesday between 1:00 p.m. and 5:00 p.m.

ORDINANCE SUMMARY

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF ROBINSON TOWNSHIP, OTTAWA COUNTY, MICHIGAN, BY REGULATING CORNER LOTS; AND REQUIRING ALL PRIVATE ROADS TO BE 24 FEET IN WIDTH; AND INCREASING PASSABLE WIDTHS FOR ALL PRIVATE ROADS; AND ESTABLISHING A MINIMUM SEPARATION BETWEEN THE ROAD BED FOR A PRIVATE ROAD AND THE PRIVATE ROAD EASEMENT; AND TO ELIMINATE THE ABILITY FOR A LOT TO FRONT ON A PRIVATE EASEMENT RATHER THAN A PUBLIC STREET OR A PRIVATE ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE AMENDMENT.

Section 1 amends the minimum frontage required in Section 4.9 A of the Zoning Ordinance.

Sections 2, 3, 4, and 5 revise the requirements for private roads as described in Section 4.9 B of the Zoning Ordinance.

Section 6 amends the corner lot requirements in Section 4.22 of the Zoning Ordinance.

Section 7 provides for an effective date.

February 10, 2022

Christine Saddler,
Robinson Township Clerk
February 17, 2022

**STATE OF MICHIGAN
COUNTY OF OTTAWA**

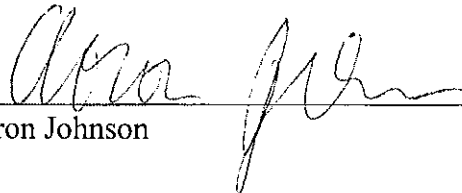
Aaron Johnson, being duly sworn, says:

That he is an employee of the Grand Haven Tribune, a daily newspaper of general circulation, printed and published in Grand Haven, Ottawa County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following date(s):

February 17, 2022

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Aaron Johnson

Scribed and sworn before me on

February 17, 2022



Audra A. Fitzpatrick-Cook

Notary public, State of Michigan, County of Ottawa

My commission expires: November 13, 2023

RECEIVED

MAR 14 2022

ROBINSON TOWNSHIP