

TOWNSHIP OF FREMONT
ZONING ORDINANCE AMENDMENTS

ORDINANCE NO. 106

An ordinance to amend the Fremont Township Zoning Ordinance, being Ordinance No. 100, adopted on October 8, 2009, in order to exempt certain small structures from permit requirements; to reference standards for dog kennels; to reference the Township private road and driveway easement ordinance; and to provide for extensions of special land use and variance approvals.

THE TOWNSHIP OF FREMONT ORDAINS:

The following specified subsections of the Fremont Township Zoning Ordinance is hereby amended to provide as follows:

Section 3.01. ZONING PERMITS. A zoning permit shall be acquired from the Zoning Administrator before any construction is undertaken, any structure is moved, any pond is excavated, or any change in the use of any land or structure is undertaken within the Township. However, structures containing less than 200 square feet are not required to obtain permits although such structures must comply with all other provisions of this Zoning Ordinance.

Section 5.02. SPECIAL LAND USES.

B. Dog kennels and the raising of fur bearing animals.

1. All animals shall be housed and maintained in a safe and sanitary manner and shall be in continuous compliance with the requirements of the Tuscola County Animal Control Department.
2. All pens and runways in dog kennels shall be screened from view from any residences or roads by buildings or greenbelt plantings. Kennels shall have restrictive fencing at least six (6) feet in height.
3. Dog kennels shall be set back a minimum of fifty (50) feet from each property line and one hundred fifty (150) feet from the road.
4. For purposes of this section, a dog kennel is defined as any property on which five (5) or more dogs over the age of six (6) months are kept or harbored.

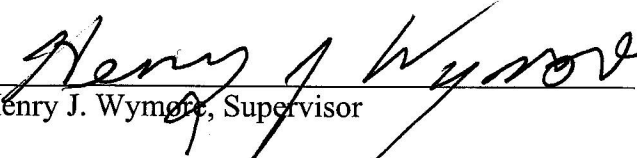
5. The Township shall notify Tuscola County Animal Control whenever a kennel is approved by the Planning Commission.

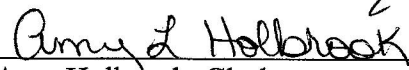
Section 13.02. ROAD FRONTAGE. Every dwelling or other building shall be located on a parcel of land which shall have frontage on a public road or on a private road improved to the standards of the Fremont Township Private Road and Driveway Easement Ordinance No. 103 or on a private driveway easement at least 66 feet in width which complies with the Private Road and Driveway Easement Ordinance No. 103.

Section 17.05. EXPIRATION. Planning Commission approval for a special land use shall expire one year from the date of the meeting at which the approval is granted unless the premises has actually been utilized for the use permitted or unless substantial construction has been undertaken to prepare the premises for the use permitted within the one-year period. The Planning Commission shall have the authority to grant one extension for an additional period of one year upon application by the property owner.

Section 18.06. EXPIRATION. Board of Zoning Appeals approval for a variance shall expire one year from the date of the meeting at which the approval is granted unless the premises has actually been utilized for the use permitted or unless substantial construction has been undertaken to prepare the premises for the use permitted within the one-year period. The Board of Zoning Appeals shall have the authority to grant one extension for an additional period of one year upon application by the property owner.

The undersigned Supervisor and Clerk of the Township of Fremont hereby certify that this Ordinance Amendment was duly adopted by the Fremont Township Board at a meeting held on the 8 day of August, 2013, and was published in the Tuscola County Advertiser on the 17 day of August, 2013. This Ordinance Amendment shall take effect seven (7) days after said date of publication.


Henry J. Wymore, Supervisor


Amy Holbrook, Clerk