

**CHARTER TOWNSHIP OF COOPER**

**RESOLUTION NO. 16-82**

**RESOLUTION ADOPTING ORDINANCE NO. 238, AN ORDINANCE TO AMEND  
LAND DIVISION AND SITE CONDOMINIUM ORDINANCES**

A resolution made and adopted at a regular meeting of the Township Board of the Charter Township of Cooper, Kalamazoo County, State of Michigan, held at the Township Hall on September 12, 2016, at 7:00 P.M.

PRESENT: **Schiedel, Buiskool, DeHaan, Sorensen, Sytsma, Janssen, Vlietstra**

ABSENT: None.

The following Resolution was offered by **Janssen** and seconded by **Buiskool**.

WHEREAS, the Township desires to consider amending its General Ordinance sections 111.300 and 112.200 regarding Land Divisions and Site Condominiums to further regulate land divisions, lot line adjustments, and consolidation of parcels. The proposed amendments would add cross-references to the Township's Zoning Ordinance; and

WHEREAS, upon giving notice in accordance with the MZEA, the Township Planning Commission ("Planning Commission") held a public hearing regarding the proposed amendments on July 12, 2016; and

WHEREAS, following the public hearing, the Planning Commission recommended that the proposed amendments be approved; and

WHEREAS, on August 8, 2016, the Township introduced an ordinance implementing these proposed amendments (the "Ordinance") attached as **Exhibit A**; and

WHEREAS, the Township desires to adopt the Ordinance as introduced for the public health, safety and welfare.



**CHARTER TOWNSHIP OF COOPER**

**ORDINANCE NO. 238**

**AN ORDINANCE TO AMEND LAND DIVISION AND SITE CONDOMINIUM  
ORDINANCES**

**THE CHARTER TOWNSHIP OF COOPER ORDAINS:**

**Section 1. Purpose.**

The Charter Township of Cooper (the "Township") adopts the following amendments to the Township's Zoning Ordinance for the health, safety and welfare of Township residents.

**Section 2. Amendment of Section 111.300 of Township Code Regarding Land Divisions.**

Section 111.300(B)(3) of the Township Code, regarding Lot Line Adjustments shall be amended to read as follows:

3. If a lot or unit, and a non-buildable metes and bounds described parcel are combined for tax purposes as provided in subsection C, the metes and bounds portion of the combination remains non-buildable, unless subject to the accessory building exception provided for within the Zoning Ordinance.

Section 111.300(C)(9)(c) of the Township Code regarding Consolidation of Parcels shall be amended to read as follows:

- c. A non-buildable parcel shall not be consolidated with a platted lot or site condominium unit for purposes of making a parcel buildable. A non-buildable parcel may be consolidated with a platted lot or site condominium for tax or other non-building purposes (e.g. meeting health department requirements for well and septic systems), unless subject to the accessory building exception provided for in the Zoning Ordinance.

**Section 3. Amendment of Section 112.200(I) of Township Code Regarding Site Condominiums.**

Section 112.200(I)(3) of the Township Code regarding consolidation, unit line adjustments, and accessory buildings on non-buildable parcels in site condominiums shall be amended to read as follows:

3. If a site condominium unit and a non-buildable parcel are consolidated for tax purposes, as provided for in Section 111.300.C, the non-buildable parcel shall remain non-buildable unless subject to the accessory building exception provided for within the Zoning Ordinance.

**Section 4. Validity and Severability.**

Any section or subsection not expressly amended by this Ordinance shall remain in full force and effect. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

**Section 5. Repealer Clause.**

Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 6. Effective Date.**

This Ordinance shall be effective seven days after publication.

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