



## SECTION 4.03 SPECIAL LAND USES

### *N. Agricultural labor camp.*

## SECTION 13.04 SPECIAL LAND USE SPECIFIC REQUIREMENTS

### *MM. Agricultural labor camp*

- 1. An agricultural labor camp shall be located on an active farm operated by the agricultural labor camp operator.*
- 2. An agricultural labor camp shall be located on a parcel 10 acres or greater.*
- 3. Agricultural labor camps shall only be occupied when licensed by the State of Michigan. Buildings shall be secured to prevent unauthorized access when not licensed or occupied.*
- 4. State of Michigan rules, regulations, and standards governing the licensing, occupancy, and operation of agricultural labor camps shall apply to all camps in Sullivan Township. Notwithstanding the occupancy requirements of the State of Michigan, working residents of agricultural labor camps in Sullivan Township shall be limited to those working on agricultural lands owned and operated by the associated agricultural labor camp operator.*
- 5. Agricultural labor camp buildings and amenities shall be located at least 300 feet from public right-of-way and at least 100 feet from another property line.*
- 6. Agricultural labor camp buildings shall not exceed one story and each residential building is limited to six bedrooms.*
- 7. One (1) residential building is permitted on the minimum acreage required for agricultural labor camps. Agricultural labor camps with multiple residential buildings may not exceed an overall building density of one (1) building per 20 acres.*
  - a. For the purpose of determining overall building density, any contiguous combination of parcels under common ownership may be counted toward the total acreage considered in the density calculation,*
  - b. For the purpose of this requirement, contiguous parcels qualify for determining total acreage if they share common boundary lines, or would share common boundary lines, if not for a dividing surface water feature or right of way.*
  - c. Actions by the landowner such as transfer of ownership of a qualifying contiguous parcel, land division, or non-agricultural development, that result in the reduction of the total acreage will affect residential building density. The minimum parcel size and total acreage of qualifying contiguous parcels, if applicable, shall not be reduced to result in nonconforming residential building density required by this section.*
- 8. The minimum distance between residential buildings in the camp shall be 30 feet.*
- 9. Residential buildings in agricultural labor camps shall be located within 30 feet of an internal farm road or driveway to preserve direct access.*

10. *Clear and unrestricted access for emergency vehicles shall be maintained and site plans shall be subject to Fire Department review and approval.*

11. *General Requirements for Driveways and Parking*

- a. *Plans shall be drawn and sealed by a civil engineer licensed in the State of Michigan.*
- b. *Two-foot maximum existing and proposed contour intervals shall be shown on submitted site plans.*
- c. *Driveways and parking areas shall be designed with sufficient width, surface, and grade to assure safe passage and maneuverability of private vehicles, police, fire ambulance, and other safety vehicles.*
- d. *Driveways and parking areas shall be constructed and maintained to be passable in all weather conditions and shall readily afford emergency access to buildings and other structures at the agricultural labor camp.*
- e. *The applicant shall demonstrate that regular dust control practices will be implemented, such as: as-needed watering or dust palliative application, paving high-use areas, or the application of millings.*
- f. *Unpaved driveways, parking areas, and maneuvering lanes shall be gravel, stone, crushed rock, or a similar aggregate material acceptable to the Planning Commission, subject to the following depth requirements:*

1) *Aggregate surface: Six (6) inches minimum.*

2) *Sand sub-base: 12 inches minimum.*

12. *Driveway requirements.*

- a. *The minimum width of the aggregate driveway surface shall be 18 feet with a sand sub-base minimum width of 20 feet.*
- b. *Driveways that are at least 400 feet but less than 800 feet in length shall provide a passing lane, 60 feet in length, with an aggregate surface of 20 feet wide and a sand sub-base of 22 feet wide. Driveways that exceed 800 feet shall provide a passing lane for each 400 feet of total length.*
- c. *Aggregate surface and sand sub-base shall have a two (2) percent slope.*
- d. *Driveways shall not exceed a maximum longitudinal grade of six (6) percent.*
- e. *A minimum 30 foot horizontal clear area shall be maintained with a vertical clearance of 14 feet over the roadbed.*

13. *Parking Requirements.*

- a. *Parking areas shall be setback at least 100 feet from property lines and public right-of-way.*

*b. Parking lots shall be graded and/or properly drained to dispose of all surface and storm water and to prevent drainage onto abutting properties.*

*14. Any deficiencies that arise shall be corrected by the agricultural labor camp operator or owner within 30 days of notification by a Township official.*

*15. If an agricultural labor camp is not licensed by the State of Michigan for five consecutive seasons, the associated residential buildings shall be removed by the landowner at the end of the calendar year of the fifth season. The agricultural labor camp operator owner may request an extension of this timeframe if the buildings are maintained, stabilized, safe, and if the site is not considered a blighted premise.*

*16. As a condition of approval, the Township may require an annual report from the applicant or may inspect the premises to ensure compliance with the special land use permit, conditions of approval and the provisions of this section."*

Sue Buckner made a motion that the revisions reflected in these Planning Commission meeting minutes of July 11, 2017, be accepted by the Planning Commission and forwarded to the Township Board for final disposition; the motion was seconded by Jim Kotecki. Results of a roll call vote to accept, accept with modifications, or deny the revisions to the zoning ordinance were as follows: Buckner, Kotecki, Gustafson and Jasick - yea; Carr and Jarka - nay; Anton - abstain.

**Muskegon County Recreational Authority Update:** Tom Jasick, Sullivan Township's representative to the Muskegon County Recreational Authority, provided an update of activities. Nothing is expected to occur with regard to a "Tiger" grant for improvements to Muskegon County as funds have been deleted from the Federal budget. Tom will keep the Board updated on any possible pending activities that would enhance Sullivan Township.

**5. SCHEDULED PUBLIC HEARINGS:** None

**6. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:** None

**7. OLD BUSINESS:** None

**8. OPEN DISCUSSION FOR ITEMS NOT ON THE AGENDA:** None

**9. CORRESPONDENCE RECEIVED:** None

**10. PLANNING COMMISSION MEMBERS COMMENTS:** None

**11. REPORT OF TOWNSHIP BOARD REPRESENTATIVE:** None

**12. REPORT OF PLANNING CONSULTANT:** None

**13. NEW BUSINESS:** August 8, 2017 at 5:30 p.m.

**14. SETTING PUBLIC HEARING DATES:** None

**15. OTHER NEW BUSINESS:** None

**16. MOTION FOR ADJOURNMENT:** A motion to adjourn at 7:30 p.m. was made by Tom Jasick and seconded by John Carr. The vote to adjourn was unanimously approved.

Respectfully submitted:

Eloise Jarka, Secretary  
Sullivan Township Planning Commission