

**TOWNSHIP OF CHESTER**  
**COUNTY OF OTTAWA, MICHIGAN**

At a regular meeting of the Township Board of the Township of Chester, Ottawa County, Michigan, held in the Township Hall, 3509 Sehler Street, in said Township, on the 10th day of July, 2023, at 7:00 p.m.

PRESENT: Members: Denhof, Dietrich, Dunnuck, Goodno, Meerman.

ABSENT: Members: None

The following preamble and resolution were offered by Member Dunnuck and supported by Member Goodno:

**RESOLUTION NO. 2023-07-01**

**RESOLUTION ENACTING A TEMPORARY MORATORIUM ON APPLICATIONS FOR ZONING AND BUILDING REVIEW WITH RESPECT TO ACCESSORY BUILDINGS LOCATED IN THE FRONT YARD OF LOTS LOCATED IN THE LAKE RESIDENTIAL ZONING DISTRICT**

WHEREAS, pursuant to the Michigan Zoning Enabling Act (“MZEA”), MCL 125.3101, *et seq.*, the Township has adopted a Zoning Ordinance that establishes zoning districts and zoning regulations for the entire Township, including certain maximum height regulations for various categories of buildings and uses;

WHEREAS, the Zoning Ordinance does not presently include a specific maximum height standard for accessory buildings, other than the 2-½ stories/35-foot standard that applies to residential buildings generally;

WHEREAS, that absence of a specific maximum height standard for accessory buildings has the potential to be most problematic in the Lake Residential District, in which accessory buildings of up to 35 feet and height could be constructed in the front yard (i.e., the lake side), and thus cause significant impairment of the lake viewshed from and on neighboring properties; and,

WHEREAS, the Township Board finds that it is in the public interest to enact a temporary moratorium, lasting until January 10, 2024, unless later shortened or extended by the Township Board, with respect to the Township's review of zoning applications and other approvals for accessory buildings to be located in the front yard of lots in the Lake Residential District, as specified below, so as to preserve the status quo in the interim; to prevent the development of accessory buildings that may not be in the best interest of Township development plans; to prevent the development of what might eventually become non-conforming accessory buildings; to prevent the development of accessory buildings that might be detrimental to the health, safety and/or welfare of the Township residents; and, to allow the Township sufficient time to evaluate, develop and potentially enact amendments to the Zoning Ordinance that will set a reasonable maximum height standard for accessory buildings.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. ***Temporary Moratorium.*** A temporary moratorium on Township consideration of applications for accessory buildings to be located in the front yard of lots located in the Lake Residential District is hereby adopted under the following terms, conditions, and limitations:

(a) During the temporary moratorium, the Township shall not review any zoning or building applications for a proposed accessory building to be located in the front yard of a lot located in the Lake Residential District.

(b) The temporary moratorium is effective as to all applications for an accessory building to be located in the front yard of a lot in the Lake Residential District, which has been received in the Township on or after June 26, 2023.

(c) The temporary moratorium shall remain in effect until January 10, 2024, unless previously terminated or otherwise extended by the Township Board.


(d) The moratorium applies only to the types of applications stated in this resolution.

2. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

AYES: Members: Denhof, Dietrich, Dunnuck, Goodno, Meerman

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.

  
Helen Dietrich, Clerk  
Township of Chester

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OTTAWA     )

I, the undersigned, the duly qualified and acting Clerk of the Township of Chester, Ottawa County, Michigan (the "Township"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting on July 10, 2023, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have hereto affixed by official signature on this 10th day of July, 2023.

  
Helen Dietrich, Clerk  
Township of Chester