

ORDINANCE NO 34

An Ordinance establishing the requirements for locating or relocating a mobile home with the Township.

THE TOWNSHIP OF PLAINFIELD, IOSCO COUNTY, MICHIGAN hereby ordains:

1. Mobile homes must meet the requirements of the United States Department of Housing and Urban Development regulations entitled Mobile Home Safety and Construction Standards in effect at the time of manufacture.

Any mobile home coming into the Township or an existing mobile home within the Township, that is to be moved elsewhere within the Township, must compare favorably with other housing in the area of the proposed mobile home location.

Favorable comparison shall be determined by comparing the average True Cash Value (TCV) of dwellings only, within 300' of the proposed location, with the TCV of the proposed mobile home. If the TCV of the proposed mobile home is more than 10% lower than the average of the surrounding dwellings, then the favorable comparison will not be met and the proposed mobile home will not be allowed to be located at the planned location. This favorable comparison criteria shall be used for all proposed locations for mobile homes within the Township. All calculations and values used for each evaluation shall be made available to the mobile home owner or assigns.

2. All dwellings shall be connected to a sewer system and a water supply system approved by the District 2 Health Department of Iosco County.

Appeal from this ordinance shall be directed to the Zoning Board of Appeals, through the Zoning Administrator.

Revised this 21st day of October, 2009 by the Plainfield Township Board of Iosco County, Michigan.

Board Clerk (signed Elaine J. Bielby)

Date: October 21, 2009

Certificate

I, Elaine Bielby, the Clerk for the Plainfield Township Board, hereby certify that the foregoing Resolution was adopted at a meeting of the board on October 21, 2009 at which meeting a quorum was present and voted as herein set forth and said meeting was held in accordance with the Open Meetings Act.

(signed Elaine Bielby)

Elaine Bielby-Clerk
Plainfield Township Board

