

SULLIVAN TOWNSHIP

COUNTY OF MUSKEGON

At a regular meeting of the Sullivan Township Board, held at the Sullivan Township Hall, Ravenna, Michigan, on the 2 th day of July, 2024, at 5:30 p.m.

PRESENT: Tony Mabrito, Joe Krenn, Jeremy Ries, Tracey McInan, Libby Spencer

ABSENT: None

The following ordinance was offered by Member Libby Spencer and supported by Member Jeremy Ries:

ORDINANCE NO. 2024--07

AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
OF THE TOWNSHIP OF SULLIVAN

[Shipping Containers]

THE TOWNSHIP OF SULLIVAN ORDAINS:

Section 1. Accessory Building. Section 2.02 (Definitions – A) of the Zoning Ordinance of the Township of Sullivan is hereby amended to read as follows:

ACCESSORY BUILDING

A building or portion of a building supplementary and/or subordinate to a main building on the same lot occupied by or devoted exclusively to an accessory use. When an accessory building is attached to a main building in a substantial manner, such as a wall or roof, the accessory building shall be considered a part of the main building. Accessory buildings include the permanent placement of prefabricated storage/shipping containers subject to Section 3.08.H. Temporary moving containers and construction trailers are not considered accessory buildings under this ordinance.

Section 2. Accessory Buildings and Uses. Section 3.08.G of the Zoning Ordinance of the Township of Sullivan is hereby amended to read as follows:

6. With the exception of prefabricated storage/shipping containers, detached accessory buildings shall be constructed to be compatible with the principal dwelling, including but not limited to architectural character, building materials, and construction type.

Section 3. Accessory Buildings and Uses. Section 3.08 of the Zoning Ordinance of the Township of Sullivan is hereby amended with the addition of the following:

- I. Prefabricated storage/shipping containers may be used as a permanent accessory building subject to the following restrictions:
  1. Shipping containers may be permitted in any residential zoning district according to the following standards:
    - a. On parcels three (3) acres to ten (10) acres, an aggregate total of 320 square feet shall be permitted.
    - b. On parcels greater than ten (10), but less than twenty (20) acres, an aggregate total of 640 square feet shall be permitted.
    - c. On parcels 20 acres or larger, an aggregate total of 960 square feet shall be permitted.
    - d. In no case shall there be more than six containers on any parcel.
    - e. The use of a storage/shipping container in these districts may be permitted only with a zoning permit and, if applicable, a building permit.
  2. In the Neighborhood Commercial, Sullivan Corners, and Light Industrial Zoning Districts, containers shall be permitted with Planning Commission approval as part of site plan review only. On parcels three acres or less, no more than two (2) containers shall be permitted.
  3. Containers shall not be located within the required front yard setback area.
  4. Container storage areas that are visible from the public right-of-way or abut a residentially-zoned or used property shall be screened by a 6-foot privacy fence or equivalent landscaping.
  5. Containers shall be no taller than nine and one-half (9.5) feet in height and may not be stacked.

6. Automobiles, buses, mobile homes, semi-trailers or truck bodies shall not be considered permissible storage/shipping containers. Any towing mechanism or wheels must be removed from the container.
7. Containers shall not be utilized as animal kennels or to house livestock.
8. Containers shall be placed on a foundation and shall be properly anchored in a method approved by the Building Official. Containers shall be securely closed and properly sealed from the elements.
9. Containers shall be neutral in color, earth tones, or compatible with the principal dwelling. No imagery or wording shall be applied or painted onto a container.
10. Any container incorporated into construction of a building or structure must comply with all State and local Building Code regulations.
11. If electrical service is provided to any container, the service lateral and related electrical components within 50 feet of the container shall be buried, excluding the riser, service panel, and meter.

Section 4. Permitted Uses. Section 11.02 of the Zoning Ordinance of the Township of Sullivan is hereby amended to read as follows:

F. Accessory buildings and uses, as regulated by Section 3.08

Section 5. Permitted Uses. Section 12.02 of the Zoning Ordinance of the Township of Sullivan is hereby amended to read as follows:

L. Accessory buildings and uses, as regulated by Section 3.08

Section 6. Severable Provisions. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 7. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 8. Publication/Effective Date. A summary of the regulatory effect of this Ordinance shall be published in a newspaper of general circulation in the Township within 15 days after adoption. This Ordinance shall become effective seven days after such publication.

AYES: *Jeremy Rios, Joe Kremm, Tracey Maghan, Libby Spencer*  
NAYS: *Tony Marbito*

ORDINANCE DECLARED ADOPTED.

  
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Libby Spencer  
Sullivan Township Clerk

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Township Board of the Township of Sullivan at a public meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

  
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Libby Spencer  
Sullivan Township Clerk