

Revised Section 4.22: LOCATION OF CAMPERS, MOTOR COACHES, TRAVEL TRAILERS, BOATS AND UTILITY TRAILERS

No person shall park or occupy a Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer in AuSable Township outside of a licensed trailer camp except as otherwise provided in the Ordinance. Emergency or temporary parking of a trailer on any street alley or highway will be permitted for a reasonable period not to exceed twelve (12) hours subject to any other and further regulations or limitations imposed by traffic or parking regulations or ordinances for that street, alley or highway.

In R-1, Conservancy and Green Belt Zoning Districts only:

- A. Residents may store their own, not to exceed four (4) of any combination of, campers, motor coaches, travel trailers, boats and utility trailers on their own property other than a licensed trailer camp or trailer sales lot at any time. Such unoccupied items may be stored:
 1. In a garage provided for the same which is located not less than ten (10) feet from any other structure.
 2. Storing of above items must be located not less than five (5) feet from any other structure or side property line.
 3. Storing of all above items must not obstruct vision of "Right of Way" to streets or highways, and must be thirty (30) feet off road edge.
 4. A property owner may only store his or her own Camper(s), Motor Coaches, Travel Trailers, Boats, or Utility Trailers titled in his or her name on his or her own property.
 5. Campers, Motor Coaches or Travel Trailers may be parked and occupied at a residence in all zones where occupants of said trailer or camper that are visiting relatives or friends of said residence for a period not to exceed fourteen (14) days. If duration is longer than fourteen (14) days property owner must seek Township permission. Township Hall number is: (989) 389-3541.
- B. Land Owners shall not use a Camper, Motor Coach or Travel Trailers as a permanent dwelling unit.
 1. Temporary use is permitted while a permanent dwelling is being constructed, not to exceed twelve (12) months.
 2. Campers, Motor Coaches, Trailers, Boats or Utility Trailers may be used by the landowner of said property it sets on as a means to enjoy and vacation on their property, not to exceed fourteen (14) days in a calendar year.
 3. Property owners may leave their Campers and/or Motor Coaches on their property for an extended period not to exceed six (6) months if: (a) a permit is obtained from the Zoning Administrator, (b) a legal septic tank system exists on the property which has been approved by the Roscommon County Health Department.

- C. Residents and /or landowners of said Camper, Motor Coaches, Travel Trailers, Boats or Utility Trailers shall meet and maintain the following conditions or any offending Camper, Motor Coach, Travel Trailer, Boat or Utility Trailer will be deemed blight and will be removed at the owners' expense.
1. Camper, Motor Coach, Travel Trailers, Boats or Utility Trailers must be registered and maintained in a "Road Worthy" condition, with minimal effort.
 2. Waste and Gray water disposal must be done in manner that is acceptable to the codes of residences. Dumping of said water upon the ground shall be considered cause for Campers, Motor Coaches and Travel Trailers to be removed by the township as provided in Section F. The owners of said property will be responsible for all costs associated with removal and environmental clean-up.
 3. All garbage shall be disposed of properly. It shall not be left to encourage or attract wild animals or create visible Blight.

D. Subdivisions

1. Campers, Motor Coaches, Travel Trailers, Boats and Utility Trailers are not allowed to be stored or used on vacant lots in any of AuSable Townships' Subdivisions (Running Deere Estates, Richardson Circle).

E. Prima Facie Proof

1. In any litigation arising under this Ordinance, the absence of current registration plate and/or insurance as required by the State of Michigan shall be prima facie evidence that a Campers, Motor Coaches, Travel Trailers, Boats and Utility Trailers is being stored in violation of this ordinance.

F. Removal. The following procedure shall apply to the removal of improperly stored Campers, Motor Coaches, Travel Trailers, Boats and Utility Trailers.

1. Upon the discovery of any Campers, Motor Coaches, Travel Trailers, Boats and Utility Trailers placed, stored or parked in violation of this Ordinance, the agent or official designated by the AuSable Township Board to enforce this shall check the appropriate records to determine the registered owner of the vehicle and the owner of the property upon which the vehicle is located. The official shall affix a written notice to the vehicle and write a report which will generate a written notice to be delivered by personal service or registered mail to the last known address to both the owner of the premises on which said vehicle is located and to the owner of the vehicle, trailer or trailer coach which notices shall contain the following information:
 - a. The date and time the notice was generated and affixed to the vehicle.
 - b. The name, address and telephone number of the Enforcement Agent or official.
 - c. That the Camper(s), Motor Coach(es), Travel Trailer(s), Boat(s) and/or Utility Trailer(s) is in violation of Township Ordinance and that it is to be removed or repaired within thirty (30) days after giving of such notice.
 - d. The date and time the Camper(s), Motor Coach(es), Travel Trailer(s), Boat(s) and/or Utility Trailer(s) may be impounded and stored at the owner's expense or scrapped if the Campers, Motor Coaches, Travel Trailers, Boats and Utility Trailers is not removed.
 - e. The year, make and vehicle identification number of the Campers, Motor Coaches, Travel Trailers, Boats and Utility Trailers, if available.

In the event of demonstrated hardship, the Enforcement Agent or official may extend such period for any additional period not to exceed thirty (30) days for the removal of any such Camper, Motor Coach, Travel Trailer, Boat and or Utility Trailer. No extension shall be granted to allow parking of such dismantled or unused or unusable vehicle, trailer or trailer coach on any street, alley, or highway within the Township of Gerrish.

2. Upon the expiration of the initial thirty (30) days or any hardship exemption provided herein, the Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailers shall be deemed abandoned and AuSable Township, through one of its authorized agent or official, is authorized to seize and impound the Camper, Motor Coache, Travel Trailer, Boat and Utility Trailer. The owner of the Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer and owner or possessor of the property upon which it is located shall be responsible for all towing and daily storage fees.
3. AuSable Township shall send by regular mail a second notice to both owners advising them of the impound and the amount of the towing cost and daily storage fees and a warning that the failure to pay the impound costs and redeem the vehicle or to request a hearing within twenty (20) days after the date of the notice may result in the sale of the Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer, and the termination of all rights of the owner and any secured party to the vehicle or the proceeds of the sale.
4. If the owner(s) fail to pay the costs for the impounded Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer, within said twenty (20) day period, it shall be sold by sealed bid after two weeks publication directly from the impound lot, with the proceeds thereof being used to pay the costs of impounding the vehicle and storage. Any excess shall be returned to the owner of the vehicle.
5. If the amount realized from the sale is insufficient to satisfy the costs of towing and storage, the deficiency shall be assessed as a lien upon the real property upon which the Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer was located and seized from.

G. Separate offense. Each day after the initial observation is documented and during which the presence of any Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer is maintained in violation of the terms of this Ordinance shall be a separate offense.

H. Penalties

1. Violation of this Ordinance shall constitute a misdemeanor and shall be punished by a fine not to exceed five hundred dollars (\$500.00), together with the cost of prosecution and/or imprisonment for a period of time not to exceed ninety (90) days.
2. The provisions of this Ordinance shall also be enforceable through the bringing of appropriate action for injunction, mandamus or otherwise in Roscommon County Circuit Court. Any violation of this Ordinance is deemed to be a nuisance per se, and the Township shall be entitled to recovery of its costs and attorney fees in enforcing the ordinance, including any charges not covered under section F.5. above. Any charges imposed shall be taxed against the property as a lien against the tax rolls upon the real property upon which the Camper, Motor Coach, Travel Trailer, Boat and/or Utility Trailer was located.

I. Severability. The several provisions of this Ordinance are declared to be separate; if any Court shall hold that any section or provision hereof is invalid, such holding shall not affect or impair the validity of any other section or provision of this Ordinance.

EFFECTIVE DATE

This ordinance revision shall take effect on: 8/10/24
This ordinance shall take effect thirty (30) days after its publication (or summary thereof) in a local newspaper.

This ordinance was adopted on: 835 a.m p.m.
Motion by KURTIS, second by RON to adopt revisions to ordinance 4.22

Sarah Watson: yes
Kurt Norton: yes
Ron Watson: yes
Kathy Wray: yes
Erica Wise: yes

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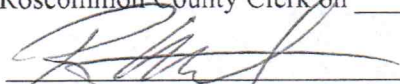
Ordinance declared adopted by Supervisor KURTIS NORTON

Ron Watson AuSable Township Clerk

CERTIFICATION

I, Ron Watson, Clerk of AuSable Township, do hereby certify that the foregoing is true and accurate copy of Ordinance No. 4.22 adopted by AuSable Township on 8/10, 2024.

A Summary of the Ordinance was duly published in the Houghton Lake Resorter newspaper, a newspaper that circulates within AuSable Township, on 8/22, 2024. Within thirty (30) days after such publication, I recorded the Ordinance in a Book or Ordinances kept by me for the purpose, including the date of passage of the ordinance, the names of the members of the Township Board voting, and how each member voted. I filed an attested copy of the Ordinance with the Roscommon County Clerk on 8/28, 2024.


Ron Watson, AuSable Township Clerk