

TOWNSHIP OF HOPKINS  
ALLEGAN COUNTY, MICHIGAN

HOPKINS TOWNSHIP CODE OF ORDINANCES AMENDMENTS

ORDINANCE NO. 10-2016

ADOPTED: 12-12-2016  
EFFECTIVE: 12-31-2016

**SECTION I**  
**AMENDMENT TO ARTICLE 15 "ZONING ORDINANCE",**  
**CHAPTER XI, "I-1 INDUSTRIAL DISTRICT" SECTION 11.02.**

Article 15 "Zoning Ordinance", Chapter XI "I-1 INDUSTRIAL DISTRICT", Section 11.02 "USE REGULATIONS" of the Hopkins Township Code of Ordinances (Codified at 15.392) is hereby amended to read as follows:

**15.392 Sec. 11.02 - USE REGULATIONS.**

Land or buildings in the I-1 Industrial District may be used for the following, subject to the Site Plan Development Standards and Requirements Provided in Chapter XII (d) of the Hopkins Township Ordinances.

- A. Parking lots
- B. Billboards, business signs, real estate signs, identifying sign, name plate.
- C. The following uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid noncombustible fence or wall at least six (6) feet in height; provided further, that no goods, materials, or objects shall be stacked higher than the fence or wall; and provided further, that all business will be conducted in such a manner that no noise, smoke, dust, vibration, or any other like nuisance shall exist to affect adjoining residential properties adversely.
  - (1.) The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries and food products except the rendering or refining of fats and oils.
  - (2.) The manufacture, compounding, assembly, or treatment of articles from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood and yarn.
  - (3.) The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay.
  - (4.) Petroleum storage located at least five hundred (500) feet from any residentially zoned property.
  - (5.) Auto repair shops.
  - (6.) Auto wash.
  - (7.) Bottling plants and dairies.
  - (8.) Contractor yards.

- (9.) Crating and packing service.
- (10.) Dry cleaning and laundry.
- (11.) Machine shop.
- (12.) Printing shops.
- (13.) Sign painting and servicing shops.
- (14.) Taxidermist.
- (15.) Warehouses and storage.
- (16.) Wholesale sales.

D. Uses allowed by Special Use in conformance with Section 12.B of this Ordinance:

- 1. Drive-in theaters
- 2. Junk or Salvage yards, subject to the following conditions:
  - a. Setbacks: A minimum setback of three hundred (300) feet shall be maintained between all property lines and the portion of the lot on which junk materials are placed or stored.
  - b. Screening: The entire junk yard or salvage yard site shall be screened with an eight (8) foot obscuring masonry wall or solid wood fence. The wall or fence shall be uniformly painted and maintained in neat appearance, and shall not have any signs or symbols painted on it.
  - c. Surfacing: All roads, driveways, parking lots, and loading and unloading areas shall be paved or treated in a manner approved by the Planning Commission so as to confine any wind-borne dust within the boundaries of the site.
  - d. Regulated Activities: Open burning shall be prohibited. All fluids shall be drained from vehicles and disposed of properly prior to the vehicles being stored on site.
  - e. Permits: All required Township, County, State and Federal permits shall be obtained prior to establishing a junk or salvage yard.
  - f. Stacking: Junk, automobiles, or other debris shall not be stacked in a manner such that the material could be visible outside the site. Junk or salvage yards shall not be located in areas where it would be impossible to screen them from view from adjacent properties or public roads.
  - g. Junk and Salvage yards will additionally be subject to all Special Use requirements as set forth in Chapter 12 B of the Hopkins Township Zoning Ordinance.
- 3. Landing and take-off areas for roto craft and airports
- 4. Radio and T.V. towers



**SECTION II**  
**AMENDMENT TO ARTICLE 15 "ZONING ORDINANCE",**  
**CHAPTER XII, "GENERAL PROVISIONS" SECTION 12.10.**

Article 15 "ZONING ORDINANCE", Chapter XII "GENERAL PROVISIONS" Section 12.10 "PRINCIPAL BUILDING ON A LOT" of the Hopkins Township Code of Ordinances (Codified at 15.440) is hereby amended to read as follows:

**15.440 Sec. 12.10 - PRINCIPAL BUILDING ON A LOT.**

In all districts not more than one (1) principal building or use shall be placed on a lot of record, except, in the case of multiple family housing developments, or commercial, institutional, or industrial developments where the Planning Commission may determine that a group of buildings collectively constitutes a principal use. In addition, agricultural use farm buildings shall collectively be considered to be one principal use.

**SECTION III**  
**AMENDMENT TO ARTICLE 21 CHAPTER XXI, "WIRELESS**  
**COMMUNICATIONS FACILITIES, TOWERS AND ANTENNA", SECTION 12.24**  
**"SETBACKS" SUBSECTION (a)**

Article 21, Zoning Ordinance provisions, Chapter XXI "WIRELESS COMMUNICATIONS FACILITIES, TOWERS AND ANTENNA", Section 12.24 "SETBACKS" Subsection (a) of the Hopkins Township Code of Ordinances (Codified in 12.007) is hereby amended to read as follows:

(a) Towers must be set back a distance equal to at least one hundred percent (100%) of the height of the tower from any adjoining lot line, unless a lesser setback is permitted by the Planning Commission based on documentation provided by the applicant in the form of sealed engineered plans that indicate a lesser setback will not create a hazard to adjoining properties or roadways. The setback is measured from the perimeter or outside edge of the base of the tower.

**SECTION IV**  
**SEVERABILITY**

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

**SECTION V**  
**EFFECTIVE DATE AND REPEAL OF CONFLICTING ORDINANCES**

This Ordinance takes effect eight (8) days following publication after adoption by the Township Board. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Board Adoption  
Motion made by Modreske, seconded by Wamhoff,  
to adopt the foregoing ordinance. Upon roll call vote, the following voted aye:

Wamhoff Alberda Modreske Morris Evans

and the following voted nay:

Wamhoff Alberda Modreske Morris Evans

And the following members were absent

Wamhoff Alberda Modreske Morris Evans

The Clerk, Eric Alberda declared the motion carried and the ordinance duly adopted on the December 12, 2016.

I, Eric Alberda, the duly elected Clerk of Hopkins Township, hereby certify that the foregoing ordinance was adopted by the Township Board of said Township at a regular meeting of said Board held on December 12, 2016 at which meeting a quorum as present, by a roll call vote of said members as herein before set forth; that said ordinance as ordered to take effect eight (8) days after publication.

  
Eric Alberda, Hopkins Township Clerk

12-12-16  
Date

Eric Alberda, Clerk  
142 E. Main Street  
Hopkins, MI 49328-0217  
269-793-3188