

BANGOR TOWNSHIP

ORDINANCE NO. 8

AN ORDINANCE TO REGULATE TRAILER COACHES, MOBILE HOMES, AND RELOCATABLE HOMES (OUTSIDE OF ESTABLISHED TRAILER PARKS) BY PROHIBITING THE USE OF TRAILER COACHES, MOBILE HOMES AND PRE-MANUFACTURED DWELLING STRUCTURES WHICH ARE NOT CONSTRUCTED AND SET UP PURSUANT TO FEDERAL AND STATE LAWS AND REGULATIONS.

Purpose: To protect the safety, health, prosperity, comfort, convenience and welfare of the public, the Township of Bangor, Van Buren County, Michigan, Ordains:

Section 1. DEFINITION

Mobile Home: a vehicular portable structure built on a chassis and designed to be used, with or without a permanent foundation, as a dwelling when connected to required utilities.

Double-Wide: a mobile home which meets the foregoing description and requirements and which consists of two sections designed to be combined at the site to form one mobile home.

Section 2. INSPECTION - INSTALLATION

Each trailer coach, mobile home and pre-manufactured dwelling structure set up in said Township shall;

(a) contain a seal or other proof of inspection as provided in Act 419 of the Michigan Public Acts of 1976 as well as supplemental legislation, that same was manufactured and constructed under standards promulgated by the Federal Department of Housing and Urban Development pursuant to the Federal Manufactured Housing Construction Act of 1974 being 42 U.S.C. 5401 to 5426, as Amended;

(b) be installed pursuant to the manufacturer's recommended set up and installation specifications, or the set up and installation standards promulgated by the Federal Department of Housing and Urban Development pursuant to the aforesaid Federal Act, which set up and installation specification shall, at a minimum, comply with the Michigan Mobile Home Commission Rules as promulgated under the aforesaid Michigan Act.

Section 3. FOUNDATION AND SKIRTING

All such mobile homes should be set on a permanent foundation or ribbon that meets the frost depth and other requirements of the BOCA Code, with skirting of metal, fiberglass, mortar, brick, cement block, or stone to protect against the dangers of fire and rodents; and meets with requirements of "Part 6 Mobile Homes Code," being part of the Michigan Construction Code promulgated pursuant to Act 230, Public Acts of 1972 as amended; and which is certified and identified in accordance with "Part II Pre-Manufactured Units," also being a part of said Construction Code.

The skirting shall be painted or colored to match or compliment the color of the mobile home and to prevent deterioration. The mobile home owner is to have skirting installed before occupancy.

Section 4. EXEMPTIONS

The foregoing requirements and standards shall not apply to a trailer coach, mobile home or pre-manufactured dwelling structure located in a licensed mobile home park, except to the extent that same may be required by State law or otherwise specifically required by an Ordinance hereinafter adopted by said Township, pertaining to such parks.

Section 5. CONFLICTS

All other Ordinances or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, and each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void, shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

Section 6. PENALTY

Any person, firm or corporation who violates or fails to comply with the provisions of this Ordinance shall be deemed guilty of a misdemeanor and shall, upon conviction, be punished by a fine of not to exceed \$100.00 and costs of prosecution or by imprisonment in the County Jail for a term not exceeding ninety (90) days, or by both fine and imprisonment in the discretion of the Court. Each day that a violation of this Ordinance exists shall constitute a separate offense.

Section 7. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after adoption.

Adopted by the Township Board of the Township of Bangor, Van Buren County Michigan, this 14th day of September, 1989.

Kenneth Gruetzmacher
Kenneth Gruetzmacher, Supervisor

Roger Thomas
Roger Thomas, Clerk

I, Roger Thomas, Clerk of the Township of Bangor, Van Buren County, Michigan, do hereby certify that Board Member Jay Eiting and that Board Member Roger Thomas moved the adoption of said Ordinance and that Board Member Roger Thomas supported said motion.

I further certify that the following Board Members voted for the adoption of said Ordinance: Eiting, Bondik, Umbanhowar, Thomas & Gruetzmacher; and that the following Board Members voted against said Ordinance: None

I further certify that the foregoing and aforesaid Ordinance was duly published in the South Haven Tribune, a newspaper circulating in said Township of Bangor, Michigan on the 21st day of Feb, 1989.

Roger Thomas
Roger Thomas, Township Clerk
Bangor Township
Van Buren County, Michigan