

BANKS TOWNSHIP

Ordinance No. 1 of 2022

**AN ORDINANCE TO AMEND THE BANKS TOWNSHIP
ZONING ORDINANCE**

THE TOWNSHIP OF BANKS ORDAINS:

Section 1. Amendment of Article III.

Article III of the Banks Township Zoning Ordinance is hereby amended to add the following new definition in its appropriate alphabetical location, which new definition shall read in its entirety as follows:

Berm: A non-natural, constructed mound of soil designed or intended to separate two areas of land.

Section 2. Amendment of Article IV.

Article IV of the Banks Township Zoning Ordinance is hereby amended to add a new Section 4.13A, which shall read in its entirety as follows:

Section 4.13A Berms.

Berms, as defined in this Ordinance, shall be a permitted use within any zoning district, subject to the following regulations:

1. Berms shall be constructed so as to maintain a side slope not to exceed a one foot (1') rise to a three feet (3') run ratio.
2. Berms shall not exceed a height of six (6) feet, as measured from the base of the berm (before any rise begins) to the highest point of the berm.
3. Berms shall be no closer than five (5) feet to the front property line or road right-of-way and shall not obstruct sight distances needed for safe vehicular and pedestrian traffic.
4. The base of the berm (before any rise begins) may be located immediately adjacent to the lot line in the side or rear yards.
5. Berms shall be planted with grass, ground cover, shrubs or other suitable plant material. A mixture of evergreen and deciduous trees of species native to northwestern Michigan may also be planted on the berm. All plant material shall be maintained in a healthy, living condition.

6. Berms shall be constructed in a way that does not alter drainage patterns on the site or on adjacent properties
7. Berms shall not be constructed on the waterfront side of a lot that borders a lake or stream within the required fifty (50) foot greenbelt.

Section 3. Effective Date.

This Ordinance shall become eight (8) days after its publication in a newspaper of general circulation within the Township.

Ordinance No. 1 of 2022 was adopted on May 23, 2022, by the Banks Township Board as follows:

Motion by: Katy Postmus, Seconded by: Tom Cooper. Yeas: Cooper, Postmus,
Heeres, Busman. Nays: Rasmussen. Absent: None

S/Donna L. Heeres, Clerk

S/Alex Busman, Supervisor

Effective Date: June 9, 2022