



CITY COUNCIL ACTION REPORT

September 26, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian Murphy, Assistant City Manager/ Economic Development Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Proposed revision to Chapter 47 – House Trailers
Regarding approval of Temporary Occupancy

Background:

- We have received a request from the First Baptist Church of Troy for a temporary suspension of the provisions of Chapter 47 of the City Code. This is a request that we receive on an annual basis, so that a visiting pastor can park and occupy a motor home on the church site at 2601 John R during the time that he is in town for a series of meetings and presentations. While this type of request has been heard and approved by City Council a number of times, the process of “temporary suspensions” of ordinance provisions is one that procedurally should be avoided. In order to better accommodate this type of request, we are proposing revisions to Chapter 47 that will allow for administrative processing. The proposed revisions set forth clear minimum standards needed for approval, while still affording an opportunity to obtain relief from City Council if the petitioner’s administrative request is denied. This new procedure would speed up the process, thus providing better service to the public and reduce the need for City Council action on routine requests.

Financial Considerations:

- There are no financial concerns regarding this item.

Legal Considerations:

- Providing a defined process within the ordinance language is preferred over a temporary suspension.

Policy Considerations:

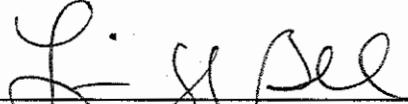
- Enhance the livability and safety of the community (Goal I)
- Minimize the cost and increase the efficiency and effectiveness of government (Goal II)

Options:

- City Council can approve the revisions to chapter 47 as proposed.
- City Council can deny the revisions to Chapter 47.
- City Council and approve a modified version of the revisions to Chapter 47.

Where legal review is necessary:

Approved as to Form and Legality:



Lori Grigg Blahm, City Attorney

Chapter 47

6.41 House Trailers

For the purpose of this Chapter, the term "house trailer" shall mean any vehicle used or intended for use as a dwelling, regardless of whether such vehicle is self-propelling or is moved by other agencies. The following restrictions shall be applicable to house trailers.

...

- (2) No person shall park or permit the parking of a house trailer for occupancy on any private property within the City except in any authorized trailer camp licensed under the provisions of [MCL 125.1001 et. seq.](#), Act 243, Public Acts of 1959, State of Michigan, as amended.
- [a.](#) Exception: The City Council may permit, by resolution, a house trailer to be occupied as an office or similar occupancy for a period of twelve (12) months, with an option to renew such approval for a period not to exceed (6) months, after receiving a report and recommendation from the Planning Director and Director of Buildings and Inspection. The renewal of said occupancy after the initial twelve (12) month period shall be based upon the petitioner starting construction of a permanent facility on the site on which the house trailer is located; or a business establishment presently located in Troy erecting a building at a new location in Troy may be permitted to occupy a house trailer as designated above on the site of their present facility while the new facility is being erected.
 - [b.](#) Exception: The City Manager may permit a house trailer to be occupied as a residence for a temporary period, not exceeding 10 days, as part of a special event if all the following conditions exist:

 - [i.](#) The site is zoned other than one-family residential.
 - [ii.](#) The site is located with frontage on a Major Thoroughfare.
 - [iii.](#) The site is a minimum of five acres in size.
 - [iv.](#) The proposed location of the trailer is not in a required setback.
 - [v.](#) The proposed location is such that it will not obstruct fire lanes or required access lanes to parking areas.

[An appeal may be made to the City Council by any person or entity affected by a decision of the City Manager, in relation to requirements](#)

for temporary occupancy of a house trailer, as provided for under exception b of this Section.

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