

KEENE TOWNSHIP

ORDINANCE NO. 24-3-13 B

Adopted Date 3-13-24

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
ARTICLES II, V, VI AND XII.

THE TOWNSHIP OF KEENE ORDAINS:

Section 1: Amend the existing Definitions Section as shown below:

Article II – Definitions Section 2.02

~~Transient Worker~~ Agriculture Migrant Labor Worker - Is a nonresident migrant worker who, with or without family, travels from out of country, out of state or out of Keene Township for the purpose of being hired ~~employed~~ by the owners/operators of farms in the Township to assist as temporary, seasonal or periodic paid employees to work on farms in the Township or on nearby farms ~~in the harvesting of crops and including related activities to crop harvesting.~~

~~Transient Worker Housing~~ Agriculture Migrant Labor Housing - Is housing located ~~on farms for Transient Migrant Labor Workers who are to coincidentally to be temporarily housed by the owner/operator of a farm while the Transient Migrant Labor Workers are employed~~ on that farm or working on farms in the general area ~~to harvest the crops produced on the same farm upon which the Transient Worker Housing is located.~~

Definitions will read as follows with the amendments incorporated:

Agriculture Migrant Labor Worker - Is a nonresident migrant worker who, with or without family, travels from out of country, out of state or out of Keene Township for the purpose of being employed by the owners/operators of farms in the Township to assist as temporary, seasonal or periodic paid employees to work on farms in the Township or on nearby farms.

Agriculture Migrant Labor Housing - Is housing for Migrant Labor Workers who are temporarily housed by the owner/operator of a farm while the Migrant Labor Workers are employed on that farm or working on farms in the general area.

Section 2: Add new uses in the Agriculture District and Agriculture Residential District Section as shown below:

Article V – Agriculture District Section 5.03 Special Uses

- L. Agriculture Migrant Labor Housing subject to Section 12.32

Article VI – Agriculture Residential District Section 6.03 Special Uses

- L. Agriculture Migrant Labor Housing subject to Section 12.32

Section 3: Add new use to the Special Uses Section as shown below:

Article XII Special Uses Section 12.32

Section 12.32 Agriculture Migrant Labor Housing

Agriculture Migrant Labor Housing is allowed as either a primary or accessory use in the AG and AR zoning districts as a special use pursuant to the standards below:

- A. Farm labor housing is required to comply with the Michigan Public Health Code being Act 368 of 1978, as amended, including rules promulgated pursuant thereto.
- B. Farm labor housing is required to comply with the Michigan Department of Agriculture Rural Development (MDARD) regulations.
- C. The migrant workers are employed at the farm by the owner of the property or on other farms in the general area while they occupy the housing. Families of the migrant workers are permitted to also occupy the housing.
- D. State of Michigan rules, regulations and standards governing the licensing and operation of agriculture migrant labor housing shall apply to any type of dwelling used. Dwelling types may be an existing house, a bunkhouse, a mobile home, a duplex or a single story apartment type of building.
- E. New migrant labor housing shall be constructed at least 70 feet from a street right of way, 20 feet from a side lot line and 50 feet from a rear lot line. If an existing dwelling is converted to migrant labor housing, then its current location setbacks shall be permitted. The Planning Commission may require increased or lesser setbacks depending on location circumstances.
- F. Owner to notify local Fire and Emergency Departments upon receiving a Certificate of Occupancy.
- G. Adequate parking area shall be provided for the expected workers transportation needs.
- H. Migrant labor housing shall have clear, improved, all-weather access driveways for emergency vehicles.
- I. The migrant labor housing shall be subject to required State or County inspections.
- J. All required construction codes must be met by obtaining a building permit from Ionia County and be granted a zoning permit.

Section 4:

Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 5:

Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6:

Effective Date. This Ordinance shall be effective seven (7) days after publication.

