

Public Hearing  
Sherman Township Planning Commission  
November 13, 2024  
7 pm

Accessory Structures (add to Article III, Section 3.02)

❖ See attached wording for the proposed language to be added

Public Comment: None

Close Public Comment

A motion was made by Mark Kukal and seconded by Doug Berens to recommend adoption to the board. All members approved of the recommendation.

Public meeting closed 7:05 pm

See attached Notice of Public Hearing

**NOTICE OF PUBLIC HEARING  
ZONING ORDINANCE TEXT AMENDMENTS**

NOTICE IS HEREBY GIVEN THAT THE SHERMAN TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE SHERMAN TOWNSHIP HALL, 2168 S. WISNER AVE., FREMONT, MICHIGAN 49412 ON WEDNESDAY, NOVEMBER 13, 2024 AT 7:00 P.M REGARDING A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE III, SECTION 3.02 – ACCESSORY STRUCTURES OF THE TOWNSHIP OF SHERMAN ZONING ORDINANCE TO CONSIDER A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO ADD THE FOLLOWING LANGUAGE TO REGULATE THE USE OF SHIPPING CONTAINERS AS AN ACCESSORY STRUCTURE: “13) SHIPPING CONTAINERS MAY BE USED AS AN ACCESSORY STRUCTURE PROVIDED THE FOLLOWING REQUIREMENTS SHALL BE MET IN ADDITION TO ALL OTHER SECTION 3.02 REQUIREMENTS: A) THE USE OF SHIPPING CONTAINERS AS AN ACCESSORY STRUCTURE SHALL ONLY BE PERMITTED ON PARCELS FIVE (5) ACRES OR GREATER AND IN THE SIDE AND REAR YARDS IN THE “A” AGRICULTURAL DISTRICT, “R-R” RURAL RESIDENTIAL DISTRICT AND “W” WILDERNESS DISTRICT. B) THE USE OF SHIPPING CONTAINERS AS AN ACCESSORY STRUCTURE SHALL BE LIMITED TO ONE (1) SHIPPING CONTAINER PER PARCEL, WITH AN ADDITIONAL ONE (1) SHIPPING CONTAINER ALLOWED ON PARCELS TEN (10) ACRES OR GREATER, NOT TO EXCEED TWO (2) SHIPPING CONTAINERS IN TOTAL PER PARCEL. C) SHIPPING CONTAINERS UTILIZED AS AN ACCESSORY STRUCTURE SHALL BE PLACED ON THE GROUND, SHALL NOT BE PLACED ON A VEHICLE, AXLES, WHEELS OR OTHER STRUCTURE, SHALL NOT BE BURIED OR PARTIALLY BURIED IN THE GROUND AT ANY TIME, AND SHALL NOT BE STACKED. D) AT ALL TIMES, SHIPPING CONTAINERS UTILIZED AS AN ACCESSORY STRUCTURE SHALL BE MAINTAINED IN A GOOD, REASONABLE AND CLEAN CONDITION, SHALL REMAIN LOCKED WHEN NOT IN USE, AND SHALL NOT BE UTILIZED FOR DWELLING PURPOSES.” WRITTEN COMMENTS CONCERNING THIS REQUEST MAY BE DIRECTED TO THE SHERMAN TOWNSHIP PLANNING COMMISSION PRIOR TO 2:00 P.M. ON MONDAY, NOVEMBER 11, 2024.

A complete copy of the amendments may be examined at the Township of Sherman Township Hall, 2168 S. Wisner Ave., Fremont, Michigan 49412, prior to the public hearing, during the Township’s regular business hours. Written comments may be sent to the Planning Commission at the above address prior to the public hearing. Oral comments will be taken during the public hearing. This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Jamie Kukal, Sherman Township Clerk

SHERMAN TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
November 13, 2024

1. Meeting called to order 7:05 pm. Pledge
2. Roll Call:  
Present: Mark Kukal, Doug Berens, Wayne Berens, Jim VanBoven, Don Clark, Al Smalligan, Butch Deur
3. Approval of Agenda: 1<sup>st</sup> by Doug Berens and 2<sup>nd</sup> by Mark Kukal
  - ❖ With addition to #7 (Existing Business) to include terms up for renewal
4. Approval of Meeting Minutes: 1<sup>st</sup> by Don Clark and 2<sup>nd</sup> by Al Smalligan
5. Public Comments (3 minutes): None
6. Communications:  
Chairman's Comments: Addition to discuss terms up for renewal
  - ❖ Doug, Wayne, Jim and Al terms are all up for renewal
    - Draft a letter and get to Jamie of intent to stay on board
7. Existing Business:
  - ❖ Recommend adoption of Accessory Structures (Shipping Containers) to the board as a new ordinance (see attached wording).
    - See attached minutes from the public hearing.
8. New Business: None
9. Review: None
10. Public Comment: None
12. Adjournment: 7:14 pm

Respectfully submitted by,  
Chris Berens

*The following language has been prepared by the Sherman Township Planning Commission to address the use of shipping containers as accessory structures. The Planning Commission's intent is to allow shipping containers to be utilized in Sherman Township under limited conditions, as outlined below.*

**PROPOSED LANGUAGE BELOW TO BE ADDED TO ARTICLE III, SECTION 3.02 – ACCESSORY STRUCTURES:**

- 13) Shipping containers may be used as an accessory structure provided the following requirements shall be met in addition to all other Section 3.02 requirements:
- A) The use of shipping containers as an accessory structure shall only be permitted on parcels five (5) acres or greater and in the side and rear yards in the "A" Agricultural District, "R-R" Rural Residential District and "W" Wilderness District.
  - B) The use of shipping containers as an accessory structure shall be limited to one (1) shipping container per parcel, with an additional one (1) shipping container allowed on parcels ten (10) acres or greater, not to exceed two (2) shipping containers in total per parcel.
  - C) Shipping containers utilized as an accessory structure shall be placed on the ground, shall not be placed on a vehicle, axles, wheels or other structure, shall not be buried or partially buried in the ground at any time, and shall not be stacked.
  - D) At all times, shipping containers utilized as an accessory structure shall be maintained in a good, reasonable and clean condition, shall remain locked when not in use, and shall not be utilized for dwelling purposes.