

AUGUSTA CHARTER TOWNSHIP  
COUNTY OF WASHTENAW  
STATE OF MICHIGAN

**ORDINANCE NO. 2018-02**  
**ADOPTED: June 25, 2018**

**SECTION 11.8 CONDOMINIUM PROJECTS.**

- A. **Intent.** The intent of this Section is to regulate condominium projects to ensure compliance with this Ordinance and other applicable standards of the Township, to provide procedures and standards for review and approval or disapproval of such developments, and to ensure that each project will be consistent and compatible with other developments in the community.
- B. **Approval Required.** Pursuant to authority conferred by Section 141 of the Condominium Act, preliminary and final site plans for all condominium projects shall be approved by the Augusta Charter Township Planning Commission, in accordance with the provisions set forth in Article 11.
- C. **General Requirements.**
1. Where a site condominium is proposed, each site condominium lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning district in which it is located, and the provisions of any other statutes, laws, ordinances, and/or regulations applicable to lots in subdivisions.
  2. Relocation of boundaries between adjoining site condominium lots, if permitted in the condominium documents, as provided in Section 48 of the Condominium Act (MCL 559.148), shall comply with all regulations of the zoning district in which located and shall be approved by the Zoning Official. These requirements shall be made a part of the bylaws and recorded as part of the Master Deed.
  3. Each site condominium lot that results from a subdivision of another condominium lot, if such subdivision is permitted by the condominium documents, as provided in Section 49 of the Condominium Act, shall comply with all regulations of the zoning district in which located, and shall be approved by the Zoning Official. These requirements shall be made a part of the condominium bylaws and recorded as part of the master deed.
  4. No permit for construction shall be issued until final engineering plans have been approved and all applicable permits and approvals have been secured from other governmental entities.
- D. **Site Plan Approval.** Approval of the site plan and condominium documents by the Township shall be required as a condition to the right to construct, expand, or convert a condominium project. The following information shall be submitted for site plan approval:

1. A site plan in accordance with the standards and procedures set forth in Article 11.
  2. Master deed and bylaws, which shall be reviewed with respect to all matters subject to regulation by the Township, including, without limitation: on-going preservation and maintenance of drainage, retention, wetland and other natural and/or common area; maintenance of private roads; and maintenance of stormwater, sanity, and water facilities and utilities.
  3. Engineering plans and information in sufficient detail to determine compliance with all applicable laws, codes, ordinances, rules and regulations for the construction of the project.
  4. The applicant shall provide proof of approvals by all county and state agencies having jurisdiction over improvements in the condominium development. The Township shall not approve a site plan until each county and state agency having such jurisdiction has approved that portion of the final site plan that is subject to its jurisdiction.
- E. **Revision of Condominium Subdivision Plan.** If the condominium subdivision plan is revised, the site plan shall be revised accordingly and submitted for review and approval or denial by the Township before any building permit may be issued, where such permit is required.
- F. **Amendment of Master Deed or Bylaws.** Any amendment to a master deed or bylaws that affects the approved preliminary or final site plan, or any conditions of approval of a preliminary or final site plan, shall be reviewed and approved by the Township before any building permit may be issued, where such permit is required. The Township may require its review of an amended site plan if, in its opinion such changes in the master deed or bylaws require corresponding changes in the site plan.
- G. **Monuments.** Monuments shall be established in the manner required by the Condominium Act.

This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

Following its introduction and publication prior to final adoption the above Ordinance was offered for final adoption by Domas and was supported by Shelby at a regular meeting of the Augusta Charter Township Board of Trustees, held at the Augusta Charter Township Hall on the 25th day of June 2018, at 7:00 p.m. the vote being:

AYES: Burek, Chie, Domas, Howard, Knick, Ortiz, Shelby.

NAYS: None

ABSENT/ABSTAIN: None




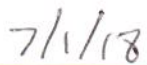
First Reading: June 11, 2018  
First Publication: Sunday, June 17, 2018  
Second Reading/Passage: June 25, 2018  
Final Publication: July 5, 2018

ORDINANCE DECLARED ADOPTED:

  
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Brian Shelby, Supervisor

CERTIFICATE

I, Belynda Domas, the duly elected and acting Clerk of Augusta Charter Township, hereby certify that the foregoing Ordinance was adopted by the Township Board of said Township at a regular meeting of the said Board held on June 25, 2018 at which meeting a quorum was present by a roll call vote of said members as hereinbefore set forth; that said Ordinance was ordered to take immediate effect following publication requirements.

   
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Belynda Domas, Clerk