

# *Charter Township of Oscoda*

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## Planning Commission **AGENDA**

May 19, 2022 3PM  
Robert J. Parks Public Library  
6010 Skeel Ave  
Oscoda, MI 48750

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- 1) **Call to Order**
  - 2) **Pledge of Allegiance**
  - 3) **Welcome Guests**
  - 4) **Member Roll Call**
  - 5) **Approval of Work Session and Planning Commission Minutes – N/A**
  - 6) **Agenda – Additions, Corrections, & Approval**
  - 7) **Public Comment – (Non-Scheduled and Scheduled Agenda Items)**
  - 8) **Old Business- N/A**
  - 9) **New Business – N/A**
  - 10) **Public Hearings –**
    - i. Amendments to Floodplain Ordinance 2011-246
  - 11) **Report of the Zoning Board of Appeals Representative**
  - 12) **Report of the Township Board Representative**
  - 13) **Report of the Planning Commission Sub-Committees**
  - 14) **Report of the Economic Improvement Committee**
  - 15) **Comments of Planning Commission members**
  - 16) **Report of the Zoning Administrator**
  - 17) **Adjournment**

**ORDINANCE ADDRESSING FLOODPLAIN MANAGEMENT PROVISIONS  
OF THE STATE CONSTRUCTION CODE**

**CHARTER TOWNSHIP OF OSCODA  
COUNTY OF IOSCO  
ORDINANCE NUMBER 2011-246**

An ordinance amending Chapter 16- Floods of the Code of Ordinances of Oscoda Township to affirm an enforcing agency to discharge the responsibility of the Charter Township of Oscoda located in Iosco County, and to designate regulated flood hazard areas under the provisions of the State Construction Code Act, Act No. 230 of the Public Acts of 1972, **MCL Section 125.1501 et seq**, as amended.

**THE CHARTER TOWNSHIP OF OSCODA ORDAINS:**

Article I of Chapter 16- Floods, of the Code of Ordinances of the Charter Township of Oscoda, is hereby amended to read as follows:

**Article I. In General**

**Section 16-1. Agency Designated.**

Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, **MCL Section 125.1501 et seq**, as amended, the Building Official of the County of Iosco is hereby designated as the enforcing agency to discharge the responsibility of the Charter Township Of Oscoda under Act 230, of the Public Acts of 1972, **MCL Section 125.1501 et seq**, as amended, State of Michigan. The County of Iosco assumes responsibility for the administration and enforcement of said Act throughout the corporate limits of the Charter Township of Oscoda.

**Section 16-2. Code Appendix Enforced.**

Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, **MCL Section 125.1501 et seq**, as amended, Appendix G of the Michigan Building Code shall be enforced by the enforcing agency within the Charter Township of Oscoda.

**Section 16-3. Designation Of Regulated Flood Prone Hazard Areas.**

The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) **Entitled "Iosco County, Michigan" (All Jurisdictions) with an effective date of January 6, 2012, and dated June 15, 2022, Flood Insurance Study Number 26069CV000B and the Flood Insurance Rate Map(s) (FIRMS), panel numbers 26069C0120E, 26069C0140E, 26069C0260E, 26069C0270E, 26069C0280E, 26069C0286E and 26069C0287E and dated January 6, 2012 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26069CIND08, 26069C0120E, 26069C0140F, 26069C0260E, 26069C0270E, 26069C0280F, 26069C0286E, 26069C0287F dated June 15, 2022** are adopted by reference for the purposes of administration of the

Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

**Section 4. Repeals.**

All ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**Section 5. Publication.**

This ordinance shall be effective after legal publication and in accordance with the provisions of the Act governing same.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

This ordinance duly adopted on \_\_\_\_\_ at a regular meeting of the Oscoda Township Board and will become effective \_\_\_\_\_.

Signed on \_\_\_\_\_ (*Date*) by \_\_\_\_\_ (*Signature*),

Joshua Sutton, Clerk of the Charter Township of Oscoda.

Attested on \_\_\_\_\_ (*Date*) by \_\_\_\_\_ (*Signature*),

Ann Richards, Supervisor of the Charter Township of Oscoda.

**MICHIGAN COMMUNITY RESOLUTION AND INTERGOVERNMENTAL**

**AGREEMENT TO MANAGE FLOODPLAIN DEVELOPMENT**

**FOR THE NATIONAL FLOOD INSURANCE PROGRAM**

**Community A** (*NFIP community*): Oscoda Township **Community/Entity B** (*enforcing agency*): Iosco County Building and Safety Inspection Department

**WHEREAS**, Community A (*check the appropriate following box statement*)  currently participates  desires to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) by complying with the program's applicable statutory and regulatory requirements for the purposes of significantly reducing flood hazards to persons, reducing property damage, reducing public expenditures, and providing for the availability of flood insurance and federal funds or loans within its community; and

**WHEREAS**, the NFIP requires that floodplain management regulations must be present and enforced in participating communities, and utilize the following definitions which also apply for the purposes of this resolution:

1. Flood or Flooding means:
  - a. A general and temporary condition of partial or complete inundation of normally dry land areas from: 1) the overflow of inland or tidal waters, 2) the unusual and rapid accumulation or runoff of surface waters from any source, 3) mudflows, and
  - b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding, as defined in paragraph (a)(1) of this definition.
2. Flood Hazard Boundary Map (FHBM) means an official map of a community, as may have been issued by the FEMA, where the boundaries of the areas of flood, mudslide (i.e., mudflow) related erosion areas having special hazards have been designated as Zone A, M, and/or E.
3. Floodplain means any land area susceptible to being inundated by water from any source (see definition of flooding).
4. Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.
5. Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power that provide standards for the purpose of flood damage prevention and reduction.
6. Structure means a walled and roofed building that is principally above ground, gas or liquid storage facility, as well as a mobile home or manufactured unit.

**WHEREAS**, the Stille-Derossett-Hale Single State Construction Code Act", Act No. 230 of the Public Acts of 1972, as amended, (construction code act), along with its authorization of the state construction code composed of the Michigan Residential Code and the Michigan Building Code [and its Appendices (specifically Appendix G)] contains floodplain development and management

regulations that comply with the FEMA NFIP minimum floodplain management criteria for flood prone areas as detailed in Title 44 of the Code of Federal Regulations (44 CFR), Section 60.3, and

**WHEREAS**, by the action dates of this document or an existing historical agreement dated \_\_\_\_\_, Community/Entity B affirms/agrees on behalf of Community A to function as the designated enforcing agency to discharge the responsibility of administering, applying, and enforcing the construction code act and the state construction code, specifically the Michigan Residential Code and the Michigan Building Code, and the Michigan Rehabilitation Code for Existing Buildings to all development within Community A's political boundaries, and

**WHEREAS**, Community A and Community/Entity B enforce floodplain regulations of the construction code act, and Community A wishes to ensure that the administration of that code complies with requirements of the NFIP, and

**NOW THEREFORE**, to maintain eligibility and continued participation in the NFIP,

1. Community A and Community/Entity B agree that Community/Entity B's officially designated enforcing agency for the construction code act, Iosco County Building Official, be directed to administer, apply, and enforce on Community A's behalf the floodplain management regulations as contained in the state construction code (including Appendix G) and to be consistent with those regulations, by:
  - a. Obtaining, reviewing, and reasonably utilizing flood elevation data available from federal, state, or other sources pending receipt of data from the FEMA to identify the flood hazard area, and areas with potential flooding, and
  - b. Ensuring that all permits necessary for development in floodplain areas have been issued, including a floodplain permit, approval, or letter of no authority from the Michigan Department of Environmental Quality under the floodplain regulatory provisions of Part 31, "Water Resources Protection," of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and
  - c. Reviewing all permit applications to determine whether the proposed building sites will be reasonably safe from flooding. Where it is determined that a proposed building will be located in a flood hazard area or special flood hazard area, Community/Entity B shall implement the following applicable codes according to their terms:
    - i) All appropriate portions and specifically the floodplain management regulation portions and referenced codes and standards of the current Michigan Residential Code.
    - ii) All appropriate portions and specifically the floodplain management regulation portions and referenced codes and standards of the current Michigan Building Code.
    - iii) Appendix G of the current Michigan Building Code.
    - iv) All appropriate portions and specifically the floodplain management regulation portions and referenced codes and standards of the current Michigan Rehabilitation Code for Existing Buildings.
  - d. Reviewing all proposed subdivisions to determine whether such proposals are reasonably safe from flooding and to ensure compliance with all applicable floodplain management regulations.
  - e. Assisting in the delineation of flood hazard areas; provide information concerning uses and occupancy of the floodplain or flood-related erosion areas, maintain flood proofing and lowest floor construction records, and cooperate with other officials, agencies, and persons for floodplain management.
  - f. Advising FEMA of any changes in community boundaries, including appropriate maps, and

- g. Maintaining records of new structures and substantially improved structures concerning any certificates of floodproofing, lowest floor elevation, basements, floodproofing, and elevation to which structures have been floodproofed.
- 2. Community A and Community/Entity B assure the Federal Insurance Administrator (Administrator) that they intend to review, on an ongoing basis, all amended and revised FHBMs and Flood Insurance Rate Maps (FIRMs) and related supporting data and revisions thereof and revisions of 44 CFR, Part 60, Criteria for Land Management and Use, and to make such revisions in its floodplain management regulations as may be necessary to assure Community A's compliant participation in the program.
- 3. Community A further assures the Administrator that it will adopt the current effective FEMA Flood Insurance Study (FIS), FHBMs, and/or the FIRMs by reference within its Floodplain Management Map Adoption Ordinance or similarly binding ordinance documentation.

**FURTHER BE IT RESOLVED**, both communities declare their understanding that, until this resolution is rescinded or Community A makes other provision to enforce the construction code act:

- 1. Community/Entity B must administer and enforce the construction code act in accordance with the terms and the conditions contained herein, and
- 2. For Community A to continue its participation in the NFIP, the construction code act must be administered and enforced according to the conditions contained herein.

<b>Community A:</b>	Oscoda Township	Date Passed: _____
Officer Name:	_____	Title: _____
Signature:	_____	Date: _____
Witness Name:	_____	Title: _____
Signature:	_____	Date: _____
<b>Community/Entity B:</b>	Iosco County Building and Safety Inspection Department	Date Passed: _____
Officer Name:	_____	Title: _____
Signature:	_____	Date: _____
Witness Name:	_____	Title: _____
Signature:	_____	Date: _____