

TOWNSHIP OF WHITEFORD, MONROE COUNTY, MICHIGAN
ORDINANCE NO. 80

MORATORIUM ON UNREGULATED DEVELOPMENT PROPOSALS

An ordinance to protect the health, safety, and welfare of the residents of Whiteford Township by imposing a temporary moratorium on unregulated or undefined development proposals for six (6) months from the date of adoption, with the option to extend the moratorium for an additional six (6) months to allow the Township to conduct further study and prepare any necessary ordinance amendments.

Be it ordained by Whiteford Township, Michigan:

Section 1. Title

This ordinance shall be known and cited as the *Ordinance to Impose a Moratorium on Unregulated Development Proposals*.

Section 2. Definitions

“Unregulated Development Proposal” means any proposed land use, activity, structure, facility, or development for which specific standards, definitions, or review procedures are not presently provided for or clearly addressed within the Whiteford Township Zoning Ordinance or other Township ordinances.

Section 3. Purpose and Findings

The purpose of this moratorium is to provide sufficient time for the Whiteford Township Planning Commission to fully explore, research, and make recommendations to the Whiteford Township Board regarding the regulation of development proposals that are not currently defined or regulated under existing Township ordinances. In support of this ordinance, the Whiteford Township Board makes the following findings:

1. The Michigan Zoning Enabling Act, P.A. 110 of 2006 (MCL 125.3101 et seq.), authorizes townships to adopt reasonable regulations governing the use and development of land to protect the public health, safety, and general welfare.
2. Certain proposed land uses and development activities may arise that are not clearly anticipated or addressed by the Township’s existing zoning ordinance or other regulatory frameworks.
3. The absence of clear standards, definitions, or review procedures for such development may result in uncertainty, inconsistent decision-making, or potential impacts to surrounding land uses, infrastructure, and Township services.

4. Residents have expressed concerns regarding the potential impacts of emerging or unregulated development proposals, including but not limited to noise, traffic, compatibility with nearby uses, and effects on the rural character of the Township.
5. Imposing a temporary moratorium is necessary and reasonable to allow the Planning Commission and Township Board adequate time to study such development proposals and determine whether amendments to the Township's ordinances are appropriate.
6. Michigan courts recognize that temporary moratoria are common and legitimate planning tools to preserve the status quo while a township considers and prepares permanent regulatory solutions.

Section 4. Authority to Impose Moratorium.

The Township Board may, by resolution, impose a temporary moratorium on the acceptance, review, or approval of any new development or land use proposal not presently covered under the Township's existing ordinances.

Section 5. Duration.

The moratorium shall remain in effect for a period of **six (6) months** from the date of adoption. During this period, the Township shall review the nature of the proposed development and determine its relationship with existing ordinances and Township policies.

Following the first moratorium timeline the Township may take up to **an additional six (6) months** to conduct any further research, analysis, ordinance preparation or amendment deemed necessary.

Section 6. Effect.

During the moratorium period, no new applications, permits, approvals or constructions related to the affected development type shall be accepted, reviewed, or issued by the Township or its officials.

Section 7. Review and Action.

During the moratorium and subsequent research period, Township staff, consultants, and advisors shall study the potential impacts of the proposed development, review comparable regulations from other communities, and prepare recommendations for new or amended ordinances to properly address the unregulated use or activity.

Section 8. Termination.

The Township Board may, by resolution, terminate the moratorium prior to its expiration if it determines that sufficient study and regulatory preparation have been completed.

Section 9. Validity and Severability

If any part of this Ordinance is found to be invalid or unenforceable for any reason, the remaining parts of this Ordinance shall remain in full force and effect.

Section 10. Effective Date

This ordinance shall take effect thirty (30) days after publication.

AUTHENTICATION

WHITEFORD TOWNSHIP BOARD
COUNTY OF MONROE
STATE OF MICHIGAN

AUTHENTICATED

By: *Christine Bischoff*

By: *Jeffrey Thomas*

Christine Bischoff
Whiteford Township Clerk

Jeffrey Thomas
Whiteford Township Supervisor

I, Christine Bischoff, do hereby certify that I am the duly elected and acting Clerk of the township of Whiteford, and I do hereby certify that this Ordinance was adopted by the Whiteford Township Board of Trustees, Monroe County, Michigan, at a regular meeting of the Whiteford Township Board of Trustees held at the Whiteford Township Hall, 8000 Yankee Road, Suite 100, Ottawa Lake, Michigan 49267, on the 20th day of January 2026 and that: this Ordinance was offered for adoption by Steve Morgan and was seconded by Lee Strahan the vote being as follows:

YEAS: Lee Strahan, Christine Bischoff, Bob Lloyd, Steve Morgan, Jeff Thomas

NAYS: None

ABSENT / ABSTAIN: None

I, Christine Bischoff, Whiteford Township Clerk, do hereby certify that the foregoing is a true copy of an Ordinance adopted at a regular meeting of the Whiteford Township Board of Trustees on the 20th day of January 2026

Christine Bischoff, Clerk
Whiteford Township, Michigan

ADOPTED: January 20, 2026

PUBLISHED: February 11, 2026

EFFECTIVE: March 13, 2026