

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
December 23, 2024 at 6:30 p.m.**

AGENDA

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **ORDERS OF THE DAY:**
 - A. Excuse Absent Member(s)
 - B. Setting the Agenda
 - C. Approval of the Minutes dated November 25, 2024
- V. **NEW BUSINESS:**
 - A. Tiny Homes - Christina Stidham
- VI. **PUBLIC COMMENTS:**
- VII. **COMMISSION COMMENTS:**
- VIII. **ADJOURNMENT:**

Jeaniene McClellan, City of Hudson

**Minutes for this meeting will be available for public review at the
Hudson City Office – 121 N. Church Street, Hudson, MI
PLEASE CALL CITY OFFICE IF YOU CANNOT ATTEND**

NOTE: Anyone planning to attend the meeting who has a need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (517) 448-8983 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations.

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
November 25, 2024 at 6:38 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:38 p.m.

ROLL CALL: PRESENT: George Race, Rob Hall, Will Terrill, Sean Williams and
Brad VandeZande

ABSENT: Jack Donaldson

OTHERS: City Manager Charles Weir and Deputy City Clerk Linda J Cross

ORDERS OF THE DAY:

Excuse Absent Members:

Motion by Rob Hall seconded by Sean Williams, to **approve to excuse Jack Donaldson from the meeting.** CARRIED by voice vote.

Minutes dated October 28, 2024:

Motion by Rob Hall seconded by Will Terrill, to **approve the minutes dated October 28, 2024 with corrections and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Residential Zoning Ordinance/Zoning Reform Toolkit:

As part of updating the Master Plan, there is a need to update the zoning maps, possibly combining similar zones.

Discussion only

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

Will Terrill – asked if there is an update on if hydrants will be replaced.

ADJOURNMENT:

Motion by Sean Williams, seconded by Rob Hall, to **adjourn the meeting at 7:10 p.m.**

ATTEST:

Linda J Cross, Deputy City Clerk



Too Small to Notice: Are Tiny Houses Subject to Municipal Zoning Ordinances in Michigan?

Laura J. Genovitch and Thomas K. Dillon (Summer Associate)

Foster Swift Municipal Law News

August 7, 2015

The tiny house movement has been steadily gaining momentum in America and Michigan over the past few years because of the potential benefits that tiny homes can offer. Tiny houses are typically less than 400 square feet and can either be built onto a foundation or built on wheels. Because of their size and the fact that many do not have typical appliances, tiny houses provide an affordable housing option and a way for either single people or married couples to produce a smaller environmental footprint during the course of their day-to-day lives.

While a tiny house could be an excellent option for the right person, tiny houses sometimes lead to more questions than there are answers. For example, one of the biggest problems facing people who desire to live in a tiny house is not how to fit their possessions into the smaller space, but to find a place where they can legally build, and reside in, a tiny house. Most state and municipal legislators have not accounted for tiny houses because the tiny house movement is still relatively new.

While there are no statewide rules regulating where citizens can build tiny houses, the Michigan Zoning Enabling Act provides that each legislative body may establish zoning requirements that permit flexibility, innovation and variety for residential housing. This has led many municipalities in Michigan to provide minimum square footage requirements for residential dwellings, presumably to combat overcrowding and to ensure adequate housing. For tiny house owners, however, this means that they may be living illegally depending on where their house is located, how many people live in the house and the house's total number of square feet. The legality of a tiny house may also depend on whether the house is a detached, independent structure or attached to a larger, principal structure. If it is attached to a larger structure, then it would fall under separate municipal requirements for accessory dwellings.

AUTHORS/ CONTRIBUTORS

Laura J. Genovitch

PRACTICE AREAS

Municipal & Public Entity Law

Zoning & Land Use



Even though most municipalities lack legislation regarding tiny houses, tiny houses will generally be subject to municipal zoning regulations if the municipality has a minimum square footage requirement for residential dwellings. The minimum requirements vary widely among municipalities, but most still have some minimum requirement. For example, the City of Grand Rapids requires that single family dwelling units must have a minimum gross floor area of 750 square feet. Ann Arbor, on the other hand, requires that every dwelling unit have at least 225 square feet of habitable room area. Other municipalities, like Lansing, do not provide any minimum square footage requirements for dwelling units, but provide minimum size requirements for property lots instead.

In addition to single family residences, many municipalities have different minimum size requirements for dwelling units labeled as "efficiency units." Efficiency units are typically rooms in apartment complexes and have been defined as "any room having cooking facilities used for combined living, dining, and sleeping purposes" by the International Building Code. Michigan municipalities seem to treat efficiency units in the same way, defining them as a type of multiple-family or apartment unit consisting of one principal room plus a bathroom and kitchen facilities or a dwelling unit in which the bedroom is the only room. Some Michigan municipalities provide separate minimum square footage requirements for efficiency units while others do not make a distinction between independent dwelling units and efficiency units. For example, the Ann Arbor municipal code states that an efficiency unit must have 150 square feet of habitable room area for one occupant, with 100 additional square feet for each additional occupant. If a tiny house does not meet the municipality's minimum size requirement, it may be able to qualify as an efficiency unit depending on whether the municipality has expressly defined what constitutes an efficiency unit. Unfortunately for tiny house owners, efficiency units are typically thought of as studio apartments and tiny houses probably would not qualify as efficiency units in most municipalities.

While most municipalities do not expressly provide for them, tiny houses will still be subject to municipal zoning ordinance requirements if the municipality imposes minimum size requirements for dwelling units. Tiny houses will have to comply with those requirements and those that do not will be illegal. Because most Michigan municipalities specify minimum dwelling unit sizes, it will be difficult for most tiny house owners to abide by the average municipality's zoning ordinances. Tiny house owners may still have other options as they could still live in an established tiny house community. To date, there is one such community in Traverse City while others are being proposed elsewhere in Michigan. In most municipalities across Michigan, however, tiny house owners will generally not be able to avoid zoning ordinances and will have to comply with minimum square footage requirements.

Do you have questions about your municipality's zoning ordinance? Contact Laura Genovich at lgenovich@fosterswift.com.

THE TINY HOUSE BLOG

Michigan's Tiny Home Rules and Regulations

Updated on: March 11, 2024



Tiny homes in Michigan must meet all local building codes and zoning requirements. The Tiny House law in Michigan allows couples to build a home of about 250 square feet, while houses for families of four must be at least 450 square feet.

The tiny house movement is relatively new. But a few states have already begun to develop specific rules and regulations on these types of structures. Michigan is one such state.

This post provides insights into the Tiny Home Rules and Regulations in Michigan.



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Are tiny homes legal in Michigan?

Tiny homes are legal in Michigan, but there are some restrictions. Your tiny house must follow the state's building codes. The code requires couples to build a 250-square-foot structure.

Similarly, a family of four must build a tiny house of at least 450 square feet.

Some local zoning ordinances also have minimum square footage requirements for houses. So, a tiny home would need more than just meet the square mile requirement. Many building codes require certain home amenities, such as a flush toilet and running water, which a tiny home might not have.

Also, it can be challenging to find land to put a tiny home on since most people want their homes to be on permanent foundations. However, some communities in Michigan welcome tiny dwellings and have laws and regulations that allow them.

So if you're interested in living in a tiny home in Michigan, do your research to see if there's a community that would be a good fit for you.

What Michigan cities allow tiny houses?

Some cities in Michigan allow tiny houses on a case-by-case basis. But for others such as Grand Traverse and Kalkaska, there are some zoning regulations. These regulations make it difficult to place a tiny house on a lot.



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- Ann Arbor
- Briley Township
- Dearborn
- Grand Rapids
- Kalamazoo
- Lansing
- Traverse City

Ann Arbor has amended its zoning code to allow accessory dwelling units (ADUs), including tiny houses. Detroit has also seen an influx of tiny homes in recent years. The city aims to revitalize neighborhoods and provide affordable housing options.

Can you permanently live in a tiny house in Michigan?

Living in a tiny home permanently is possible. There are no state laws restricting people from living in tiny houses permanently. However, local zoning ordinances may limit where you can place your tiny house.

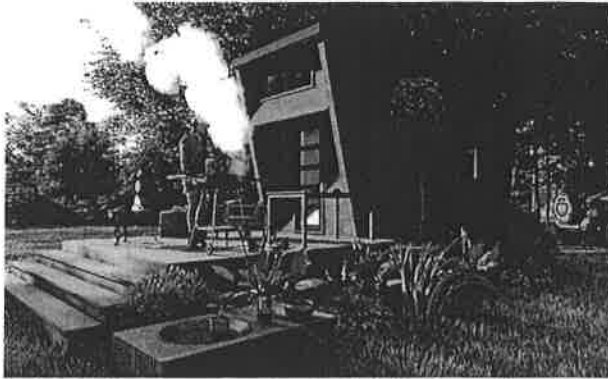
You may also need a permit to build your tiny house on a piece of property that is not for residential use. Check with your local planning department for more information.

Tiny houses are becoming increasingly popular as more people downsize and simplify their lives. But how long do these small homes last?

The average lifespan of a tiny house is around 20-30 years, with some homes lasting up to 50 years or more. This is largely because tiny houses require high-quality materials and construction methods.

However, the lifespan of your tiny house will also depend on how well it is maintained. Regular upkeep and maintenance will help extend your home's life and keep it looking its best.

provide you with many years of comfortable living. Just be sure to take good care of it and perform regular maintenance; your tiny house will last you for many years.



View the Heirloom-X Tiny House on Wheels

How tiny can a house be in Michigan?

A house can be as small as 500 square feet in Michigan! This is thanks to the state's "Tiny House" law, which allows for homes of this size to be built. The size requirement for couples is 250 square feet, and for a family of four, it is at least 450 square feet.

There are two types of tiny homes in Michigan: tiny houses on wheels and those on a foundation. Each has its own set of rules and regulations.

Tiny houses on wheels must be registered as either a travel trailer or a park model. They must also meet the requirements of the Michigan Vehicle Code. This includes having proper brakes, lights, and reflectors. The house must also be less than 8 feet wide and 40 feet long.

Tiny houses that are not on wheels must meet the requirements of Michigan's Building Code. This includes having a foundation, being built to code and properly



Both types of tiny houses must comply with local zoning ordinances. This includes things like setting setback requirements and maximum height limits.

Rules and regulations for tiny houses in Michigan

To be up to the Michigan building code, a tiny house must have a foundation at least 24" above the ground. The walls must be made of either solid wood or metal, and the roof must be metal.

The windows must be double-paned, and the doors must be insulated. Lastly, the house must have a smoke and carbon monoxide detector.

Rules for permanent structures

A tiny house in Michigan needs to meet the same building code requirements as any other permanent structure in the state. This includes having a foundation, being properly insulated, and being weatherproof. The house must also be connected to water, sewer, and electricity.

It's important to check with your local municipality to see if there are restrictions on where to place your tiny house. Many people in Michigan are successfully living in tiny houses. By following the proper steps and doing your research, you can join them in enjoying all the benefits of this unique housing option.

Rules for temporary tiny houses

Temporary tiny houses are an excellent option for people who want to downsize or live more sustainably. In Michigan, some



Tiny houses must be built to the same standards as conventional houses. They must meet the International Residential Code (IRC).

Tiny houses can be placed on wheels or foundations. If they are on wheels, they must meet the requirements of the Michigan Vehicle Code. This includes having working brakes, lights, and mirrors. The house must also be properly registered and insured.

Rules for transitional structures

There are a few key things to remember when it comes to transitional tiny houses structures:

- Make sure the house is structurally sound. The foundation, framing, and finishes should all be up to code.
- Keep the house as simple as possible. This will make moving and setting up your new location easier.
- Remember the utilities! Make sure to hook up electricity, water, and sewage before you move in.
- Be prepared for weather conditions. If you're in a hurricane zone, ensure your home can withstand high winds.

Where can I build a tiny house in Michigan?

You can build your tiny house on your property, or you can look into renting land from a friend or family member. There are also many RV parks and campgrounds that allow tiny houses. Ensure to look into zoning laws in your area to see if there are any restrictions on where you can build your tiny house.

Once you've found a place to build your tiny house, you'll need to obtain the necessary

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Economic Growth in Michigan to build your tiny house. Also, your tiny house needs to meet all of the requirements for a dwelling unit, including a foundation, walls, ceilings, floors, and a roof.

Once you've obtained the necessary permits and licenses, you can begin constructing your tiny house. There are many ways to build a tiny house, so you'll need to decide what technique is best for you. You can hire a contractor to build your tiny house for you or purchase a pre-fabricated tiny house kit.

If you're planning on living in your tiny house full-time, you'll need to hook up to utilities like water, electricity, and sewer. In Michigan, you can hook up to utilities through the Michigan Public Service Commission.

Building a tiny house in Michigan is a great way to downsize your living space and save money on your housing costs. There are several ways to build your tiny house, so you'll need to find the best method. Once you've obtained the necessary permits and licenses, you can begin constructing your new home.

Do I have to pay property taxes for my tiny house?

There's no definitive answer to this question, as tax laws vary from jurisdiction to jurisdiction. However, if a tiny house is considered a dwelling unit, it may be subject to property taxes.

Tiny houses on a foundation are subject to local property taxes. But you won't have to pay property taxes for those on wheels. Some property taxes you might pay for your tiny house include:

- **Sales tax:** You may have to pay sales tax on your tiny house purchase, depending on



your tiny home when you do, depending on the value of your property and your state's laws.

- **Real estate transfer tax:** If you purchase your tiny house from someone else, you may have to pay real estate transfer taxes. These taxes are typically a percentage of the property's sale price and are paid by the buyer.
- **Generation-skipping tax (GST):** applies when you transfer your tiny house to someone two or more generations below you. This tax is in addition to any other taxes that may apply, such as an estate or gift tax. The GST is paid by the person making the transfer. States have different rules regarding this tax, so check with your state's tax authority to see if it applies to you.
- **Gift tax:** applies when you give your tiny house to someone as a gift. It depends on the value of the gift and is paid for by the person giving the gift.

Where can I park a tiny home in Michigan?

There are different places where you could park your tiny home depending on the municipality you choose. You can park it on a friend's or family member's land, in tiny home communities, or in RV parks.

It's always wise to check with your local zoning office for restrictions before deciding where to park your tiny home in Michigan. If you have a friend or family member with some extra land, you can park your tiny home on their property. This is often the easiest choice, as you won't have to worry about finding a community that welcomes tiny homes.

Another option is to look for communities specifically designed for people living in tiny homes. These communities usually have all



like community gardens or common areas.

Finally, you can always try parking your tiny home on public land. This can be tricky, as you'll need to find a spot not designated for camping or RVs. You may also need to get a permit from the local government to do this.

No matter where you park your tiny home in Michigan, make sure you do your research first and be prepared to follow any regulations that are in place. Make sure to follow Briley Township's guidelines when building an economy-efficient dwelling.

Are there tiny home communities in Michigan?

Yes, there are several tiny home communities in Michigan. Some of these include:

- **Tiny House Community near Ann Arbor:** This community is located just outside Ann Arbor and features various tiny homes. Homes in this community start at \$50,000.
- **Tiny Home Village in Detroit:** This village is located in the heart of Detroit and features various tiny homes. Homes in this community start at \$25,000.
- **Tiny House Community in Grand Rapids:** This community is located outside Grand Rapids and features various tiny homes. Homes in this community start at \$45,000.

Conclusion

Tiny houses are a popular trend sweeping the nation. In many cases, these small dwellings serve as transitional structures. They are excellent options for those in the process of downsizing or for people interested in living a more minimalist lifestyle.

Michigan. They must be connected to utilities and have a septic system installed if they are not connected to public sewers. The tax you will pay on your tiny home depends on the county in which it is located.

Tiny homes in Michigan can be used as primary residences, second homes, or vacation homes. If you're thinking about building or living in one, be sure to research and know all the rules and regulations that apply to you.

Own your dream tiny home!

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