



Ordinance 2026-05

Solar, Wind, and Battery Energy Storage Updates; Corner Lot Accessory Structure Updates; and Building Code Administration Updates

First Reading: 9.14.26 | **Adopted:** XXXXXXXX | **Published:** [Date] | **Effective:** [Date]

Section 1 – Solar, Wind, and Battery Energy Storage

APPENDIX A - ZONING of the Code of Ordinances of the City of Harrison is amended as follows:

A. LIGHT INDUSTRIAL DISTRICT NOMENCLATURE.

References to the Light Industrial District in APPENDIX A - ZONING are amended by replacing “LI” or “I-1,” as applicable, with “L-1,” including references in Sections 2.3.10, 3.10, 3.11, 5.1, 7.1.1(h), and 7.10(d)(3)(a).

This nomenclature correction conforms APPENDIX A - ZONING to the Official Zoning Map and does not change any zoning district boundary, classification, dimensional requirement, or other substantive regulation.

B. SECTION 3.5 IS REPEALED AND RESTATED AS FOLLOWS:

3.5 SITE-SPECIFIC STANDARDS.

Land use types denoted with an asterisk (*) are further regulated by the site-specific standards in Article 4, Article 6, or Article 7, as applicable.

C. SECTION 3.10 IS AMENDED BY ADDING THE FOLLOWING REGULATED USES:

Regulated Use	R-1	R-2	R-3	MH	R-4	CR	C-1	C-2	L-1
Rooftop Solar Energy System	P*	P*	P*	P*	P*	P*	P*	P*	P*
Accessory Ground-Mounted Solar Energy System	P*	P*			P*	P*		P*	P*
Principal-Use Solar Energy Facility									S*
Accessory Battery Energy Storage System	P*	P*	P*	P*	P*	P*	P*	P*	P*
Principal-Use Battery Energy Storage Facility									S*

Wind Energy System									S*
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D. THE INTRODUCTORY PARAGRAPH OF SECTION 4.3 IS REPEALED AND RESTATED AS FOLLOWS:

4.3 GENERAL STANDARDS.

Before formulating recommendations for a Special Use application, the Planning Commission shall require that the following general standards and any applicable specific standards for uses listed in Sections 4.4 through 4.19 be satisfied. The Planning Commission shall review each application to determine whether the proposed use meets the following standards:

E. SECTION 4.4 IS REPEALED AND RESTATED AS FOLLOWS:

4.4 SPECIFIC STANDARDS.

In addition to meeting the General Standards, the following uses shall meet the applicable Specific Standards:

- a. Public Utility Facilities
- b. Nursing Homes
- c. Motor Vehicle Fueling Stations
- d. Outdoor Storage
- e. Drive-thru Services
- f. Open Air Markets
- g. Bed and Breakfasts
- h. Adult Entertainment Businesses
- i. Mobile Homes
- j. Industrial Park Site
- k. Principal-Use Solar Energy Facilities
- l. Principal-Use Battery Energy Storage Facilities
- m. Wind Energy Systems

F. ARTICLE 4 IS AMENDED BY ADDING SECTIONS 4.15 THROUGH 4.19 AS FOLLOWS:

4.15 COMMON STANDARDS FOR PRINCIPAL-USE ENERGY FACILITIES AND WIND ENERGY SYSTEMS.

a. District and approval.

- 1. A principal-use solar energy facility, principal-use battery energy storage facility, or wind energy system is permitted only in the L-1 District and only after Special Use approval by the Planning Commission.
- 2. A wind energy system shall be treated as a principal use regardless of whether the electricity generated is used on-site.
- 3. A principal-use solar energy facility, principal-use battery energy storage facility, or wind energy system shall not be classified or approved as a Public

Utility Facility, Essential Service, unlisted use, accessory structure, or other use for the purpose of avoiding the requirements of this Ordinance.

b. State Law

These Sections do not regulate a facility to the extent local regulation is preempted or superseded by MCL 460.1221 et seq., a certificate issued by the Michigan Public Service Commission, or other controlling law. A facility not covered by controlling state approval remains subject to this Ordinance.

c. Site plan.

A full site plan meeting Article 9 is required.

d. Application materials.

The applicant shall provide:

1. A project description identifying the owner, operator, property owner, generating or storage capacity, anticipated service life, and construction schedule.
2. A site plan prepared and sealed by a Michigan-licensed professional when required by law. The plan shall show the project boundary, lot lines, public rights-of-way, private road easements, occupied buildings within 1,000 feet, water bodies, wetlands, access, equipment, fencing, lighting, landscaping, drainage, and required setbacks.
3. Manufacturer specifications for all major components.
4. Construction, operation, maintenance, security, and complaint-response plans.
5. Sound, glare, shadow-flicker, fire-safety, drainage, and other technical studies applicable to the proposed technology.
6. An emergency response plan prepared in consultation with the Fire Chief or designee.
7. A decommissioning plan and financial assurance meeting Section 4.19.

e. General operating standards.

1. Construction and operation shall comply with applicable building, electrical, fire, environmental, aviation, occupational-safety, and other legal requirements. Where an applicable code requires greater separation or protection than this Ordinance, the more protective requirement applies.
2. Lighting shall be limited to that necessary for safety, fully shielded, and directed away from adjoining property and public roads.
3. On-site collection lines shall be underground unless the Planning Commission approves an alternative based upon a demonstrated engineering or environmental reason.
4. Signs shall be limited to identification, warning, emergency-contact, and safety information.
5. The owner shall maintain current owner, operator, and emergency-contact information with the City.

6. The applicant shall submit preliminary acoustical modeling prepared by a qualified professional at the applicant's expense. Following a documented complaint presenting a reasonable basis to believe a violation may exist, the City may require post-construction sound testing by an independent qualified professional selected or approved by the City. Testing shall be completed at the owner's expense. If a violation is found, the owner shall submit and implement a corrective-action plan approved by the City.

f. Successors and assigns.

The Special Use approval and all conditions, decommissioning obligations, and financial-assurance requirements shall run with the land and bind the owner, operator, and their successors and assigns. A transfer of ownership or control does not release an existing owner or operator until the successor has assumed the obligations and any required replacement financial assurance has been accepted by the City.

4.16 PRINCIPAL-USE SOLAR ENERGY FACILITIES.

a. Setbacks.

The perimeter security fence shall be located at least:

1. Fifty feet from the exterior project boundary.
2. Fifty feet from a public road right-of-way or private road easement.
3. Three hundred feet from the nearest outside wall of an existing off-site dwelling or occupied community building outside the project area.
4. Fifty feet from the ordinary high water mark of a lake or stream, the top of bank of an open county drain, and a regulated wetland boundary.

All solar arrays and principal equipment shall be located within the perimeter security fence. Access drives, landscaping, drainage facilities, and utility or interconnection lines may cross a required setback when approved as part of the site plan. Any other component located outside the fence shall independently meet the applicable setback.

b. Height.

A solar array shall not exceed ten feet in height when measured at maximum tilt. An inverter, transformer, equipment cabinet, or accessory operations structure shall not exceed 20 feet.

c. Fencing.

Security fencing shall comply with applicable electrical and fire-safety requirements and shall not exceed eight feet in height unless a greater height is expressly required by controlling state or federal law or code.

d. Screening.

A landscaped buffer shall be provided along public roads and where the facility is visible from an off-site dwelling or occupied community building. Existing healthy vegetation may be used to satisfy all or part of this requirement.

e. Glare.

Panels shall use antireflective surfaces. The facility shall not create a traffic hazard or unreasonable glare upon an occupied building.

f. Groundcover and drainage.

Disturbed areas shall be stabilized with perennial vegetation. The facility shall comply with applicable stormwater, soil-erosion, floodplain, wetland, and drainage requirements.

g. Sound.

Facility-generated sound shall not exceed 55 dBA Leq measured as a one-hour average at the nearest outside wall of an off-site dwelling or occupied community building.

h. Maintenance.

The owner or operator shall maintain the facility, including solar panels, equipment, fencing, landscaping, groundcover, drainage facilities, and access drives, in a safe, orderly, and functional condition. Damaged, broken, or nonfunctional equipment shall be repaired, replaced, or removed within 90 days after written notice from the City unless the Zoning Administrator approves a documented repair schedule. Required landscaping, screening, and groundcover shall be maintained and replaced as necessary.

i. Repair and replacement.

Routine maintenance, repair, and replacement of solar panels or equipment with substantially similar equipment shall not require new Special Use approval, provided the approved project boundary, setbacks, height, generating capacity, drainage, screening, and other material conditions of approval are not altered. A material expansion or modification remains subject to all applicable review and approval requirements of this Ordinance.

4.17 PRINCIPAL-USE BATTERY ENERGY STORAGE FACILITIES.

a. Setbacks.

The perimeter security fence shall be located at least:

1. One hundred feet from the exterior project boundary.
2. One hundred feet from a public road right-of-way or private road easement.
3. Three hundred feet from the nearest outside wall of an existing off-site dwelling or occupied community building outside the project area.

4. One hundred feet from the ordinary high water mark of a lake or stream, the top of bank of an open county drain, and a regulated wetland boundary.

All battery enclosures and principal equipment shall be located within the perimeter security fence. Access drives, landscaping, drainage facilities, and utility or interconnection lines may cross a required setback when approved as part of the site plan. Any other component located outside the fence shall independently meet the applicable setback.

b. Height and fencing.

A battery enclosure, equipment cabinet, or accessory structure shall not exceed 20 feet. Security fencing shall not exceed eight feet unless a greater height is expressly required by controlling state or federal law or code.

c. Safety standards.

The system shall be listed under UL 9540 or a successor standard recognized by the applicable code. The applicant shall submit UL 9540A test documentation when required by the applicable fire or construction code, the Fire Chief, or other authority having jurisdiction. Installation shall comply with NFPA 855 as adopted or incorporated by applicable law or code.

d. Hazard analysis.

A qualified fire-protection professional shall prepare a site-specific hazard analysis addressing fire, explosion, thermal runaway, hazardous gases, cascading failure, emergency shutdown, re-ignition, and contaminated runoff.

e. Emergency response.

Before operation, the owner shall provide site-specific emergency information and appropriate training to the Fire Department. All-weather emergency access shall be maintained.

f. Emergency runoff.

The facility shall include measures to contain or manage contaminated fire-suppression water and other emergency runoff as required by the applicable fire, environmental, or construction authority.

g. Sound.

Facility-generated sound shall not exceed 55 dBA Leq measured as a one-hour average at the nearest outside wall of an off-site dwelling or occupied community building.

4.18 WIND ENERGY SYSTEMS.

a. Type.

Only a freestanding wind energy system may be approved. A building-mounted wind energy system is prohibited.

b. Maximum height.

Maximum blade-tip height shall not exceed 50 feet, notwithstanding the otherwise applicable district height limitation.

c. Setbacks.

Setbacks shall be measured from the center of the tower base. The minimum setbacks are:

1. Seventy-five feet from the exterior project boundary.
2. Seventy-five feet from a public road right-of-way or private road easement.
3. One hundred fifty feet from the nearest outside wall of an existing off-site dwelling or occupied community building outside the project area.
4. One hundred feet from the ordinary high water mark of a lake or stream, the top of bank of an open county drain, and a regulated wetland boundary.

d. Sound.

Sound generated by the system shall not exceed 55 dBA Leq measured as a one-hour average at the nearest outside wall of an off-site dwelling or occupied community building.

e. Shadow flicker.

The applicant shall submit a shadow-flicker model prepared by a qualified professional. Shadow flicker shall not exceed ten hours per calendar year at an off-site dwelling or occupied community building. Automatic curtailment shall be installed and used when necessary to maintain compliance.

f. Aviation.

The applicant shall provide a Federal Aviation Administration Determination of No Hazard when required and shall comply with applicable airport-zoning, lighting, marking, and navigation requirements.

g. Design.

A tower shall use a tubular monopole design and a nonreflective neutral finish. A guyed or lattice tower is prohibited unless the Planning Commission determines, based upon sealed engineering evidence, that the alternative materially improves safety and reduces off-site effects.

h. Safety.

The system shall be designed by a Michigan-licensed professional engineer. The application shall address blade throw, ice shedding, lightning, braking, overspeed controls, climb prevention, emergency shutdown, and safe access.

i. Interference.

The owner shall investigate and correct system-caused interference with lawful communication signals.

4.19 DECOMMISSIONING AND FINANCIAL ASSURANCE.

a. Applicability.

This Section applies to each principal-use solar energy facility, principal-use battery energy storage facility, and wind energy system.

b. Abandonment.

A facility is abandoned when it has not produced, stored, or transmitted electricity for 12 consecutive months.

Upon a reasonable basis to believe that a facility may have ceased operation, the Zoning Administrator may provide written notice to the owner or operator and require, within 30 days, reasonable documentation demonstrating that the facility has operated during the preceding 12 months. Acceptable documentation may include dated monitoring-system information, utility or interconnection documentation, maintenance or service records, certification by a qualified professional, or other reliable evidence acceptable to the City. The City shall not require detailed energy-production or financial information beyond what is reasonably necessary to establish continued operation. Failure to provide reasonable documentation may be considered evidence in determining whether the facility has been abandoned.

The Planning Commission may approve one extension of up to 12 months upon documented evidence of repair, reconstruction, interconnection delay, force majeure, or circumstances beyond the owner's reasonable control.

c. Removal.

An abandoned facility shall be removed within 180 days.

d. Restoration

Decommissioning shall include removal of equipment, structures, foundations to at least four feet below grade, access roads not required for another lawful use, debris, and contaminated material. The site shall be graded, stabilized, and restored.

e. Cost estimate

An independent qualified professional shall prepare the decommissioning cost estimate. The estimate shall assume that the City contracts for the work, include administrative expenses and reasonable contingency costs, and provide no credit for salvage value. The City may require an independent review of the estimate at the applicant's expense.

f. Financial assurance.

Before construction, the owner shall provide financial assurance equal to 100 percent of the approved decommissioning estimate. Financial assurance shall consist of an irrevocable standby letter of credit or surety bond issued by a financial institution or surety authorized to do business in Michigan and in a form approved by the City Attorney. Cash shall not be accepted.

The City shall be named as the beneficiary or obligee, as applicable.

g. Instrument requirements.

The financial-assurance instrument shall remain effective until decommissioning is completed and accepted by the City. The instrument shall require at least 120 days' written notice before cancellation, expiration, or nonrenewal.

Replacement financial assurance shall be provided at least 30 days before the existing instrument ends. If replacement assurance is not timely provided, the City may draw upon the letter of credit or call the surety bond.

h. Updates.

The decommissioning plan, cost estimate, and financial assurance shall be reviewed and updated at least once every three years and following a material expansion or change in ownership or control. Any required increase in financial assurance shall be provided within 60 days after approval of the updated estimate.

i. Transfers.

The owner shall notify the City before a transfer of ownership or operational control. A transfer does not eliminate or reduce any decommissioning obligation. Required replacement financial assurance shall be accepted by the City before the existing assurance is released.

j. City action.

If the owner fails to complete decommissioning after written notice and a 60-day opportunity to cure, the City may use the financial assurance and any other lawful remedy to complete the work and recover its costs. This cure period does not restrict the City's authority to address an immediate threat to public health or safety.

k. Release.

Financial assurance shall be released only after the City determines that decommissioning, restoration, and payment of all amounts owed to the City have been completed.

G. ARTICLE 6 IS AMENDED BY ADDING SECTIONS 6.13 AND 6.14 AS FOLLOWS:

6.13 SOLAR ENERGY SYSTEMS.

a. Rooftop solar energy systems.

1. A rooftop solar energy system is permitted by right in every zoning district.
2. A rooftop solar energy system installed on a legally established building or structure does not require Special Use or site-plan approval. Required zoning, building, electrical, fire-code, and other applicable permits remain required.
3. The system shall not extend beyond the edge of the roof.
4. On a pitched roof, panels shall be mounted substantially parallel to the roof, shall be no more than 12 inches above the roof surface, and shall not extend above the roof ridge.
5. On a flat roof, the system shall not extend more than five feet above the roof surface or more than five feet above the maximum building height otherwise permitted in the district.
6. Required roof access, ventilation, fire separation, and emergency pathways shall be maintained.
7. Panels shall use antireflective surfaces and shall not create a traffic hazard or unreasonable glare upon an occupied building.
8. Solar panels mounted on or forming the roof of a lawful carport, canopy, or similar roofed structure shall be regulated as a rooftop solar energy system under this subsection. The underlying carport, canopy, or structure remains subject to all otherwise applicable zoning requirements.

b. Accessory ground-mounted solar energy systems.

1. An accessory ground-mounted solar energy system is permitted only in the R-1, R-2, R-4, CR, C-2, and L-1 Districts.
2. The system shall be incidental to a lawful principal use on the same zoning lot and designed primarily to serve electrical consumption on that lot. Incidental net metering or export of excess electricity is permitted.
3. Notwithstanding Section 6.3, the system may be located only within a side or rear yard and shall comply with the requirements of this Section.
4. Setbacks shall be measured to the nearest point of any component of the system, including the outermost edge of a solar panel at maximum tilt or extension. Every component shall be at least 25 feet from each lot line and from a public road right-of-way or private road easement.
5. Every component shall be at least 50 feet from the ordinary high water mark of a lake or stream, the top of bank of an open county drain, and a regulated wetland boundary.
6. Maximum height shall be eight feet, measured at maximum tilt.
7. The horizontal ground area within the outermost edges of all panels, measured at the system configuration producing the greatest horizontal footprint, shall not exceed 25 percent of the combined side- and rear-yard area.

8. The system shall be maintained in good repair and reasonably screened from adjoining dwellings and public roads without materially obstructing solar access.
9. New electrical lines between the array and principal use shall be underground unless prohibited by utility or code requirements.

c. Abandonment.

Upon a reasonable basis to believe that an accessory solar energy system has been inoperative for 12 consecutive months, the Zoning Administrator may provide written notice to the owner and require, within 30 days, reasonable documentation demonstrating that the system has operated during the preceding 12 months. Acceptable documentation may include dated monitoring-system information, maintenance or service records, certification by a qualified professional, or other reliable evidence acceptable to the City. Detailed energy-production reports shall not be required. Failure to provide reasonable documentation may be considered evidence that the system is inoperative.

An accessory solar energy system determined to have remained inoperative for 12 consecutive months shall be removed within 90 days after written notice from the City unless the Zoning Administrator approves a documented repair schedule.

d. Small Solar Devices

A self-contained solar panel or collector that solely powers an individual light, sign, gate, camera, pump, weather station, or similar accessory device, and that is not connected to a building electrical system or the electric utility grid, shall not be considered a rooftop solar energy system or accessory ground-mounted solar energy system for purposes of this Ordinance. The underlying device or use remains subject to any otherwise applicable zoning requirements.

6.14 ACCESSORY BATTERY ENERGY STORAGE SYSTEMS.

- a. An accessory battery energy storage system is permitted in every zoning district when incidental to a lawful principal use on the same zoning lot and designed primarily to serve electrical consumption on that lot.
- b. An outdoor freestanding system shall be located only within a side or rear yard and shall comply with the applicable accessory-structure setbacks under Section 6.3. Equipment attached to or located immediately adjacent to a principal building may be treated as utility equipment under Section 6.10.
- c. An outdoor system shall be at least 50 feet from the ordinary high water mark of a lake or stream, the top of bank of an open county drain, and a regulated wetland boundary.
- d. An outdoor cabinet, enclosure, or support shall not exceed eight feet in height.
- e. Equipment shall be listed, installed, and maintained in accordance with applicable construction and fire codes and manufacturer instructions.
- f. Required disconnects, ventilation, detection, clearances, bollards, warning labels, and emergency access shall remain accessible and operational.

- g. A damaged, recalled, leaking, swollen, burned, or otherwise unsafe battery shall be isolated and removed in accordance with applicable law, code, and manufacturer instructions.
- h. An outdoor accessory battery energy storage system that remains inoperative for 12 consecutive months shall be removed within 90 days after written notice from the City unless the Zoning Administrator approves a documented repair schedule.

H. SECTION 15.1 IS AMENDED BY ADDING THE FOLLOWING DEFINITIONS IN ALPHABETICAL ORDER:

Accessory battery energy storage system. A battery energy storage system incidental and subordinate to a lawful principal use on the same zoning lot and designed primarily to serve electrical consumption on that lot.

Accessory ground-mounted solar energy system. A solar energy system mounted on the ground or a support other than a building, located on the same zoning lot as a lawful principal use, and designed primarily to serve electrical consumption on that lot.

Battery energy storage system. One or more stationary devices that store electrical energy for later use, together with associated enclosures, inverters, transformers, controls, cooling, fire-protection systems, and equipment. The term does not include a battery installed in a motor vehicle, mobile equipment, consumer product, appliance, medical device, emergency-lighting unit, or an uninterruptible power supply serving only an individual appliance or item of equipment.

dBA Leq (1-hour). The A-weighted equivalent continuous sound level averaged over one hour, calculated or measured in accordance with applicable American National Standards Institute standards.

Maximum blade-tip height. The vertical distance from finished grade at the center of a wind-turbine tower to the highest point reached by a fully extended blade.

Occupied community building. A school, place of worship, daycare facility, public library, community center, public or private park building, hospital, health-care facility, or other similar building regularly used as a gathering place by members of the public.

Principal-use battery energy storage facility. A battery energy storage system that is the principal use of a zoning lot or project area or is designed primarily to receive, store, and dispatch electricity for off-site use or the electric grid.

Principal-use solar energy facility. A solar energy system that is the principal use of a zoning lot or project area or is designed primarily to generate electricity for off-site use or sale.

Project area. Land occupied or controlled for one energy facility. Adjoining parcels under common ownership or project control may be treated as one project area only when recorded site-control instruments maintain the required setbacks for the operational life of the facility.

Rooftop solar energy system. A solar energy system mounted on the roof of a legally established building or structure.

Shadow flicker. The alternating pattern of light and shadow created when rotating wind-turbine blades pass between the sun and an observer or occupied building.

Solar energy system. Panels, collectors, mounting systems, supports, inverters, wiring, controls, and related equipment that convert sunlight into electricity or useful thermal energy.

Wind energy system. One or more freestanding or building-mounted wind turbines and associated towers, blades, nacelles, foundations, controls, electrical equipment, collection lines, access facilities, and related components used to convert wind energy into electricity.

Section 2. Corner Lot Accessory Structures

Article 6, Section 6.3 of the City of Harrison Zoning Ordinance is hereby amended by adding subsection (e) to read as follows:

e. Corner Lots. On a corner lot containing a principal dwelling, the street that the principal dwelling faces shall be considered the front street, and the other street shall be considered the side street for purposes of this subsection.

Notwithstanding Sections 6.2(c) and 6.3(b), an accessory building or structure may be located between the side of the principal dwelling and the side street, provided that the accessory building or structure:

1. Is located at least twenty-five (25) feet from the property line along the side street;
2. Is not located closer to the front street than the front wall of the principal dwelling;
3. Meets all other applicable setback requirements;
4. Is not located within a required clear vision triangle, easement, or public right-of-way; and
5. Complies with all other applicable requirements of this Ordinance.

Section 3. Building Regulations; General.

The Building Regulations; General chapter of the Code of Ordinances of the City of Harrison, Sections 22.000 through 22.007, is hereby repealed and replaced in its entirety as follows:

22.000 - BUILDING REGULATIONS; GENERAL

22.001 - Purpose.

The purpose of this chapter is to clarify that building code permitting, plan review, inspection, administration, enforcement, and certificates of occupancy within the City of Harrison are administered by Clare County or another agency or official having jurisdiction, while preserving the City's authority over zoning, local ordinances, utilities, public rights-of-way, nuisance enforcement, and other matters within the City's lawful authority.

22.002 - Building code administration.

Building code permitting, plan review, inspection, administration, enforcement, certificates of occupancy, and related construction code functions within the City shall be administered by Clare County or another agency or official having jurisdiction under applicable law.

The City does not issue construction permits, conduct construction code inspections, perform construction code plan review, issue certificates of occupancy, act as the building official, or certify compliance with the building, mechanical, plumbing, electrical, or other state construction code unless expressly authorized by law and approved by the City Council. Nothing in this section limits the City's authority to adopt, administer, or enforce a fire prevention code or the authority of the Fire Chief or another Fire Code Official designated by City ordinance.

Any person undertaking construction, alteration, repair, demolition, occupancy, or other regulated work shall be responsible for obtaining all required permits, inspections, approvals, and authorizations from Clare County, the State of Michigan, or any other agency or official having jurisdiction.

22.003 - City zoning and local approvals preserved.

Nothing in this chapter shall be construed to waive, replace, or limit any zoning permit, zoning approval, site plan approval, special land use approval, variance, land use approval, right-of-way permit, utility connection approval, driveway approval, health department approval, or other approval required by City ordinance, City policy, Clare County, the State of Michigan, or another agency or official having jurisdiction.

A building permit, inspection, approval, or certificate issued by Clare County, the State of Michigan, or another agency or official having jurisdiction shall not constitute City zoning approval, City site approval, City utility approval, City right-of-way approval, or approval under any other City ordinance.

The City may require proof of building permits, inspections, certificates, approvals, or other authorizations issued by Clare County, the State of Michigan, or another agency or official having jurisdiction when necessary for zoning administration, utility service, right-of-way work, public safety, City property use, local ordinance enforcement, or other City functions.

The City's acceptance or review of such proof shall not constitute City approval, inspection, certification, or determination that any building, structure, construction, alteration, occupancy, system, work, or condition is safe or compliant with applicable law.

22.004 - Relationship to county and state authority.

Nothing in this chapter shall be construed to supersede, limit, replace, or conflict with the authority of Clare County, the State of Michigan, the State Construction Code Act, the State Fire Marshal, the County Building Official, the County Health Department, or any other agency or official having jurisdiction under applicable law.

The City may refer any matter involving building code enforcement, construction code enforcement, building inspections, certificates of occupancy, unsafe construction, septic systems, health code matters, or other regulated activity to Clare County, the State of Michigan, or any other agency or official having jurisdiction.

22.005 - Enforcement.

A violation of this chapter is a municipal civil infraction unless a different penalty or enforcement remedy is provided by this Code, City ordinance, applicable law, or court order.

The City may pursue any remedy available by law for violations of City ordinances, including municipal civil infraction enforcement, civil action, injunctive relief, abatement, cost recovery, referral to another agency having jurisdiction, or any other lawful remedy.

22.006 - Severability.

If any section, subsection, sentence, clause, phrase, or portion of this chapter is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.

22.007 - RESERVED.

Reserved

Section 4. Repealer.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent of the conflict.

Section 5. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Ordinance.

This Ordinance shall take effect thirty (30) days following publication as required by law.

I hereby certify that the foregoing was duly adopted by the CITY COUNCIL of the CITY OF HARRISON, Michigan, at its regular meeting on the ____ day of _____, 2026, that of _____ members of the City Council, _____ were in attendance, and _____ voted for the adoption of the Ordinance. I further certify that the above and foregoing Ordinance is recorded in the Ordinance Book for the CITY OF HARRISON.

Effective Date: _____

This Ordinance shall take effect Thirty (30) days after publication thereof.

Certified by: _____
Kathy Maharas, City Clerk