

St. Louis Camp Meeting Association of the Church of God  
Camping Cabin Policies

- I. Remodeling and New Construction
    - A. Cabins on the St. Louis Camp meeting grounds are defined as “Resort Cabins” by the Department of Environmental Quality Campgrounds and Pool Unit. As such “all local building and zoning codes apply and may be enforced by local officials. Resort cabins may require building permits under local codes.”
    - B. Cabins may be remodeled, expanded or completely replaced.
      - 1. The owner must submit plans and get approval from the camp Board of Directors before commencing remodeling or new construction.
    - C. The footprint of the cabin may be no more than 900 sq. ft. This includes porches and decks.
      - 1. The cabin must be no less than 10 ft from any lot boundary. If the lot is less than 50’X50’ the 10’ boundary rule determines the maximum size of the cabin.
      - 2. Cabins are to be placed in the center of the lot.
    - D. Any remodeling or new construction is subject to state and local building codes.
      - 1. It is the owner’s responsibility to obtain all the necessary state and local building permits.
        - a. The resident director has a list of who must be contacted before work can begin.
        - b. Failure to obtain the proper authorizations will result in penalties up to the loss of the right to place the structure on campgrounds.
    - E. Cabins may have full kitchen and restroom facilities
      - 1. No wastewater may be discharged directly onto the surface or underground.
      - 2. The wastewater disposal system must be portable and aboveground.
        - a. State law forbids burying a dry well or gray water holding tank.
          - 1) This forbids a buried pump and dump system.
          - 2) If a cabin is torn down and replaced it is new construction and the old dry well cannot be replaced or used.
      - 3. If a remodeled cabin has a dry well that was grandfathered in, only sink and shower (gray) water may be discharged into it.
- II. Occupancy
  - A. The association recognizes two types of occupancy:
    - 1. Camp meeting camper
      - a. The camp meeting camper occupies his/her cabin primarily during the 10 days of the St. Louis Camp Meeting in August.
      - b. The camper may use his/her cabin for vacations or on weekends. However, the cabin owner will be charged the camping lot rent for the nights spent on the grounds.
      - c. Camp meeting campers consume utilities only during the time the cabin is occupied: therefore rates are based upon and similar to camping lot rates. The association retains the right to charge different rates based upon overhead and utility consumption rates should they be different from those of the campers.
      - d. Cabin owners who leave refrigerators or other utility consuming devices on when the cabin is not occupied are subject to a surcharge to cover the cost of the utilities.
    - 2. Summer Camper

- a. The summer camper occupies the cabin more or less continuously for at least 30 days during the time the campgrounds are open.
  - b. Cabin owners may occupy their cabins from the time the camp is open until it closes, typically from April 1<sup>st</sup> to October 31<sup>st</sup>. However, this is not guaranteed and the cabin owner makes plans at his/her own risk.
  - c. The association reserves the right to charge rates different from camping rates to the summer campers to cover the increased overhead and other costs associated with the semi-permanent nature of their stay.
  - d. The summer campers often take advantage of the work-for-lot rent program of the association for all or part of their rent.
    - 1) The association does not guarantee that there will be enough work for all who may wish to take advantage of this program.
    - 2) In the event that the work pool exceeds the need, the Resident Director will apportion the work as evenly as practical.
- B. Permanent residence in cabins is prohibited. They may not be occupied during the time the camp is closed.

**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY  
CAMPGROUNDS & POOLS UNIT  
WATER BUREAU  
CABINS AND PARK MODELS IN CAMPGROUNDS**

[http://www.michigan.gov/documents/deg/deg-wb-dwehs-cg-abinsincampgrounds\\_228823\\_7.pdf](http://www.michigan.gov/documents/deg/deg-wb-dwehs-cg-abinsincampgrounds_228823_7.pdf)

This document is intended to clarify how the Campgrounds & Pools Unit (CPU), Department of Environmental Quality (DEQ), regulates recreational units that cannot be driven or towed such as camping cabins, resort cabins, and park models.

- Are cabins allowed in licensed campgrounds in Michigan? **YES**
- What types of cabins are allowed? **ALL TYPES**
- Are cabins allowed on a licensed campsite? **YES AND NO**
- Are park models allowed in licensed campgrounds in Michigan? **YES**

**Camping Cabins**

Rule 1 (1) (b) of the campground rules, defines a “camping cabin” as “a recreational unit that is a hard-sided tent or shelter,

- that is less than 400 square feet in area,
- that is on skids designed to facilitate relocation from time to time,
- and that does not have a direct connection to a source of water.”

A cabin that meets this definition may be placed on a licensed campsite. The number of campsites with camping cabins in any campground must be reported to the DEQ.

A camping cabin is allowed to have electrical outlets inside the structure. The campsite may have a water connection or water outlet outside, but not inside the camping cabin. Since water connections are not allowed inside a camping cabin, water using sanitary fixtures such as sinks, showers, or toilets are not allowed inside the cabin.

A camping cabin may be located on a modern site or on a primitive site. If users of the campsite depend on flush toilets in a service building, then it is “modern.” If users of the campsite depend on a privy, then it is “primitive.” This is not necessarily the camping industry definition of modern or primitive.

Since a camping cabin is a licensed campsite, local codes apply to the extent that they apply to the other licensed campsites. However, local codes may require building permits.

**Resort Cabins**

If a cabin does not meet any one of the parts of the definition of a camping cabin, then the CPU describes the cabin as a “resort cabin.” A resort cabin is:

- greater than 400 square feet in area, or
- is not on skids but is permanently attached to the ground, or
- has a water connection inside the cabin.

## CABINS AND PARK MODELS IN CAMPGROUNDS

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Resort cabins are allowed in campgrounds, but cannot be placed on a licensed campsite. If a resort cabin is placed on a licensed campsite, then that site would be removed from the campground license.

Since resort cabins often have water and sanitary fixtures inside, they have an impact on the campground water supply and wastewater disposal system. The campground water supply and wastewater disposal system must have capacity to handle the added load for each resort cabin. If the cabin has the same fixtures as a typical RV, then the CPU will rate the water and sewer use for the resort cabin the same as a typical modern campsite. The number and location of resort cabins must be reported to the DEQ.

Since resort cabins are not campsites, then all local building and zoning codes apply and may be enforced by local officials. Resort cabins may require building permits under local codes.

### **Park Models**

Another category of the nontraditional RV is the park model. The campground rules (Rule 1 (1) (d)) define a "park model recreational unit" as: "a recreational unit that is built on a single chassis mounted on wheels, that has a gross trailer area of not more than 400 square feet in the setup mode, and that is certified by the manufacturer as complying with the American National Standards Institute Standard A119.5."

Because a park model is defined as a recreational unit, it may be placed on a licensed campsite.

Park models resemble a manufactured home, but are limited to 400 square feet in area. They are equipped with water using sanitary fixtures such as sinks, showers, and toilets. Because these fixtures more closely resemble the fixtures found in homes rather than those found in RVs, there are additional water and sewer demands for park models.

Rule 9 requires the water supply to be capable of supplying each park model at one gallon per minute. Rule 11 requires that the wastewater disposal system be capable of receiving 150 gallons per day for each park model.

Because park models are not equipped with wastewater holding tanks and typically have larger wastewater flows than other RVs, the CPU requires that a park model must be located on a site with a site sewer connection.

NOTE: The information in this document is intended to supplement the campground portions of the Public Health Code, 1978 PA 368, as amended, and the Campground Rules. These comments do not replace or supersede any portion of the Act and Rules. To download a copy of the Campground Act and Rules, please go to [www.michigan.gov/deqwb](http://www.michigan.gov/deqwb).

CPU 03/2008