



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Grant E. Bauman, AICP

R2PC Principal Planner

(517) 768-6711

gbauman@co.jackson.mi.us

DATE: February 22, 2017

TIME: 6:30 p.m.

PLACE: 2nd Floor Committee Room

Lenawee County Courthouse

Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes and Notes
- Approval of the Minutes of the January 19, 2017, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #17-03— Woodstock Township *[ACTION]* 6
 - (2) #17-04— Woodstock Township *[ACTION]* 21
 - b. Consideration of PA 116 Farmland Agreement(s) — None
 - c. Consideration of Master Plan(s).
 - (1) #17-01— Proposed 2017 edition of the *City of Hudson Master Plan* 39
 - (2) #17-02— South Evans Subarea Plan, a proposed addendum to the 2005 edition of the City of Tecumseh Comprehensive Plan..... 42
6. Other Business
 - a. Old Business. — None
 - b. New Business.
 - (1) Election of Officers
 - (2) 2017 Annual Dinner
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment



Lenawee County Planning Commission

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Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, January 19, 2017

Old Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Keith Dersham, City of Adrian; Carrie Dillon, Education; Rebecca Liedel, Madison Charter Twp.; and James Tipton, Blissfield Twp.

Members Absent: Ralph Tillotson, Lenawee County Commission

Others Present: Grant Bauman, Staff/Recording Secretary; Frank Hribar; Mike Olsaver; Lynn Million; and Dick Million

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, adding an additional PA 116 Farmland Agreement.

A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to approve the agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the December 15, 2016, meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the December 15, 2016, meeting minutes as presented. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)**

(1) **#17-01 | Woodstock Twp.** — Commissioners reviewed a proposed conditional rezoning of property from Lake Residential (RL) to Multiple-Family Residential (RM) in Section 27 of Woodstock Township (see the staff report). Staff advised approval with comment/modifications of the proposed rezoning to RM:

- The conditions included in the applicant's conditional rezoning request should be referenced in the motion recommending approval.
- A new public hearing for the conditional rezoning (and the conditional use permit) should be established and noticed at least 15 days prior to the hearing in order to meet the requirements of the *Michigan Zoning Enabling Act*.
- Use the required conditional use permit to address any potential conflicts between the proposed use and surrounding land.

Commissioner Bolton asked some questions regarding the past proposal to rezone the property to Highway Service Commercial (C-3).

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval of the rezoning with staff comments. *The motion passed unanimously.*

- (2) **#17-02 | Rollin Twp.** — Commissioners reviewed a proposed rezoning of property from Single-Family Residential (R-1) to Local Commercial (C-1) in Section 9 of Rollin Township (see the staff report). Staff advised approval with comment/modifications of the proposed rezoning to C-1:

- The property directly to the west of the subject property should be rezoned ‘C-1’ at some point in the future.
- The Township’s future land use map should also be amended to extend the ‘Mixed Use’ area located on the north side of Walnut Street southward.

Commissioner Bolton mentioned her concern regarding available parking.

A motion was made by Comm. Liedel, and seconded by Comm. Bolton, to recommend approval of the rezoning with staff comments. *The motion passed unanimously.*

b. **Consideration of PA 116 Farmland Agreement(s)**

- (1) **#17-01 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for properties located in Sections 13 & 14 (T5S,R2E) of the Township (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Dillon, to recommend approval. *The motion passed unanimously.*

- (2) **#17-02 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 24 (T5S,R2E) of the Township (see the staff report).

A motion was made by Comm. Liedel, and seconded by Comm. Bolton, to recommend approval. *The motion passed unanimously.*

- (3) **#17-03 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 34 (T5S,R2E) of the Township (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval. *The motion passed unanimously.*

- (4) **#17-04 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 27 (T7S,R4E) of the Township (see the staff report).

Commissioner Bolton commented on the large wooded area on the property.

A motion was made by Comm. Bolton, and seconded by Comm. Dillon, to recommend approval. *The motion passed unanimously.*

c. **Consideration of Master Plan(s)** — None.

- (1) **Notice of Intent.** Staff mentioned the “Notice to Amend the Master Plan” submitted by the City of Morenci. No action was required by the County Planning Commission.

Item 6 **Other Business**

- a. **Old Business** — None.

b. **New Business —**

- (1) **Election of Officers.** It was decided to postpone the election of officers to the February meeting given that the County Commission will not reappoint members whose terms have expired until its January meeting. Commissioner Tipton stated that he would like to step down as the Chair of the County Planning Commission.
- (2) **Moment of Silence.** A moment of silence was held for the memory of Commissioner Jerry Wilson and his family. Commissioner Bolton mentioned that Commissioner Wilson's widow extended her thanks to the County Planning Commission.

Item 7 **Public Comment —** None.

Item 8 **Commissioner Comment —** None.

Item 9 **Adjournment.** The meeting was adjourned at 6:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman", with a stylized flourish at the end.

Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #17-03

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: February 22, 2017

Proposal: Rezoning of property from Agricultural (AG-1) to Highway Service Commercial (C-3) in Section 11 of Woodstock Township

Purpose

The proposal is to rezone the subject property to Highway Service Commercial (C-3) in order to allow the establishment of "a dealership that sells motorcycles, watercraft, and trailers" (see the background information).¹ The applicant further states that "the C-3 zoning is needed to acquire a repair station license and a Class A or Class B dealer license." Sec. 13.2.5 of the zoning ordinance allows "sales, rental, and service of motor vehicles, trailers, and boats" as a permitted use in the C-3 district.

Location and Size of the Property

Location – The subject property (14700 US 12) is located on the north side of US-12, west of Round Lake Highway (see Figure 1), in Section 11 (T5S-R1E) of Woodstock Township.

Size – The subject parcel has an area of ±10.01 acres.

Land Use and Zoning

Current Land Use – The subject property, currently vacant, contains a field with a windrow on its eastern border and a wooded area that extends into its northern quarter (see Figure 5). Adjacent properties to the east and west both contain structures. The property to the north provides access to Briggs Lake. The properties on the south side of US-12 contain ponds. Woodstock Township classifies the surrounding properties as agricultural in nature (see the background information).

Future Land Use – Woodstock Township's future land use map places the subject property in a "Commercial" area as well as other properties to the east and west along the north side of US-12. Properties on the south side of US-12, east of Round Lake Highway, are also included in that "Commercial" area (see Figure 2). Lenawee County's future land use map recommends "Open Space Development/Recreation" in the general area (see Figure 3).

Current Zoning – The subject property is zoned "Agricultural (AG-1)" as are properties to the north and south as well as further to the east (see Figure 4). The property located directly to the west is zoned "Recreation Open Space (RO-1)." The property located directly to the east is zoned "General Commercial (C-2)" as are properties further to the west. Properties on the south side of US-12, east of Round Lake

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

Highway, are also zoned C-2. Properties further to the east and the west on the north side of US-12 are already zoned “Highway Service Commercial (C-3).”

Public Facilities and Environmental Constraints

Public Road/Street Access – US-12, a state highway, provides direct access to the entire property.

Public Water and Sewer – Public water and sewer are not available (see the background information).

Environmental Constraints – Woodstock Township did not indicate if the subject property has any environmental constraints (see the background information).

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission recommends **approval** of the proposed rezoning (see the background information).

CZC Staff Analysis – Woodstock has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

Yes. The Township’s future land use plan places the subject property and its surroundings in a “Commercial” area. The “Highway Service Commercial District (C-3)” equates to the “Commercial” area according to the zoning plan. Access to the subject property is provided by US-12, a state highway.

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. Individual properties further to the east and west of the subject property are already zoned “Highway Service Commercial (C-3).” A property zoned “General Commercial (C-2)” is located on the east side of the subject property and other properties along US-12 are also zoned C-2. However, the property on the west side of the subject property is zoned “Recreation Open Space (RO-1)” and properties to the north and south are zoned “Agricultural (AG-1).” The mix of C-3, C-2, RO-1, and AG-1 may create some conflicting land uses.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. US-12, a state highway, should not be adversely impacted by a development or use allowed under the proposed “Highway Service Commercial (C-3)” zoning designation. Public water and sewer services are not provided to the subject property.

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. Individual properties in the general area are already zoned “Highway Service Commercial (C-3).” “General Commercial (C-2)” zoning is also located in the general area, including the property on the east side of the subject property. It should be noted, however, that the property on the west side of the subject property is zoned “Recreation Open Space (RO-1)” and other adjacent properties are zoned “Agricultural (AG-1).” Some conflicting land uses may result from the mix of C-3, C-2, RO-1, and AG-1 zoning.

CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENT/MODIFICATIONS** of the proposed rezoning. Woodstock Township should begin to consolidate the properties zoned “Highway Service Commercial (C-3)” and “General Commercial (C-2)” into recognizable blocks in order to prevent possible conflicts between potential future land uses

Recommended Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

**Figure 1
Location**

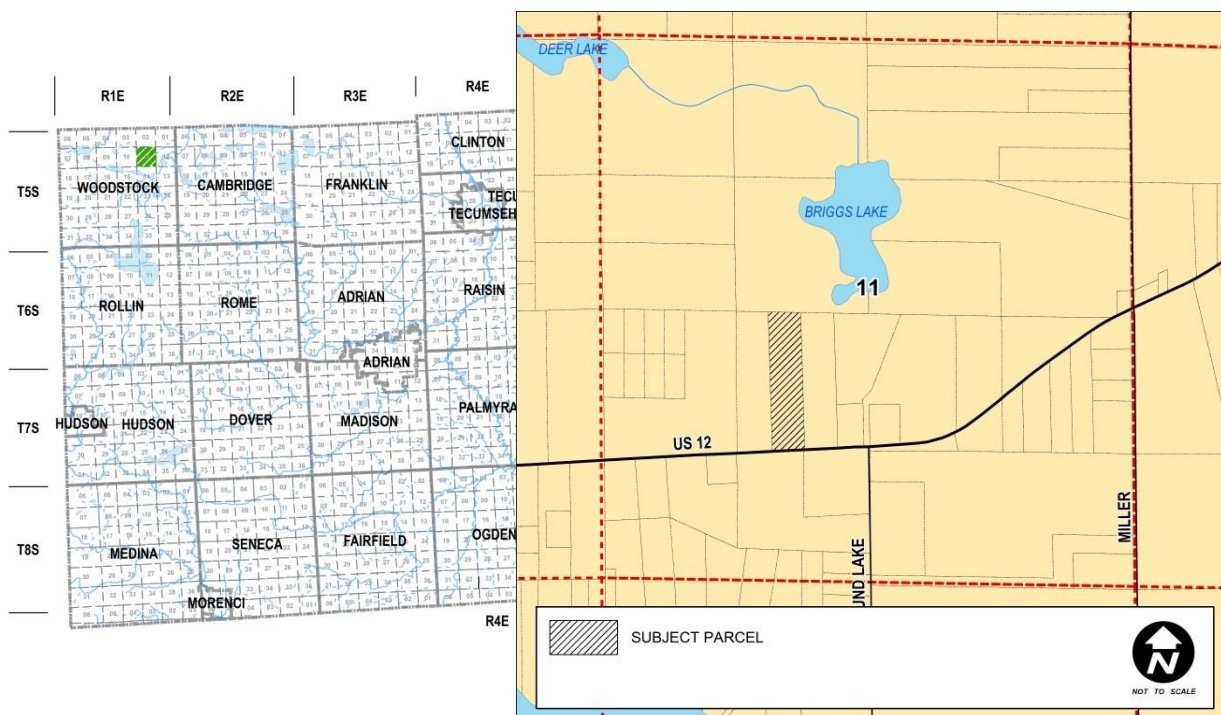


Figure 2
Township Future Land Use

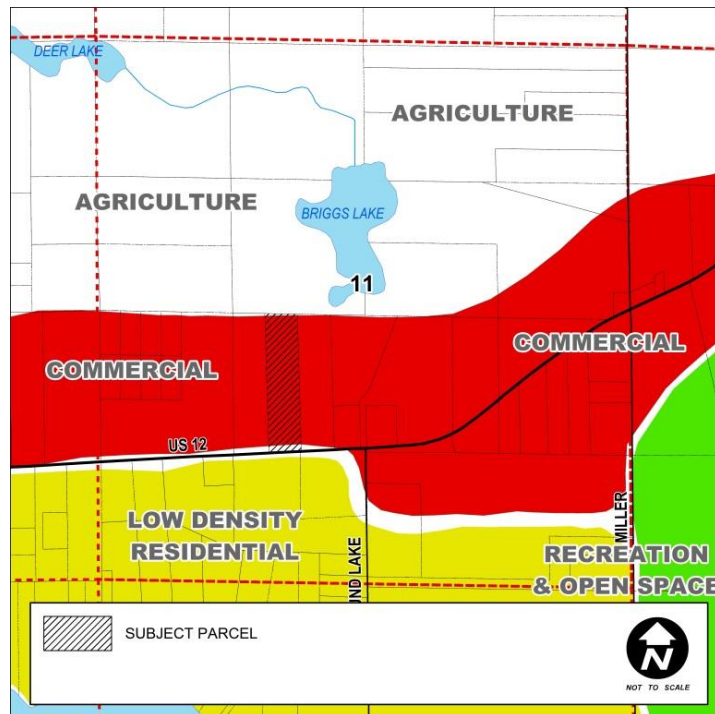
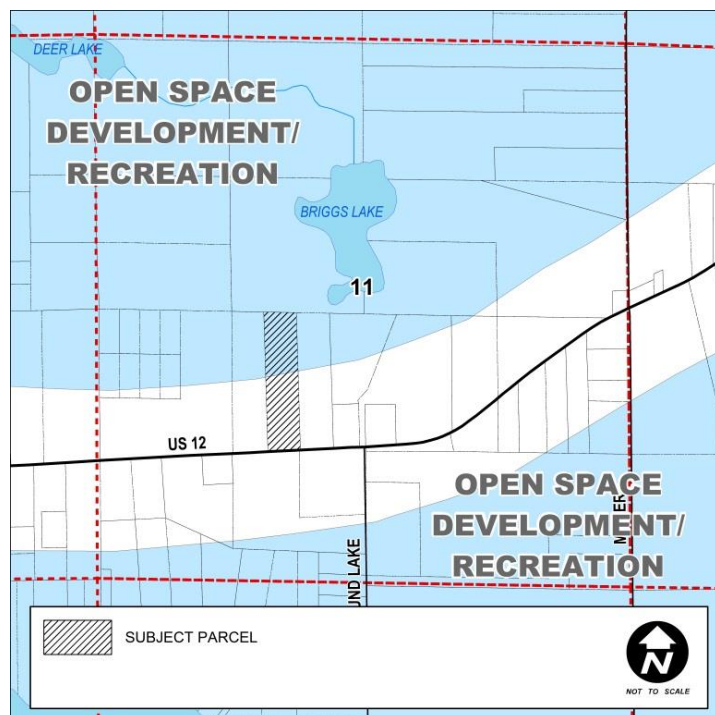
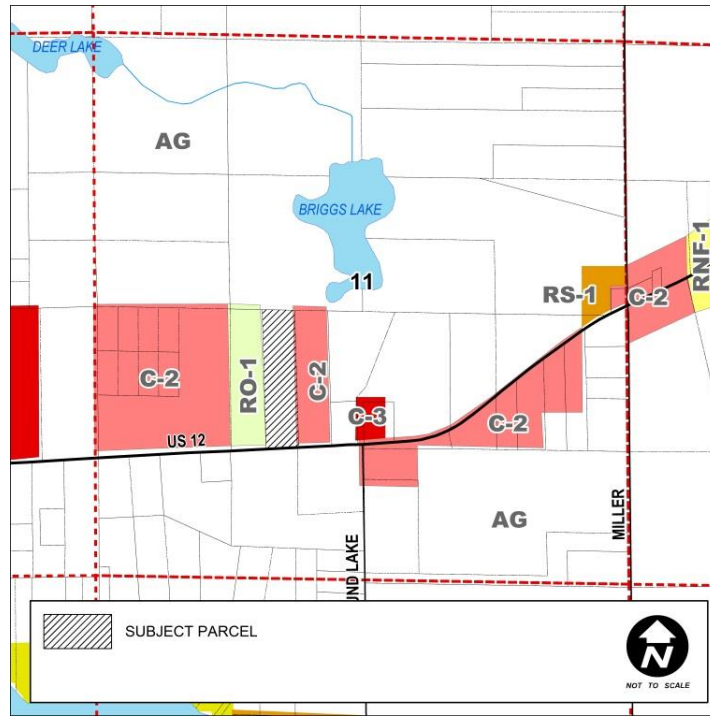


Figure 3
County Future Land Use



**Figure 4
Township Zoning**



**Figure 5a
Aerial Photo**

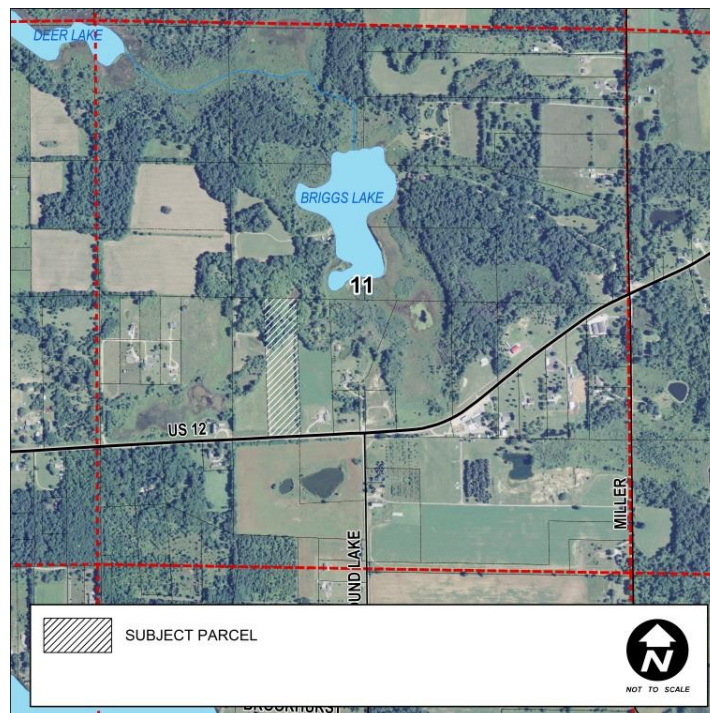


Figure 5a
Aerial Photo



ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Woodstock TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

WDO-111-3215-00, 10 acres

See attached for map

1. The above described property has a proposed zoning change FROM AG ZONE TO C-3 ZONE.
2. PURPOSE OF PROPOSED CHANGE: Dealership

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

C. PUBLIC HEARING on the above amendment was held on: month 01 day 12 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 29 year 2016

(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The daily telegram

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

[Signature] ☒ Chair or ☐ Secretary 1/12/17 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
() Recommends APPROVAL of the zoning change
() Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
() Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
() Takes NO ACTION.

_____, Recording Secretary ____ / ____ / ____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Township Clerk

LCPC Case #: 17-03
(For LCPC Use Only)

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: WOODSTOCK Township Case #: _____
Township official we may contact: James Ellis Planning Chair Phone #: (517) 938-8008
Applicant: Douglas IOTT Phone #: (517) 260-3697
Rezoning Request: From: AG () To: C-3 ()
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? _____

What is the proposed use of the site? SEE ATTACHED

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: AG South: AG
East: AG West: AG

What are the surrounding Zoning Districts?

North: _____ () South: _____ ()
East: _____ () West: _____ ()

What is the suggested use of the site on the Township's Land Use Plan map? C-3

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name _____

Are there any known environmental constraints on the site? ☐ Yes ☐ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

WOODSTOCK TOWNSHIP
6486 DEVILS LAKE HWY
ADDISON, MI 49220
Rezoning Change

The meeting was called to order at 6:30 pm with the Pledge of Allegiance by Chairman James Ellis, present were Ellis, Josephs, Votzke, Wall, Kennard, absent Crawford, Corder. No citizen present Zoning Inspector Don Figiel and Chari Cure clerk taking minutes for the planning commission were present.

Ellis read the notice that was in the paper which states," Woodstock Township Planning Commission will hold a public hearing located at the above address on Thursday January 12, 2017 at 6:30 pm. This application is for zoning change for the address at 14700 US 12, Brooklyn, MI 49230 The intent of this meeting is to change zoning from AG to a C3 for Dealership. All Documents can be viewed at the above address during normal business hours. All correspondence on this matter may be sent to the above address attention Planning Commission."

Ellis made mention that the zoning for that area on the Master Plan is already C3 and he only wants to change the 10 acres to C3. Iott mentioned that once C3 is obtained he would be selling but the sell is contingent on the rezoning.

Motion by Votzke 2nd by Wall to recommend to the Township Board approval of zoning change to C3. RC: Josephs-yes, Ellis-yes, Votzke-yes, Wall-yes, Kennard-yes. Motion passes.

Motion to adjourn by Josephs 2nd by Ellis ayes all meeting adjourned at 6:43pm.

Submitted by Chari Cure-clerk

Tott - 7~~pm~~ - 6:30pm - Ellis, Kennard, Wall,
Call to order Votzke ^{Joseph} Cabaud (order)

Pledge

Reading of notice - rezoning us 12

Wants to rezone to C3 - Or dealership/repair.

C-3 is on the Master plan so it does
Conform.

was open recreational - Change to Ag -
10 acres to C3

Watercraft to sell -

put sept - to be approved - after sale -

Votzke motion to recommend approval
to C3 - Wall no -

Step yes - Ellis, yes - Dot - yes Wall yes Kenn - yes
motion passes -

motion to adjourn - Step Ellis - 6:43 pm

Zonings also present

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
MONTHLY ORDINANCE REVIEW
MEETING ATTENDANCE SHEET

DATE: 1-12-17 Tott

NAME: [Signature]

NAME: Randy Kennard

NAME: John Walcott

NAME: [Signature]

NAME: [Signature]

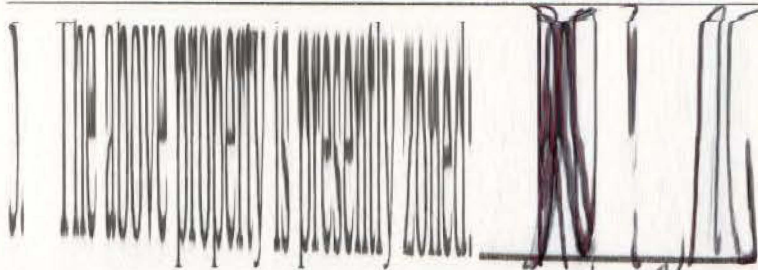
NAME: _____

NAME: _____

NAME: _____

APPROVED BY: [Signature] PC Chair

1. Application is hereby made by: Name(s): Douglas Iott
 Address: 2001 Stillwater Dr. Tecumseh Telephone: 517 260 3697
 to obtain a change in zoning. MI 49286
2. The applicant(s) is/are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
3. Address of property involved: 14700 US 12, Brooklyn Mich
4. Legal description: WDO - 111 - 3275-00



6. The proposed use(s) and nature(s) of operation is/are The intent is to have a dealership that sells motorcycles, watercraft and trailers. The C3 zoning is needed to acquire a repair station license & a Class A or B dealer license.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 11-30-16

Applicant(s):

signature

Fee Received \$ 420⁰⁰ ± 1097

Township Clerk:

signature

signature

PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board the rezoning for the following reasons:

☒ Approve
☐ Disapprove

See ATTACHED MINUTES

Date: 12 JAN 17

Chairman:

signature

CERTIFICATE OF ZONING CHANGE:

The Township Board, having reviewed the submitted data and the recommendation by the Zoning Board, do hereby the zoning change for the following reasons:

☐ Approve
☐ Disapprove

Date: _____

Supervisor:

signature

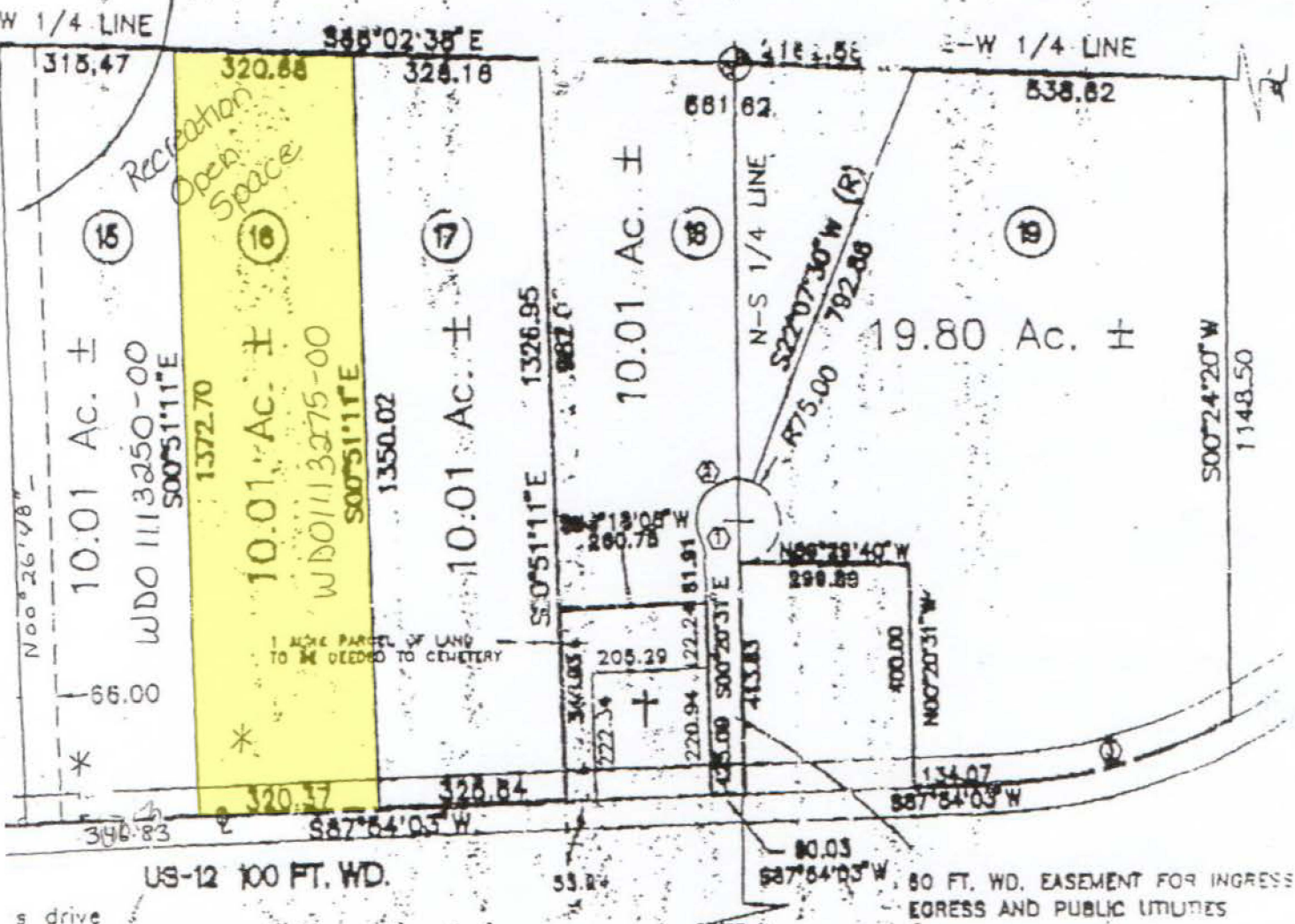
Clerk:

signature

66 FT. WD. EASEMENT FOR INGRESS
EGRESS AND PUBLIC UTILITIES

LENAWEE COUNTY

E 1/4 CORNER
SECTION 11, T5S-R5E
WOODSTOCK TOWNSHIP
LENAWEE COUNTY



①
 $\Delta = 25^{\circ}50'31''$
 $R = 78.00$
 $L = 33.83$
 $CH = S13^{\circ}18'47''E$
 33.54

②
 $\Delta = 138^{\circ}18'32''$
 $R = 78.00$
 $L = 187.05$
 $CH = S42^{\circ}58'14''W$
 140.18

③
 $\Delta = 25^{\circ}05'09''$
 $R = 1000.27$
 $L = 437.95$
 $CH = S78^{\circ}18'22''W$
 566.08

S 1/4 CORNER
SECTION 11, T5S-R5E
WOODSTOCK TOWNSHIP
LENAWEE COUNTY

LENA LAKES ASSOCIATES

MINIATURE SKETCH OF
SECTIONS 15 THROUGH 19 AND A
FOOT WIDE EASEMENT IN

TOWNSHIP 5 SOUTH, RANGE 8
WOODSTOCK TOWNSHIP
LENAWEE COUNTY

2/22/17 LCPC Meeting

300 FEET

ATWELL-HICKS, INC.

CIVIL ENGINEERING • SURVEYING • PLANNING
ENVIRONMENTAL SERVICES
313-994-4000 • FAX NO. 313-994-1888
ANN ARBOR, MICHIGAN

DATE	JULY 12, 1998
JOB	42297.01
DR.	SWD
BOOK	18
SHEET	37
FILE NO.	549-V

AFFP

001-Zoning Change 1/12/17

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS

Elena Amador, being duly sworn, says:

That she is Elena Amador of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 29, 2016

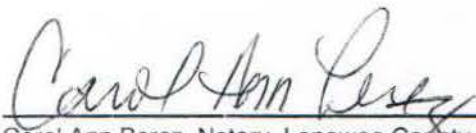
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Elena Amador

Subscribed to and sworn to me this 29th day of December 2016,



Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00222332

WOODSTOCK TOWNSHIP
6486 Devils Lake Hwy.
ADDISON, MI 49220

RECEIVED
JAN 02 2017
Woodstock Twp.

WOODSTOCK
TOWNSHIP
6486 DEVILS LAKE HWY., ADDISON, MI 49220, 517-547-6598
Planning
Commission Meeting
Zoning Change

Woodstock Township Planning Commission will hold a public hearing located at the above address on Thursday January 12, 2017 at 6:30pm. This application is for a zoning change for the address at 14700 US 12, Brooklyn, MI 49230. The intent of this meeting is to change zoning from AG to a C3 for Dealership.

All documentation can be viewed at the above address during normal business hours. All correspondence on this matter may be sent to the above address attention planning commission.

Submitted by Cathy Henning, Recording Secretary

Posted December 27, 2016

1T December 29.

WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Planning Commission Meeting

Zoning Change

Woodstock Township Planning Commission will hold a public hearing located at the above address on Thursday January 12, 2017 at 6:30pm. This application is for a zoning change for the address at 14700 US 12, Brooklyn, MI 49230. The intent of this meeting is to change zoning from AG to a C3 for Dealership.

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Submitted by Cathy Henning

Recording Secretary

Posted December 27, 2016



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REVIEW | #17-04

Petitioner: Township of Woodstock

Date: February 22, 2017

Petition Type: Proposed text amendment

Petition Description: **Proposed text amendment regarding Amendments (Article XXII) of the Woodstock Township Zoning Ordinance**

Summary

The Township's Planning Commission wishes to amend the Woodstock Township Zoning Ordinance by replacing Article XXII, Amendments. The main components of the proposed amendment are:

- Initiation of Amendment (Section 22.1)
- Petition for Amendment (Section 22.2)
- Review Procedures (Section 22.3)
- Conformance to Court Decree (Section 22.4)
- Conditional Rezoning (Section 22.5)

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission recommends **approval** of the proposed text amendments (see the background information).

CZC Staff Analysis – Various suggestions and comments regarding the proposed amended article are made by staff:

Initiation of Amendment (Section 22.1)

Staff has only a couple of suggestions regarding this section:

- 22.1 "The township board may from time to time ~~at~~ at its own initiative or upon recommendation from the planning commission or on petition, amend, supplement, or change the district boundaries or the regulations herein, pursuant to the authority and procedures set forth in the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3101 et seq.), as amended. Text amendments may be proposed by any governmental body or any interested person or organization. Changes in district boundaries may be proposed by any governmental body, any person having a freehold interest in the subject property, or by the designated agent of a person having a freehold interest in the property.

Petition for Amendment (Section 22.2)

Staff has only one suggestion regarding this section:

- 22.2.1 "**Filing of Petition.** A petition for an amendment to the text of this ordinance or an amendment to change the zoning classification (i.e., rezoning) of a particular property shall be commenced by filing a petition with the township zoning official, on the forms and accompanied by the fees specified. The petition shall explicitly describe the proposed amendment and shall be signed by the applicant."

Review Procedures (Section 22.3)

Staff has various suggestions and comments regarding this section:

22.3.1A “The petition shall be placed on the agenda of ~~a~~the next regular or special meeting to be held by the planning commission. The planning commission shall review the petition for amendment in accordance with the procedures and public hearing and notice requirements set forth in this zoning ordinance and sections 103 and 202~~other applicable sections~~ of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3103 and .125.3202) as amended.”

22.3.1B “If an individual property or several adjacent properties are proposed for rezoning, the planning commission shall give notice of the proposed rezoning to the owner of the property in question, to all persons to whom any real property within 300 feet of the premises in question is assessed, and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or structure is located in the township, not less than 15 days before the application will be considered for approval. Said notice shall be delivered personally or by mail not less than 15 days before the hearing.”

Section 202(3) of the Michigan Zoning Enabling Act (MZEA) [MCL 3202(3)] states that: “For any group of adjacent properties numbering 11 or more that is proposed for rezoning, the requirements of section 103(2) [MCL 3103(2)] and the requirement of section 103(4)(b) [MCL 3103(4)(b)] that street addresses be listed do not apply to that group of adjacent properties.” Section 103(2) of the MZEA [MCL 3103(2)] outlines the requirements for mailing or delivering notices to the owners/occupants of properties or structures within 300 feet of the subject property. The Township may wish to include this exception under section 22.3.1B.

22.3.1C “In addition, any petition for amendment shall require a public hearing, notice ~~of~~ which shall be given by ~~two~~ publications in a newspaper of general circulation in the township not less than 15 days before the application will be considered for approval.”

Section 103(4) of the MZEA [MCL 3103(4)] states that “A notice under this section shall do all of the following:

(a) Describe the nature of the request.

(b) Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.

(c) State when and where the request will be considered.

(d) Indicate when and where written comments will be received concerning the request.”

The Township may wish to include the above noticing requirements as section 22.3.1D.

22.3.2 “**Submission to County Planning Commission.** Following the hearing, the petition shall be submitted to the county planning commission for review and recommendation, as required by section 307 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3703). If a recommendation from the county planning commission has not been received within 30 days, it shall be presumed that the county has waived its right for review and recommendation.”

Section 307(3) of the MZEA [MCL 125.3703(3)] does place a 30-day clock on the review of township zoning amendments. However, it should be pointed out that this time may need to be extended given the published monthly meeting schedule of the Lenawee County Planning Commission.

- 22.3.3B “The township board may hold additional hearings if the board considers it necessary. The township board shall grant a hearing on a proposed ordinance provision to an interested property owner who requests a hearing by certified mail, addressed to the clerk of the legislative body, per the requirements of section 401(4) of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 3401(4)). Pursuant to section 401(5) of the Michigan Zoning Enabling Act (PA 110 of 2006, MCL 125.3401(4)), as amended, the township board may by majority vote of its membership: . . .”

Section 22.3.3C contains 10 considerations under which the planning commission and township board must review a proposed zoning amendment. Conditions #7-#10 pertain to rezonings. However, the zoning plan element included in the township’s master plan already lists the following rezoning criteria:

- *“Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township’s master plan?”*
- *Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?*
- *Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?*
- *Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?”*

The township may wish to substitute the rezoning criteria listed in the zoning plan element of the master plan for conditions #7-#10 or simply refer to the rezoning criteria listed in the zoning plan element of the master plan in condition #7 and eliminate conditions #8-#10.

- 22.3.4 “**Notice and Record of Amendment Adoption.** Following adoption of an amendment by the township board, one notice of adoption shall be filed with the township clerk and one notice shall be published in a newspaper of general circulation in the township within 15 days after adoption, in accordance with section 401(7) of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3401(7)), as amended. A record of all amendments shall be maintained by the township clerk and the township zoning official. A master zoning map shall be maintained by the township zoning official, which shall identify all map amendments by number and date.”

It may be potentially confusing to require that the township zoning official maintain a master zoning map “which shall identify all map amendments by number and date.” Rather, the township may wish to require the zoning official to maintain a listing of all map amendments by number, date, and location.

- 22.3.5 “**Referendum.** Within 30 days following the passage of the zoning ordinance, a petition signed by a number of qualified and registered voters may be filed with the township clerk requesting submission of an ordinance or part of an ordinance to the electors for their approval, in accordance with section 402 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3402), as amended.”

Conformance to Court Decree (Section 22.4)

This section is already included in the current article XXII. Staff has no suggestions or comments regarding this section.

Conditional Rezoning (Section 22.5)

Staff has a various suggestions and comments regarding this section:

22.5.1 **"Intent.** It is recognized that there are certain instances where it would be in the best interests of the township, as well as advantageous to property owners seeking a change in zoning classification, that certain conditions could be proposed by property owners as part of a request for rezoning. This is especially true since the township must consider all potential uses which may be made of property when considering a traditional rezoning request, some of which may be inappropriate for a particular piece of property considering items such as, but not limited to, the surrounding land uses, the township land use plan, available infrastructure, and natural features. It is the intent of this section to provide a process consistent with the provisions of section 405 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request."

Section 22.5.2B contains information concerning a required pre-application conference for all conditional rezonings. The township may wish to encourage the use of a pre-application conference for special land use permits and site plan approvals.

22.5.6 **"Planning Commission Review.** The planning commission, after public hearing and consideration of the factors for rezoning set forth in section ~~22.1.4~~ 22.3.3C of this ordinance, may recommend approval, approval with recommended changes, or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner in writing. In the event that any recommended changes to the offer of conditions are not subsequently offered by the owner in writing, the recommendation of the planning commission shall be considered by the township board to be a recommendation of denial of the proposed conditional rezoning."

22.5.7 **"Township Board Review.** After receipt of the Township Planning Commission's recommendation, the township board shall, consistent with section ~~22.1.4~~ 22.3.3B, review the planning commission's recommendation and the County Planning Commission recommendations deliberate upon the requested conditional rezoning, and may approve or deny the conditional rezoning request. If the applicant initiates additional or different conditions not considered by the planning commission subsequent to the recommendation of the planning commission, then the township board shall refer such proposed additional or different conditions to the planning commission for report thereon within a time specified by the township board, and the township board shall thereafter proceed to deny or approve the conditional rezoning."

22.5.11 **"Reversion of Zoning.** If approved development and/or use of the rezoned land does not occur within the time frame specified under section ~~22.3.8~~ 22.5.10 above, then the land shall revert to its former zoning classification as set forth in section 405(2) of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3405), as amended. The reversion process shall be initiated by the township board, and proceed pursuant to section ~~22.1.4~~ 22.1.12."

- 22.5.12 **“Subsequent Rezoning of Land.** When land that is conditionally rezoned with the statement of conditions is thereafter rezoned to a different zoning classification, or to the same zoning classification but with a different or no statement of conditions, whether as a result of a reversion of zoning pursuant to section ~~22.3-9~~22.5.11 above, or upon application of the landowner, or otherwise, the statement of conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the township clerk shall record with the Lenawee County Register of Deeds a notice that the statement of conditions is no longer in effect.”
- 22.5.13A **“During the time period for commencement of an approved development or use specified pursuant to subsection ~~22.3-8~~22.5.10 above, or during any extension thereof granted by the township board, the township shall not add to or alter the conditions in the statement of conditions.”**
- 22.5.14 **“Township Right to Rezone.** Nothing in the statement of conditions nor in the provisions of this section shall be deemed to prohibit the township from rezoning all or any portion of land that is subject to a statement of conditions to another zoning classification. Any rezoning shall be conducted in compliance with this ordinance and the Michigan Zoning Enabling Act. (P.A. 110 of 2006, MCL 125.3101 et. seq.), as amended.”
- 22.5.15 **“Failure to Offer Conditions.** The township shall not require an owner to offer conditions as a requirement for rezoning, per the requirement of section 405(5) of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.2405(5)), as amended. The lack of an offer of conditions shall not affect an owner's rights under this ordinance.”

The proposed amendment brings the zoning ordinance into compliance with the Michigan Zoning Enabling Act (MZEA) regarding public hearing requirements and the noticing of public hearings for amendments to the zoning ordinance (i.e., text amendments and rezonings). However, those MZEA requirements must also apply to public hearings and the noticing of public hearings for conditional uses held by the planning commission and township board as well as for variances, appeals, and interpretations considered by the zoning board of appeals. The pertinent sections of the zoning ordinance concerning conditional uses, variances, appeals, and interpretations should be amended in the near future to reference the public hearing requirements and the noticing of public hearings contained in proposed section 22.3.

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to recommend **APPROVAL WITH COMMENTS/MODIFICATIONS** of the proposed amendment to Article XXII, Amendments, of the Zoning Ordinance to the Woodstock Township Board. The Township Planning Commission should consider the proposed suggestions and comments made by the LCPC and its staff contained in the text of this report before forwarding the proposed amendment to the Township Board for final approval.

Actions the LCPC can take:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**
- (5) **TABLE** the request

LCPC Case #: 17 - 04
(For LCPC Use Only)

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/ survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Woodstock TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM _____ ZONE TO _____ ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE XXII SECTION 22.1-22.5.15

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

See attached

- C. **PUBLIC HEARING** on the above amendment was held on: month 01 day 12 year 2017
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 12 day 29 year 2016
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Daily Telegram

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to () APPROVE or () DISAPPROVE.

Chairman Recording Secretary 12 / 17 / 17 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
- () Recommends APPROVAL of the zoning change
- () Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- () Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- () Takes NO ACTION.

_____() Chair or () Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Township Clerk

WOODSTOCK TOWNSHIP
6486 DEVILS LAKE HWY
ADDISON, MI 49220
Zoning Ordinance Amendment Change

The meeting was called to order by Chairman James Ellis, present were Ellis, Josephs, Votzke, Wall, Kennard, absent Crawford, Corder. No citizen present Zoning Inspector Don Figiel and Chari Cure clerk taking minutes for the planning commission were present.

Ellis read the notice that was in the paper which states," Woodstock Township Planning Commission will hold a public hearing located at the above address on Thursday January 12, 2017 at 7 pm. This meeting is to approve the adding of Article XXII Amendment Section 22 to the current Zoning Book. All Documents can be viewed at the above address during normal business hours. All correspondence on this matter may be sent to the above address attention Planning Commission."

Ellis recommends that all zoning ordinance will be have date adopted in the bottom corner so that it is easier to establish what is the current one and what is the old/new.

Motion to recommend to the Township Board to adopt Article 22 Section 22 into the Zoning Ordinances Book as submitted by Votzke 2nd by Ellis. RC: Kennard-yes, Wall-yes, Votzke-yes, Ellis-yes, Josephs-yes. Motion passes.

Motion to adjourn by Ellis 2nd by Josephs ayes all meeting adjourned at 7:10pm.

Submitted by Chari Cure-clerk

Amend. 22 -

Zoning Ins. Don also
present.

7pm - Ellis - Josephs, Utzke, Wall, Kennard -
All to order

Ellis - recommends that all zoning
ordinances will put in books when
adopted etc.

Motion Referred to Township
to adopt Act 22
into the Zoning Ordinance. - J.E. -

RC: Ken - yes. Wall - yes, Utzke, yes. Ellis - yes. Josephs - yes.
Motion passes -

Motion by Ellen and by Josephs -
to adjourn - 7:10pm

ARTICLE XXII

AMENDMENTS

SECTION 22.1 INITIATION OF AMENDMENT

The township board may from time to time, at its own initiative or upon recommendation from the planning commission or on petition, amend, supplement, or change the district boundaries or the regulations herein, pursuant to the authority and procedures set forth in Michigan Zoning Enabling Act (P.A. 110 of 2006), as amended. Text amendments may be proposed by any governmental body or any interested person or organization. Changes in district boundaries may be proposed by any governmental body, any person having a freehold interest in the subject property, or by the designated agent of a person having a freehold interest in the property.

SECTION 22.2 PETITION FOR AMENDMENT

22.2.1 Filing of Petition. A petition for an amendment to the text of this ordinance or an amendment to change the zoning classification of a particular property shall be commenced by filing a petition with the township zoning official, on the forms and accompanied by the fees specified. The petition shall explicitly describe the proposed amendment and shall be signed by the applicant.

22.2.2 Petition Contents. Petitions for rezoning of a specific site shall be accompanied by a plot plan or survey, which shall contain the following information:

- A Applicant's name, address, and telephone number.
- B Scale, north point, and dates of submission and revisions.
- C Zoning classification of petitioner's parcel and all abutting parcels.
- D Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
- E Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.
- F Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.
- G Location of existing drainage courses, floodplains, lakes and streams, and woodlots.
- H All existing and proposed easements.
- I Location of sanitary sewer or septic systems, existing and proposed.
- J Location and size of water mains, well sites, and building service, existing and proposed.

SECTION 22.3 REVIEW PROCEDURES

After the completed petition and all required supporting materials have been received and fees paid, the petition shall be reviewed in accordance with the following procedures:

22.3.1 Planning Commission Review.

- A The petition shall be placed on the agenda of a special meeting to be held by the planning commission. The planning commission shall review the petition for amendment in accordance with the procedures and public hearing and notice requirements set forth in this zoning ordinance and other applicable sections of Michigan Zoning Enabling Act (P.A. 110 of 2006) as amended.
- B If an individual property or several adjacent properties are proposed for rezoning, the planning commission shall give notice of the proposed rezoning to the owner of the property in question, to all persons to whom any real property within 300 feet of the premises in question is assessed not less than 15 days before the application will be considered for approval. Said notice shall be delivered personally or by mail not less than 15 days before the hearing.
- C In addition, any petition for amendment shall require a public hearing, notice of which shall be given by two publications in a newspaper of general circulation in the township.

22.3.2 Submission to County Planning Commission. Following the hearing, the petition shall be submitted to the county planning commission for review and recommendation. If a recommendation from the county planning commission has not been received within 30 days, it shall be presumed that the county has waived its right for review and recommendation.

22.3.3 Action by Planning Commission and Township Board.

- A Following the hearing on the proposed amendment, the planning commission shall make written findings of fact which it shall transmit together with the comments made at the public hearing, the comments from the county planning commission, and its recommendations to the township board within 60 days of receipt of the completed petition.
- B The township board may hold additional hearings if the board considers it necessary. Pursuant to the Michigan Zoning Enabling Act (PA 110 of 2006), as amended, the township board may by majority vote of its membership:
 1. Adopt the proposed amendment,
 2. Reject the proposed amendment,
 3. Refer the proposed amendment back to the planning commission for further recommendation within a specified time period. Thereafter, the township board may either adopt the amendment with or without the recommended revisions, or reject it.
- C **Review considerations.** The planning commission and township board shall, at minimum, consider the following before taking action on any proposed amendment:
 1. Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?
 2. Is the proposed amendment consistent with the comprehensive plan of the township?
 3. Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?
 4. Will the amendment correct an inequitable situation created by the zoning

ordinance, rather than merely grant special privileges?

5. Will the amendment result in unlawful exclusionary zoning?
6. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?
7. If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?
8. If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?
9. If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?
10. If a rezoning is requested, what is the impact on the township infrastructure? The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.

22.3.4 Notice and Record of Amendment Adoption. Following adoption of an amendment by the township board, one notice of adoption shall be filed with the township clerk and one notice shall be published in a newspaper of general circulation in the township within 15 days after adoption, in accordance with section 401 of the Michigan Zoning Enabling Act (P.A. 110 of 2006), as amended. A record of all amendments shall be maintained by the township clerk and the township zoning official. A master zoning map shall be maintained by the township official, which shall identify all map amendments by number and date.

22.3.5 Referendum. Within 30 days following the passage of the zoning ordinance, a petition signed by a number of qualified and registered voters may be filed with the township clerk requesting submission of an ordinance or part of an ordinance to the electors for their approval, in accordance with section 402 of the Michigan Zoning Enabling Act (P.A. 110 of 2006) as amended.

SECTION 22.4 CONFORMANCE TO COURT DECREE

Any amendment for the purpose of conforming a provision thereof to the decree at a court of competent jurisdiction shall be adopted by the Woodstock Township Board and the amendments published without referring the same to any other board or agency.

SECTION 22.5 CONDITIONAL REZONING

22.5.1 Intent. It is recognized that there are certain instances where it would be in the best interests of the township, as well as advantageous to property owners seeking a change in zoning classification, that certain conditions could be proposed by property owners as part of a request for rezoning. This is especially true since the township must consider all potential uses which may be made of property when considering a traditional rezoning request, some of which may be inappropriate for a particular piece of property considering items such as, but not limited to, the surrounding land uses, the township land use plan, available infrastructure, and natural features. It is the intent of this section to provide a process consistent with the provisions of section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

22.5.2

Application and Offer of Conditions. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process as set forth below.

A **General procedure.** A request for a conditional rezoning shall be commenced by filing a petition with the township zoning official, on the required forms, accompanied by the specified fees. The petition shall explicitly describe the proposed conditional rezoning and shall be signed by the owner of the property. Petitions for conditional rezoning of a specific site shall be accompanied by a plot plan or survey, which contains all the information required in section 22.2.2 of this ordinance. The applicant shall also present a conceptual plan showing the specific proposed use of the property, and containing all the information outlined in section 22.2.2 of this ordinance.

B **Pre-application conference.**

1. Prior to filing a formal request for a conditional rezoning, and prior to a public hearing, the applicant must informally meet with the township zoning official, and other representatives as deemed necessary by the township, to discuss the proposed development. The pre-application conference is intended to be informative and advisory in nature, and affords the applicant the opportunity to discuss the land use and planning policies of the Township of Woodstock.
2. The applicant must present a conceptual plan for the contemplated conditional rezoning at or before the pre-application conference. Any and all statements made by the Township of Woodstock Board of Trustees, zoning officials, planning commissioners, township employees, attorneys, agents or representatives at the pre-application conference have no legal force and are not legal and binding promises, commitments or contracts.

22.5.3

Review Procedures. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested. Further, the planning commission and township board shall, at a minimum, consider all the review considerations contained in section 22.3.3C. of this ordinance in rendering a decision on a request for conditional rezoning.

22.5.4

Other Required Approvals.

- A Any use or development proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
- B Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this ordinance may only be commenced if a variance for such use or development is ultimately granted by the zoning board of appeals in accordance with the provisions of this ordinance.
- C Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the terms of this ordinance.

- 22.5.5 Amendment of Conditions.** The offer of conditions may be amended during the process of conditional rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner, and confirmed in writing. An owner may withdraw in writing all or part of its offer of conditions any time prior to final rezoning action of the township board provided that, if such withdrawal occurs subsequent to the planning commission's public hearing on the original rezoning request, then the rezoning application shall be referred back to the planning commission for a new public hearing with appropriate notice and a new recommendation.
- 22.5.6 Planning Commission Review.** The planning commission, after public hearing and consideration of the factors for rezoning set forth in section 22.1.4 3 of this ordinance, may recommend approval, approval with recommended changes, or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner in writing. In the event that any recommended changes to the offer of conditions are not subsequently offered by the owner in writing, the recommendation of the planning commission shall be considered by the township board to be a recommendation of denial of the proposed conditional rezoning.
- 22.5.7 Township Board Review.** After receipt of the Township Planning Commission's recommendation, the township board shall, consistent with section 22.1.,3 review the planning commission's recommendation and the County Planning Commission recommendations deliberate upon the requested conditional rezoning, and may approve or deny the conditional rezoning request. If the applicant initiates additional or different conditions not considered by the planning commission subsequent to the recommendation of the planning commission, then the township board shall refer such proposed additional or different conditions to the planning commission for report thereon within a time specified by the township board, and the township board shall thereafter proceed to deny or approve the conditional rezoning.
- 22.5.8 Approval.** If the township board finds the conditional rezoning request and offer of conditions acceptable, the offer of conditions shall be incorporated into a formal written statement of conditions acceptable to the owner and conforming in form to the provisions of this section. The statement of conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the township board to accomplish the requested conditional rezoning. The statement of conditions shall:
- A Be prepared in a form recordable with the Lenawee County Register of Deeds;
 - B Contain a legal description of the land to which it pertains;
 - C Contain a statement acknowledging that the statement of conditions runs with the land, and is binding upon successor owners of the land;
 - D Incorporate by attachment the conceptual plan which formed the basis of the conditional rezoning;
 - E Contain the notarized signatures of all the owners of the property proceeded by a statement attesting to the fact that they are the only parties having an interest in the property, and that they voluntarily offer and consent to the provisions contained within the statement of conditions;
 - F The statement of conditions may be reviewed and approved by the township attorney, with the applicant to pay all costs associated with such review and approval;
 - G The approved statement of conditions shall be filed by the owner with the Lenawee County Register of Deeds within 30 days after approval of the conditional rezoning.

The owner shall provide the township with a recorded copy of the statement of conditions within 30 days of receipt. The township board shall have the authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of the statement of conditions would be of no material benefit to the township or to any subsequent owner of the land; and

- H Upon the conditional rezoning taking effect, and after the required recording of the statement of conditions, use of the land so rezoned shall conform thereafter to all the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the statement of conditions.

22.5.9 Compliance with Conditions. Any person who establishes development or commences a use upon land that has been conditionally rezoned shall continuously operate and maintain the development or use in full compliance with all the conditions set forth in the statement of conditions. Any failure to comply fully with the conditions contained within the statement of conditions shall constitute a violation of this ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.

22.5.10 Time Period for Establishing Development or Use. The approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within one year after the effective date by publication of the conditional rezoning action, and must thereafter proceed diligently to completion. This time limitation may, upon written request, be extended by the township board if:

- A It is demonstrated to the township board's sole satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion, and
- B The township board finds that there has not been a change in circumstances that would render the conditional rezoning with statement of conditions incompatible with other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.

22.5.11 Reversion of Zoning. If approved development and/or use of the rezoned land does not occur within the time frame specified under section 22.3.8 above, then the land shall revert to its former zoning classification as set forth in MCL 125.3405. The reversion process shall be initiated by the township board, and proceed pursuant to section 22.1.1.

22.5.12 Subsequent Rezoning of Land. When land that is conditionally rezoned with the statement of conditions is thereafter rezoned to a different zoning classification, or to the same zoning classification but with a different or no statement of conditions, whether as a result of a reversion of zoning pursuant to section 22.3.9 above, or upon application of the landowner, or otherwise, the statement of conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the township clerk shall record with the Lenawee County Register of Deeds a notice that the statement of conditions is no longer in effect.

22.5.13 Amendment of Conditions.

- A During the time period for commencement of an approved development or use specified pursuant to subsection 22.3.8 above, or during any extension thereof granted by the township board, the township shall not add to or alter the conditions in the statement of conditions.

- B The statement of conditions may be amended thereafter in the same manner as was prescribed for the original conditional rezoning and statement of conditions.

22.5.14 Township Right to Rezone. Nothing in the statement of conditions nor in the provisions of this section shall be deemed to prohibit the township from rezoning all or any portion of land that is subject to a statement of conditions to another zoning classification. Any rezoning shall be conducted in compliance with this ordinance and the Michigan Zoning Enabling Act. (MCL 125.3101 et. seq.).

22.5.15 Failure to Offer Conditions. The township shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's rights under this ordinance.

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
MONTHLY ORDINANCE REVIEW
MEETING ATTENDANCE SHEET

DATE: 1-12-17 Amendment

NAME: [Signature]

NAME: [Signature]

NAME: John Wall

NAME: Randy Kennard

NAME: [Signature]

NAME: _____

NAME: _____

NAME: _____

APPROVED BY: [Signature] PC Chair

AFFP

001-Amendment Section 22

RECEIVED
JAN 02 2017
Woodstock Twp.

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS

WOODSTOCK
TOWNSHIP
6486 DEVILS LAKE HWY., ADDISON, MI 49220, 517-547-6598
Planning
Commission Meeting
Amendment Section 22

Elena Amador, being duly sworn, says:

That she is Elena Amador of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 29, 2016

Woodstock Township Planning Commission will hold a public hearing located at the above address on Thursday January 12, 2017 at 7:00pm. This meeting is to approve the adding of Article XXII Amendment Section 22 to the current Zoning book.

All Documentation can be viewed at the above address during normal business hours. All correspondence on this matter may be sent to the above address attention Planning Commission.

Submitted by Cathy Henning, Recording secretary

Posted: December 27, 2016

1T December 29.

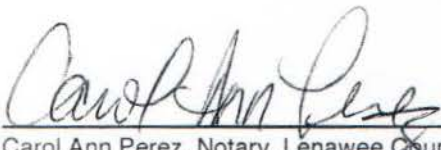
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Elena Amador

Subscribed to and sworn to me this 29th day of December 2016.



Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00222331

WOODSTOCK TOWNSHIP
6486 Devils Lake Hwy.
ADDISON, MI 49220

The Current

ARTICLE XXII

AMENDMENT PROCEDURES

SECTION 22.1 INITIATING AMENDMENTS AND FEE

The Township Board may, from time to time, on recommendation from the Planning Commission or on its own motion amend, modify, supplement, or revise the district boundaries or the provisions and regulations herein established whenever the public necessity and convenience and the general welfare require such amendment Said amendment may be initiated by resolution of the Township Board, the Planning Commission, or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Township Board or the Planning Commission, the petitioner requesting an amendment shall at the time of application pay the fee established by resolution of the Township Board, no part of which shall be returnable to the petitioner.

SECTION 22.2 AMENDMENT PROCEDURES

The procedure for making amendments to this Ordinance shall be in accordance with Michigan Zoning Enabling Act, Act No. 110 of the 2006 Public Acts of Michigan.

SECTION 22.3 CONFORMANCE TO COURT DECREE

Any amendment for the purpose of conforming a provision thereof to the decree of a court of competent jurisdiction shall be adopted by the Woodstock Township Board and the amendments published without referring the same to any other board or agency.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MASTER PLAN REPORT | #17-01

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: February 22, 2017

Proposal: Proposed 2017 edition of the *City of Hudson Master Plan*

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

Analysis and Recommendation

Is the proposed master plan inconsistent with the master plan of any adjacent municipality?

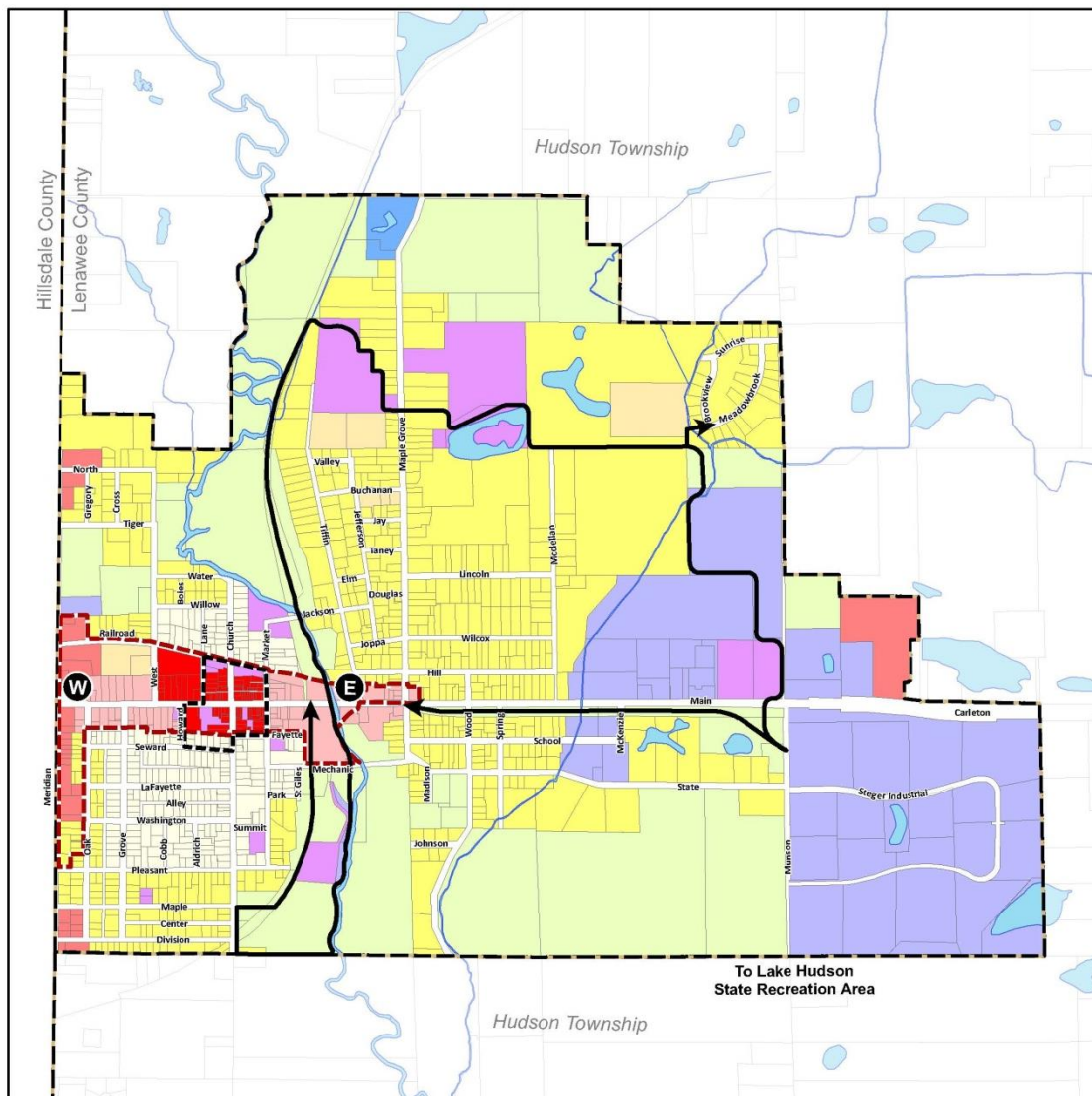
Staff was able to locate the 2014 edition of the *Hudson Township Master Plan*—including its future land use map—which surrounds the City of Hudson to the north, east, and south. The Township plan recommends “industrial” uses along Meridian Road (US-127), directly north of the City, while “large lot residential” uses are recommended for adjacent properties within the City. The Township plan also recommends “industrial” uses for an area bordering the City to the east where adjacent land within the City is also recommended for “industrial” uses. A small “commercial” area is recommended in the Township along Meridian Road (US-127), immediately south of the City, and “residential” uses are proposed for surrounding properties. The City also recommends an adjoining “highway commercial” area along Meridian Road (US-127), surrounded by “large lot residential uses.” Based upon this analysis, the City’s master plan is largely consistent with the Township’s master plan.

Is the proposed master plan inconsistent with Lenawee County’s master plan?

The City’s master plan proposes a variety of intensive land uses within its boundaries as well as “agriculture, open space, and parks” recommended for the majority of Bean Creek as it traverses the municipality. That vision is consistent with the *Lenawee County Comprehensive Land Use Plan*—including its future land use map—which recommends “intensive development,” with a “greenway” along Bean Creek, for the City of Hudson and its immediate surroundings.

Staff Recommendation – Based upon the above analysis, staff advises the Lenawee County Planning Commission to state that, in its opinion, the 2017 edition of the *City of Hudson Master Plan* is largely consistent with the *Hudson Township Master Plan* and consistent with the *Lenawee County Comprehensive Land Use Plan*.

Map 1 City of Hudson Future Land Use Map



Future Land Use

City of Hudson, Michigan

Future Land Use

- Civic
- Historic In-Town Residential
- Large Lot Residential
- Medium Density Residential

- Downtown Core
- Highway Commercial
- Downtown Gateway
- Office
- Industrial
- Agriculture, Open Space & Parks
- E W See Gateway Improvements Section in The Hudson Plan

- Existing Trail
- Historic District
- DDA Boundary
- Municipal Boundary

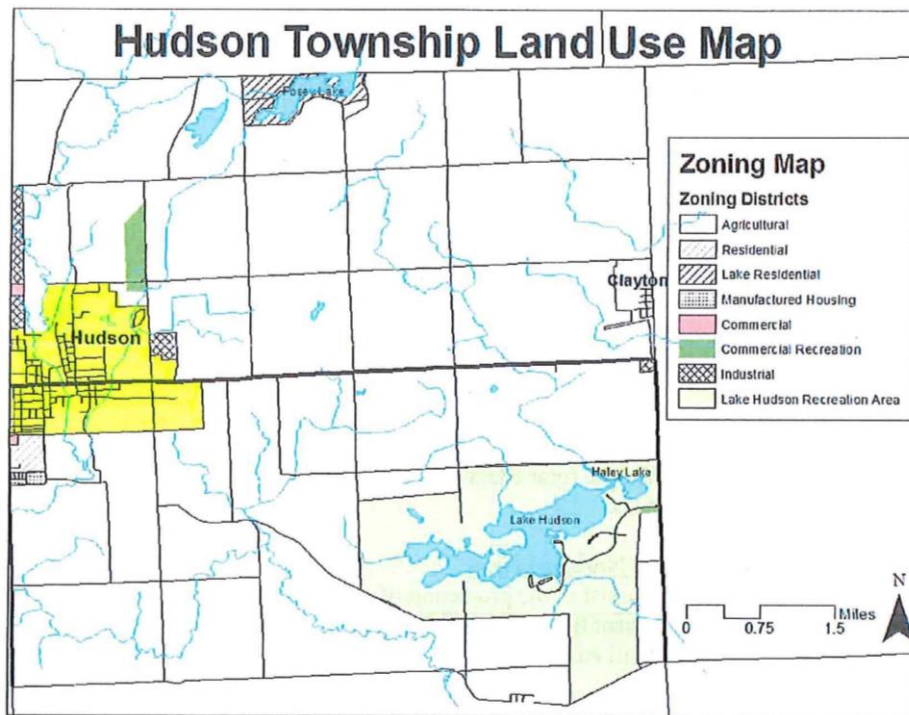
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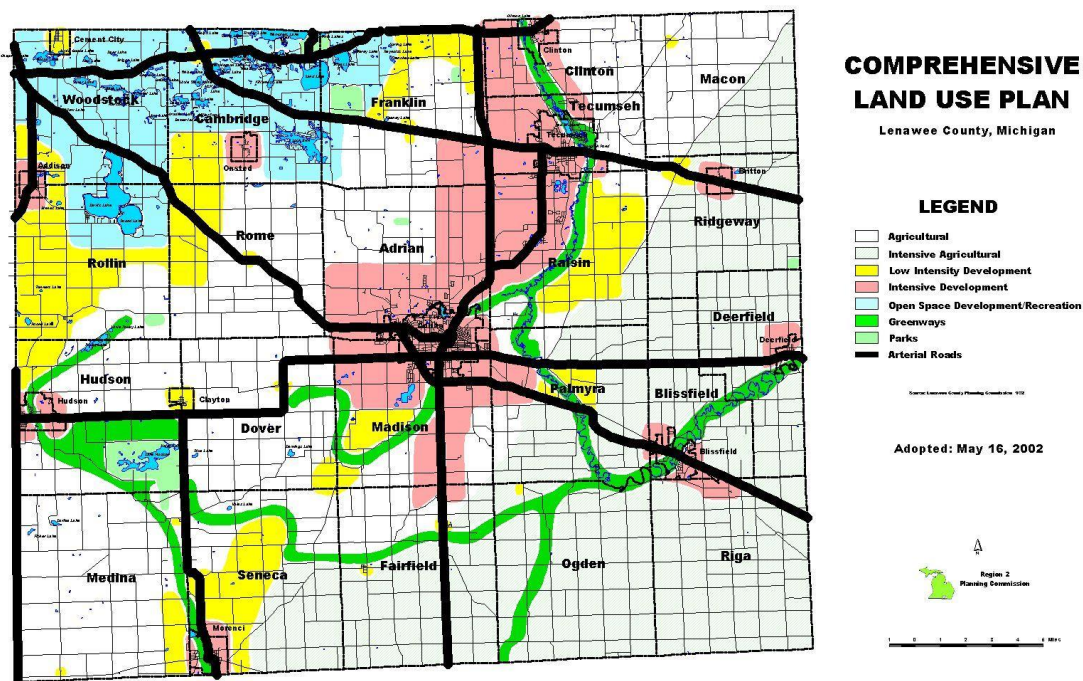


Source: Lenawee County GIS, 2010
Data Source: McKenna Associates, 9/10

Map 2
Hudson Township Future Land Use Map



Map 3
Lenawee County Future Land Use Map





Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MASTER PLAN REPORT | #17-02

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: February 22, 2017

Proposal: *South Evans Subarea Plan, a proposed addendum to the 2005 edition of the City of Tecumseh Comprehensive Plan*

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)) .

Analysis and Recommendation

Is the proposed master plan to be inconsistent with the master plan of any adjacent municipality?

The proposed *South Evans Subarea Plan* is completely surrounded by other areas of the City of Tecumseh. Therefore, this determination is not applicable. However, staff did conduct an analysis of surrounding land uses. Both concept plan alternatives recommend a “mixed-use center” and/or “non-motorized route/open space” uses in the northwestern portion of the subarea where the surrounding land use is “in-town residential.” “Industrial” uses are proposed in the southern and eastern portions of the subarea where the surrounding land uses are “industrial” or “industrial commercial” in nature. Therefore, both alternatives are consistent with the land uses proposed in the existing master plan for the surrounding area.

Is the proposed master plan to be inconsistent with Lenawee County’s master plan?

The future land uses in the proposed concept plans for the *South Evans Subarea Plan* are consistent with the countywide future land use map, which recommends “intensive development” for the City of Tecumseh.

Staff Recommendation – Based upon the above analysis, staff advises the Lenawee County Planning Commission to state that, in its opinion, the *South Evans Subarea Plan* is consistent with the existing *City of Tecumseh Comprehensive Plan* for the surrounding area and with the *Lenawee County Comprehensive Land Use Plan*.

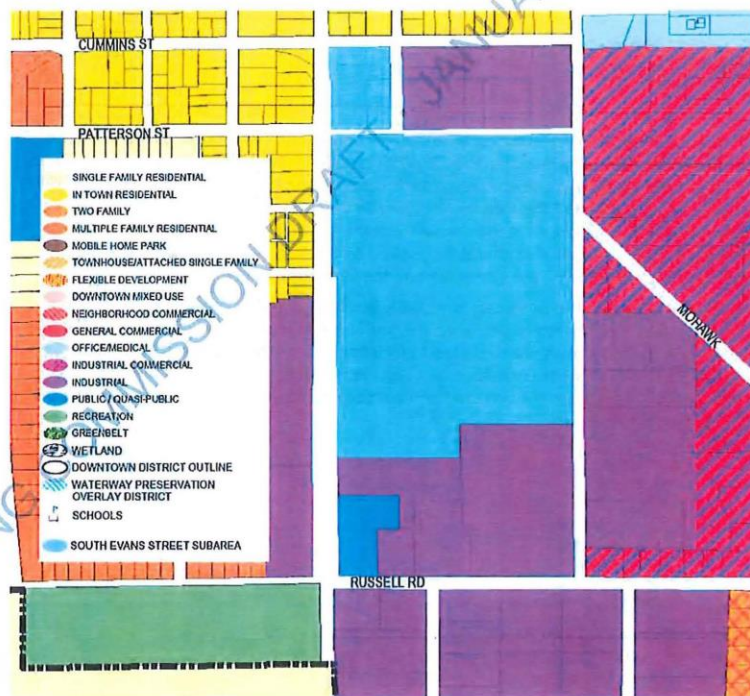
FUTURE LAND USE

This site previously had the Future Land Use designation of Industrial before the closure of Tecumseh Products. Several redevelopment ideas have since been discussed for the site. Based on the feedback from the public design workshop including the desire to have more functional open space, the amount of space available on the site, and information obtained in the retail gap analysis, two alternative Concept Plans are viable choices for the redevelopment of the site, Traditional Grid, and Campus Plan. The Planned Unit Development zoning district is the most appropriate existing zoning district in the City for redeveloping the site.

The Future Land Use designation of the site is the South Evans Street Subarea.

Future development on the site shall be consistent with the Concept Plan alternatives and the land use allocation described on the following pages.

Future Land Use Map



Within the site, we recommend a mix of uses. The building development will likely be phased. Priority for initial development should be given to prominent corner structures and buildings that create terminus views.

The total amount of square footage devoted to each use category based on the Concept Plans is as follows:

South Evans Subarea Plan, a proposed addendum to the 2005 edition of the City of Tecumseh Comprehensive Plan



January 5, 2017

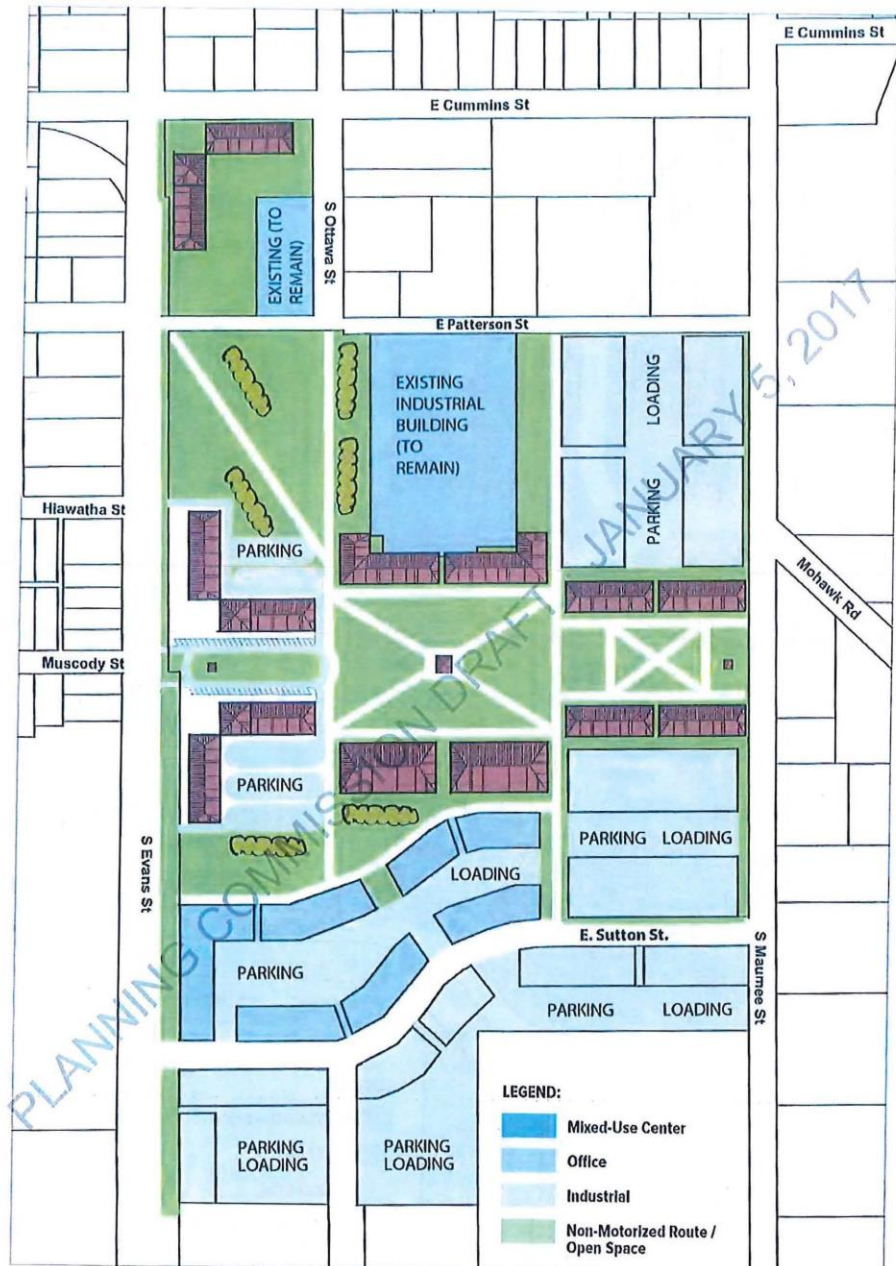
Base Map Source: City of Tecumseh, 2009

South Evans Street Subarea: Concept Plan
Alternative #1: Traditional Grid
 City of Tecumseh, Michigan



McKenna
 ASSOCIATES

South Evans Subarea Plan, a proposed addendum to the 2005 edition of the City of Tecumseh Comprehensive Plan



January 5, 2017

Base Map From City of Tecumseh, 2005

South Evans Street Subarea: Concept Plan
Alternative #2: Campus Plan
 City of Tecumseh, Michigan



McKenna
 ASSOCIATES

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South Evans Subarea Plan, a proposed addendum to the 2005 edition of the City of Tecumseh Comprehensive Plan

