



# 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](mailto:gbauman@co.jackson.mi.us)

DATE: November 16, 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
- Approval of the Minutes of the October 19, 2017, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #17-11— Raisin Township *[ACTION]* ..... 6
    - (2) #17-12— Woodstock Township *[ACTION]* ..... 16
  - b. Consideration of PA 116 Farmland Agreement(s) — None
  - c. Consideration of Master Plan(s)
    - (1) #17-04— Village of Cement City *[ACTION]* ..... 32
6. Other Business
  - a. Old Business. — None
  - b. New Business. — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment





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## MEETING MINUTES

Thursday, October 19, 2017

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

Members Present: Keith Dersham, City of Adrian; Carrie Dillon, Education; Rebecca Liedel, Madison Charter Township.; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Township

Members Absent: Karol (KZ) Bolton, Lenawee County Commission

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chair Liedel. 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, noting the addition of an item under New Business: Consider Recommending the Reappointment of Commissioners Dillon and Tipton to the LCPC.

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to approve the agenda as presented with one addition. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the September 21, 2017, meeting minutes for approval.

A motion was made by Comm. Dillon, and seconded by Comm. Tillotson, to approve the September 21, 2017, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — None.

(1) **#17-10 | Woodstock Township** — Commissioners reviewed several sets of proposed text amendments to the *Woodstock Township Zoning Ordinance* as well as a stand-alone ordinance regarding what appears to be a Woodstock Aggregate LLC pit on Round Lake Road (see the staff report).

(a) Non-substantive changes/corrections to Section 10.3.17 and Section 15.4.6 of the zoning ordinance. Staff suggested a further change and advised recommending approval of the text amendments as modified (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to recommend approval of the text amendments, as modified and advised by staff. *The motion passed unanimously.*

(b) The removal of a 2¢ per ton surcharge on the aggregate mined from what appears to be a Woodstock Aggregate LLC pit on Round Lake Road. Staff recom-

mended taking no action since the proposed amendment is to a stand-alone ordinance; having said that staff has no issue with the amendment (see the staff report).

Comm. Tillotson noted that the surcharge was made during another time and should be greater.

A motion was made by Comm. Tillotson, and seconded by Comm. Liedel, to recommend approval of the removal of the a 2¢ per ton surcharge on the aggregate mined from what appears to be a Woodstock Aggregate LLC pit on Round Lake Road (i.e., Item #24 of a stand-alone ordinance). *The motion passed unanimously.*

- (c) Adding storage units to the listings of conditional uses permitted in the Agricultural (Section 4.3) and Lake Residential (Section 4.3) districts. Staff advised recommending disapproval of the text amendments (see the staff report).

Comm. Tillotson stated that he thought that adding storage units as a conditional use in the Agricultural (AG) District was not a bad idea and that plans are needed for the developments. Commissioners and staff discussed that a “yes” vote to recommend disapproval of the amendments is essentially a vote to not add storage units as a permitted conditional use in the AG and Lake Residential (RL) districts.

A motion was made by Comm. Dillon, and seconded by Comm. Dersham, to recommend disapproval of the proposed text amendments. Comm. Tillotson requested a rollcall vote: Dersham voted Yes; Dillon voted Yes; Liedel voted No, Tillotson voted No, and Tipton voted No. *The motion passed with a 3-2 majority.*

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

- (1) **#17-21 | Dover Township.** — Commissioners reviewed a proposed agreement for a property located in Section 29 (T7S,R2E) of the Township, noting various application deficiencies identified by staff (see the staff report).

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

**Item 6 Other Business**

- a. **Old Business** — None.
- b. **New Business**

- (1) **Consider Recommending the Reappointment of Commissioners Dillon and Tipton to the Commission** — Staff explained that the terms of Commissioners Dillon and Tipton expire at the end of 2017 and County Administration is seeking recommendations regarding their reappointment. Comm. Dillon stated that she is not seeking reappointment to the LCPC. Comm. Tipton would like to be reappointed.

A motion was made by Comm. Liedel, and seconded by Comm. Dersham, to recommend the reappointment of Comm. Tipton to the Lenawee County Planning Commission. *The motion passed unanimously.*

A motion was made by Comm. Liedel, and seconded by Comm. Tillotson, to thank Comm. Dillon for her service on the Planning Commission. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with a long horizontal stroke 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 REVIEW | #17-11

Petitioner: Township of Woodstock

Date: October 19, 2017

Petition Type: Proposed text amendment

Petition Description: **Various text amendments to the Raisin Charter Township Zoning Ordinance regarding Solar Farm standards**

### Summary

The Raisin Charter Township Planning Commission developed a package of proposed amendments to Section 10.70.27 of the Township's zoning ordinance which provide standards for the development of "solar farms" or "large scale photovoltaic solar farm facilities" (please see the attached background material). The amendments would also add "solar farms" or "large scale photovoltaic solar farm facilities" to the listings of permitted special land uses in the Agricultural (A-1) and Light Industrial (I-1) districts (Sections 4.30 and 7.30, respectively).

### Analysis and Recommendation

**Township Planning Commission Recommendations** – The Raisin Charter Township Planning Commission recommends approval of the proposed amendments:

**LCPC Staff Analysis** – Staff makes the following suggestions/comments regarding the proposed amendments:

- Subsection B contains many definitions which are not referenced in the rest of the proposed amendments. Superfluous definitions should be struck.
  - The definition for "solar farms" should also include "large photovoltaic solar farm facilities" in the title given that the term is used interchangeably with "solar farms".
  - The definition for "solar farms" makes reference to "concentrating solar thermal devices" which are not cited elsewhere in the ordinance.
- Subsection C contains development and design standard requirements.
  - The Subsection C1 reference to a "Special Land Use" should be "Special Land Use standards".
  - The 15-ft and 30-ft setbacks in Subsection C.4 seem fairly narrow. Should the setbacks not be at least the setback requirements for the pertinent zoning district?
  - It is interesting to note that an air conditioner and a dishwasher have noise levels of 60 and 70 dBAs, respectively. The maximum allowable dBA noted in Subsection C.1 is 65.
  - Subsection C.8 states that a solar farm should be fully screened from public roads and adjacent residences. This can be quite expensive. Would a 50% or 75% minimum coverage be a better solution?
  - Should Subsection C.12 also require a decommissioning bond?
  - Subsection C.13 references the right for the Township to require same-day inspection as

the notice delivered to the applicant. Is this really needed, especially given the fact the applicant has the right to approve consultant making the inspection?

- Subsection C.14 references a reasonable “cure” period. Staff is not familiar with that term.

A sheet was also included proposing the addition of “commercial solar farms” as Special Land Uses in the Agricultural (A-1) and Light Industrial (I-1) districts. This language should be changed to recommend the addition of “solar farms” or “large scale photovoltaic solar farm facilities” to the listings of special land uses in the Agricultural (A-1) and Light Industrial (I-1) districts. The actual number listing under both districts should also be referenced.

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to recommend **APPROVAL WITH COMMENTS** of the proposed amendments to the Raisin Charter Township Board.

**Actions the LCPC can take:**

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

**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 RAISIN CHARTER 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 10 SECTION 10.70.27  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) SPECIAL LAND USE FOR COMMERCIAL SOLAR FARMS. SEE ATTACHED DRAFT FOR SECTION 10.70.27. (ART. 4, A-1, 4.30.22) (ART. 7, I-1, 7.30.10)

C. PUBLIC HEARING on the above amendment was held on: month OCTOBER day 31 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 13 year 2017  
(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.  
CHERYL BENHAM, Recording Secretary 10 / 31 / 2017 (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



**ARTICLE 10, SECTION 10.70.27 - SPECIAL LAND USE (CONDITIONAL USE) – COMMERCIAL SOLAR FARMS**

This Special Land Use (Conditional Use) will be used in the following Township Districts:

**ARTICLE 4, A-1 AGRICULTURAL DISTRICT**

SECTION 4.30, SPECIAL LAND USE (CONDITIONAL USE) 4.30.22

**ARTICLE 7, I-1 LIGHT INDUSTRIAL DISTRICT**

SECTION 7.30, SPECIAL LAND USE (CONDITIONAL USE) 7.30.10

**RAISIN CHARTER TOWNSHIP  
LENAWEE COUNTY, MICHIGAN  
ARTICLE 10  
SPECIAL LAND USE**

**SECTION 10.70.27 COMMERCIAL SOLAR FARMS**

**A. PURPOSE:** To provide for the land development, installation and construction regulations for large photovoltaic solar farm facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish minimum requirements and standards for the placement, construction and modification of large photovoltaic solar farm facilities.

This Article is intended to:

1. Protect Township areas from any potentially adverse effects, such as visual or noise impacts, of solar farm facilities, and related structures or devices so that the public health, safety, and welfare will not be jeopardized.
2. Provide for a land use that will provide an energy source with low associated environmental impacts.
3. Provide for the removal of abandoned or noncompliant solar farm facilities, and related structure or devices.
4. Allow as a Special Land Use for solar farm facilities, and related structures or devices in the Township districts zoned for Agricultural (A-1) and Industrial (I-1).

**B. DEFINITIONS:** In addition to Ordinance Article II definitions, the following terms and phrases shall have the meanings set forth below:

**AC Power (Alternating Current):** An electrical current whose magnitude and direction varies. It is considered the "standard" electrical power.

**Attached System:** A solar system in which solar panels are mounted directly on the building, typically the roof.

**DC Power (Direct Current):** An electrical current whose magnitude and direction stay constant. The photovoltaic cells on solar panels capture energy from sunlight in the form of DC and must be converted to AC by an inverter.

**Detached Systems:** Also known as a Ground Mounted Systems or Freestanding, a solar system that is not attached directly to a building, but is supported by a structure that is built on the ground.

**Distributed Generation:** As opposed to centralized generation, distributed generation refers to a number of small power-generating modules located at or near the point of energy consumption.

**Gigawatt:** A unit of power equal to one billion watts.

**Grid:** The infrastructure of power lines, transformers and substations that delivers electric power to buildings. The utility grid is owned and managed by electric utility companies.

**Installer:** A contractor that installs solar systems.

**Interconnection:** A link between utility company power distribution and local power generation that enables power to move in either direction.

**Inverter:** A device that converts DC power captured by the photovoltaic cells on solar panels into AC power.

**Kilowatt:** A unit of power equal to one thousand watts.

**Megawatt:** A unit of power equal to one million watts.

**Net Metering:** A policy whereby utility customers with small-scale renewable power sources, including solar, receive credit from their utility provider for electricity generated in excess of their needs (also known as "net excess generation").

**On/Off Grid System:** A solar energy system that is interconnected with the utility grid is an on-grid or grid-tied system, while a system not interconnected is an off-grid system.

**Permitting:** The process by which a local unit of government allows for certain development, changes, and activities in their jurisdiction.

**Photovoltaic (PV):** A method of generating electrical power by converting solar radiation (sunlight) into direct current electricity using semiconductors.

**Solar Collection Devices-General:** Solar collection devices are designed to capture and utilize the energy of the sun to generate electrical power. A solar collection device is the actual material(s) used to collect solar rays and all associated ancillary and structural devices needed to support and convert/transmit the energy collected. These devices may be either freestanding or attached to a structure and are sized to meet the various user needs and/or utility requirements.

**Solar Collection Devices-Small Freestanding:** An array of freestanding (not attached to a principal or accessory structure) solar collection materials that have a manufacturer's rating up to but not exceeding 20kW.

**Solar Collection Devices-Medium Freestanding:** An array of freestanding (not attached to a principal or accessory structure) solar collection materials that have a manufacturer's rating of greater than 20kW, but do not occupy more than 10 acres of land.

**Solar Collection Devices-Large Freestanding:** An array of freestanding (not attached to a principal or accessory structure) of utility-scale solar collection materials that have a manufacturer's rating of greater than 20kW and occupy more than 10 acres of land.

**Solar Farms:** A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics, concentrating solar thermal devices or any other various experimental solar technologies for the primary purpose of wholesale or retail sales of generated electricity off-site.

Solar Farms do not include small scale solar panels or technologies installed at individual residential or commercial locations (e.g. roof or ground mounted panels) that are used exclusively for private purposes and not utilized for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid. These installations are permitted as Accessory Structures or Uses.

**Solar Photovoltaic System:** The total components and subsystems that, in combination, convert solar energy suitable for connection to utilization load.

**Time-of-Use (TOU) Rates:** A utility billing system in which the price of electricity depends upon the hour of day at which it is used. Rates are higher during the afternoon when electric demand is at its peak. Rates are lower during the night when electric demand is off peak.

#### **C. REQUIREMENTS FOR DEVELOPMENT AND DESIGN STANDARDS**

1. **Site Plan:** In addition to those requirements of Article IX, Section 9.90 of the Zoning Ordinance, and the Site Plan Review Application, all applications for a special land use permit for a Solar Farm shall be subject to Special Land Use in Agricultural (A-1) and Industrial (I-1) zoned areas.
2. **Minimum Lot Size:** Large photovoltaic solar farm facilities shall not be constructed on parcels less than twenty (20) acres in size.
3. **Height Restrictions:** All photovoltaic panels located in a solar farm shall be restricted to a height of fourteen (14) feet.
4. **Setbacks:** All photovoltaic solar panels and support structures associated with such facilities (excluding perimeter security fencing) shall be a minimum of fifteen (15) feet from a side or rear property line and a minimum of thirty (30) feet from any road or highway right-of-way.
5. **Maximum Lot Coverage:** Maximum lot coverage restrictions shall not apply to photovoltaic solar panels. Any other regulated structures on the parcel are subject to maximum lot coverage restrictions.
6. **Safety/Access:** A security fence (height and material to be established through the special land use permit process) shall be placed around the perimeter of the solar power plant and electrical equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. Electric fencing is not permitted.
7. **Sound Pressure Level:** No large photovoltaic solar farm facilities shall exceed sixty-five (65) dBA as measured at the property line.

8. **Landscaping:** The perimeter of large photovoltaic solar farm facilities shall also be screened and buffered by installed evergreen or native vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the large photovoltaic solar farm facilities from any public street and/or adjacent residential structures, subject to the following requirements:
- a. The large photovoltaic solar farm facilities shall be exempt from the landscape requirements of Article 9, Section 9.80.
  - b. The evergreen or native vegetative buffer shall be composed of native or evergreen trees that at planting shall be minimum of four (4) feet in height and shrubs two (2) feet in height. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center (from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than thirty (30) feet apart on center and shrubs shall be spaced no more than seven (7) feet apart on center. All unhealthy (sixty (60) percent dead or greater) and dead material shall be replaced by the applicant within one (1) year, or the next appropriate planting period, whichever occurs first.
  - c. All plant materials shall be installed between March 15 and November 15. If the applicant requests a final certificate of occupancy from the Township and the applicant is unable to plant during the installation period, the applicant will provide the Township with a letter of credit, surety or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.
  - d. Failure to install or continuously maintain the required vegetative buffer shall constitute a violation of this Ordinance and any Special Land Use Permit may be subject to revocation.
9. **Local, State and Federal Permits:** Large photovoltaic solar farm facilities shall be required to obtain all necessary permits from the U.S. Government, State of Michigan, and Raisin Charter Township, and comply with standards of the State of Michigan adopted codes.
10. **Electrical Interconnections:** All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be prohibited within the site.
11. **Signage:** No advertising or non-project related graphics shall be on any part of the solar arrays or other components of the large photovoltaic solar farm facilities. This exclusion does not apply to entrance gate signage or notifications containing points of contact or any and all other information that may be required by authorities having jurisdiction for electrical operations and the safety and welfare of the public.
12. **Abandonment and Decommissioning:** Following the operational life of the project, the applicant shall perform decommissioning and removal of the large photovoltaic solar farm facilities and all its components. The applicant shall prepare a decommissioning plan and submit it to the Planning Commission for review and approval prior to issuance of the Special Land Use Permit. Under this plan, all structures, concrete, piping, facilities, and other project related materials above grade

and any structures up to three (3) feet below-grade shall be removed offsite for disposal. Any solar array or combination of photovoltaic devices that is not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the decommissioning plan. The ground must be restored to its original topography or mutually agreed variation of the original topography within three hundred sixty-five (365) days of abandonment or decommissioning.

13. **Inspection:** The Township shall have the right at any reasonable time, to provide same-day notice to the applicant to inspect the premises on which any large photovoltaic solar farm facilities is located. The Township may hire one or more consultants, with approval from the applicant (which shall not be unreasonably withheld), to assist with inspections at the applicant's or project owner's expense. Inspections must be coordinated with, and escorted by, the applicant's operations staff at the large photovoltaic solar farm facilities to ensure compliance with the Occupational Safety and Health Administration (OSHA), NESC and all other applicable safety guidelines.
14. **Maintenance and Repair:** Each large photovoltaic solar farm facility must be kept and maintained in good repair and condition at all times. If the Township Building Official determines that a large photovoltaic solar farm facility fails to meet the requirements of this ordinance and the Special Land Use Permit, or that it poses a safety hazard, the Building Official, or his or her designee, shall provide notice to the applicant of the safety hazard. If, after a reasonable cure period (not to exceed seven (7) days), the safety hazards are not corrected, the applicant shall immediately shut down the large photovoltaic solar facility and not operate, start or restart the large photovoltaic solar facility until the issues have been resolved. Applicant shall keep a maintenance log on the solar array(s), which shall be available for the Township's review within 48 hours of such request. Applicant shall keep all sites within the large photovoltaic solar farm facility neat, clean and free of refuse, waste or unsightly, hazardous or unsanitary conditions.
15. **Roads:** Any material damages to a public road located within the Township resulting from the construction, maintenance or operation of a large photovoltaic solar farm facility shall be repaired at the applicant's expense. In addition, the applicant shall submit to the appropriate State or County agency a description of the routes to be used by construction and delivery vehicles; and road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries. The applicant shall abide by all State or County requirements regarding the use and/or repair of the roads.

#### **D. ADDITIONAL SPECIAL LAND USE CRITERIA**

The following topics shall be addressed in a Special Land Use application for such large photovoltaic solar farm facilities in addition to Section C, Requirements for the Development and Design Standards.

1. **Project description and rationale:** Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, and model. Identify time frame, project life, development phases, likely markets for the generated energy, and possibly future expansions.

2. **Analysis of onsite traffic:** Estimated construction jobs, estimated permanent jobs associated with the development.
  3. **Visual impacts:** Review and demonstrate the visual impact using photos or renditions of the project or similar projects with consideration given to tree plantings given to tree plantings and setback requirements.
  4. **Wildlife:** Review potential impact on wildlife on the site.
  5. **Environmental analysis:** Identify impact analysis on the water quality and water supply in the area, and dust from project activities.
  6. **Waste:** Identify solid waste or hazardous waste generated by the project.
  7. **Lighting:** Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in height.
  8. **Transportation plan:** Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes, layout of the plant service road system. Due to infrequent access to such facilities after construction is completed, it is not required to pave or curb solar panel access drives. It will be necessary to pave and curb driveway and parking lots used for occupied offices that are located on site.
  9. **Public safety:** Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, and to the community in general that may be created.
  10. **Sound limitations and review:** Identify noise levels at the property line of the project boundary when completed.
  11. **Telecommunications interference:** Identify electromagnetic fields and communications interference generated by the project.
- E. SEVERABILITY:** The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.
- F. EFFECTIVE DATE:** This Ordinance shall become effective fifteen (15) days after its publication following final adoption or as required by law.
- G. REPEAL:** All Ordinances or parts of Ordinances in conflict with this ordinance are hereby repealed.



# 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 | #17-12

**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 7 of Woodstock Township**

### Purpose

The proposal is to rezone the subject property to Highway Service Commercial (C-3) in order to allow the “sales & service of automobiles” (see the background information).<sup>1</sup> Sec. 13.2.5 of the Township’s 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 (18870 US 12) is located west of the “Artesian Wells” (i.e., primarily the southeast corner of the intersection of US-12 and US-127) on the north side of US-12, in Section 7 (T5S-R1E) of Woodstock Township (see Figure 1).

**Size** – The subject parcel has an area of approximately 26 acres.

### Land Use and Zoning

**Current Land Use** – The Rezoning Worksheet Form states that the existing use of the site is an empty field and no information on surrounding land uses is provided (see the background information). However, Figures 5a and 5b show that the subject property is wooded along the US-12 frontage with a farm field to the north, the “Artesian Wells” is located further to the east, and the eastern edge of the Lake Somerset subdivision (Somerset Township, Hillsdale County) is located on the northern half of the western border.

**Future Land Use** – Woodstock Township’s future land use map places the subject property at the western edge of a “Commercial” area which extends along both sides of US-12 in Section 7 (T5S-R1E) of Township (see Figure 2). The most current future land use map for Somerset Township available to LCPC staff recommends commercial uses along US-12, with low density residential uses recommended further to the north. Lenawee County’s future land use map recommends “Open Space Development/ Recreation” in the general area (see Figure 3).

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<sup>1</sup> 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.



**Current Zoning** – The subject property is zoned “Agricultural (AG)” is the property to the north and east (see Figure 4). Properties on the south side of US-12 (and east of US-127) are in a “General Commercial (C-2) district. The Lake Somerset subdivision is zoned Urban Residential (RU-1) by Somerset Township. Property along US-12, south of the subdivision, is zoned Agricultural (AG-1).

### **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 indicates that the subject property has no known 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. Although there is no adjacent “Highway Service Commercial (C-3)” district, the zoning of properties on the south side of US-12 (and east of US-127) is “General Commercial (C-2)”, resolving the “spot zoning issue. The Township’s zoning plan equates the C-1, C-2, and C-3 zoning districts to the commercial land use category.

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

No. US-12 and US-127 are state highways which 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.

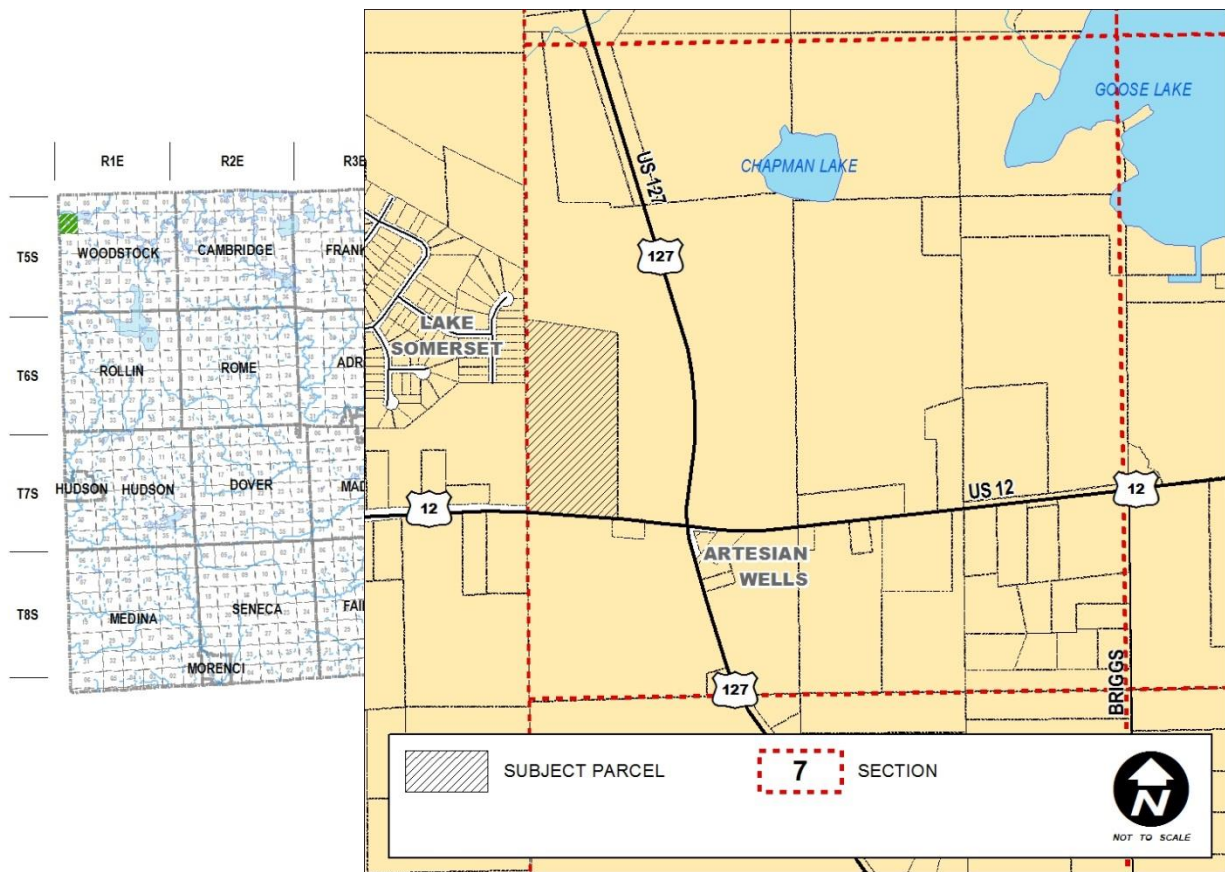
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. Although there is the potential for conflict with the adjoining residential zoning to the northwest, this can be addressed during the site plan approval process for the new auto dealership; Section 18.1.4 of the Township’s zoning ordinance requires site plan review for “[any] commercial use”. Also, unless the Township has a prohibition against partial rezonings, the rezoning could be limited to the footprint of the proposed dealership, reducing the impact of commercial activities along the southeastern edge of the Lake Somerset Community.

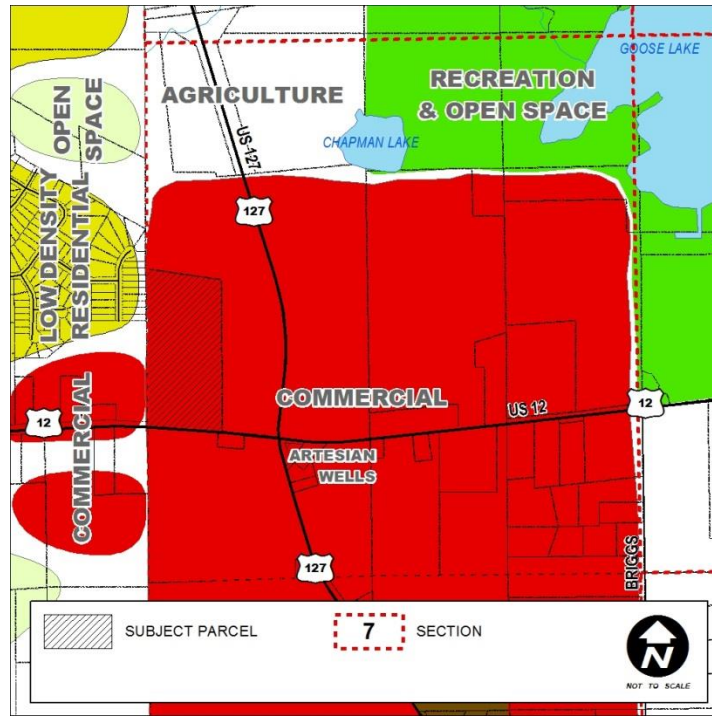
**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENT/MODIFICATIONS** of the proposed rezoning. Woodstock Township should consider limiting the rezoning to the footprint of the proposed dealership in order to limit the effect of commercial development on the adjacent Lake Somerset subdivision.

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

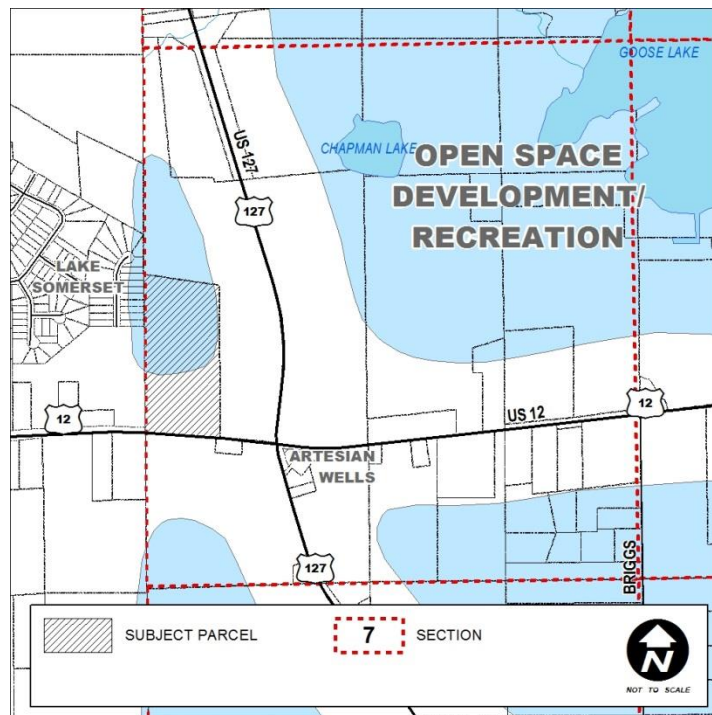
**Figure 1  
Location**



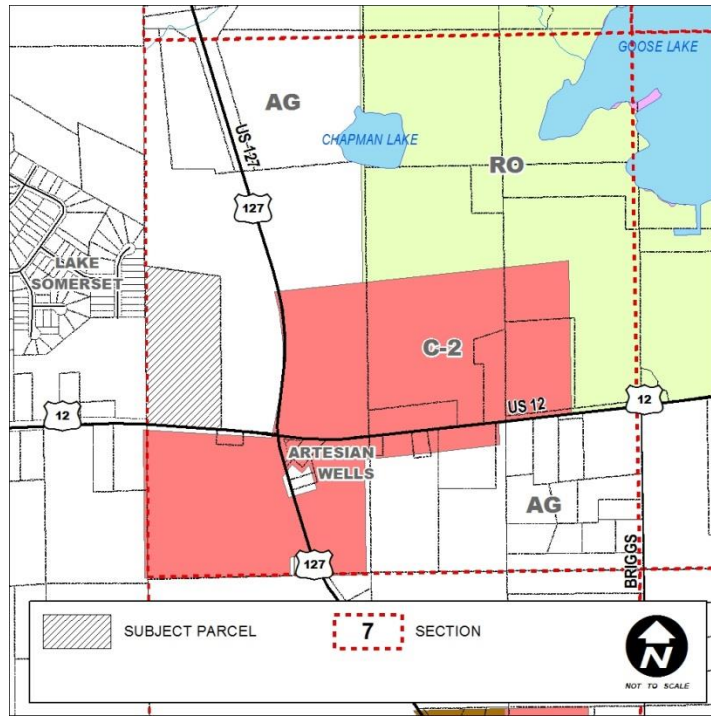
**Figure 2  
Township Future Land Use**



**Figure 3  
County Future Land Use**



**Figure 4  
Township Zoning**



**Figure 5a  
Aerial Photo**

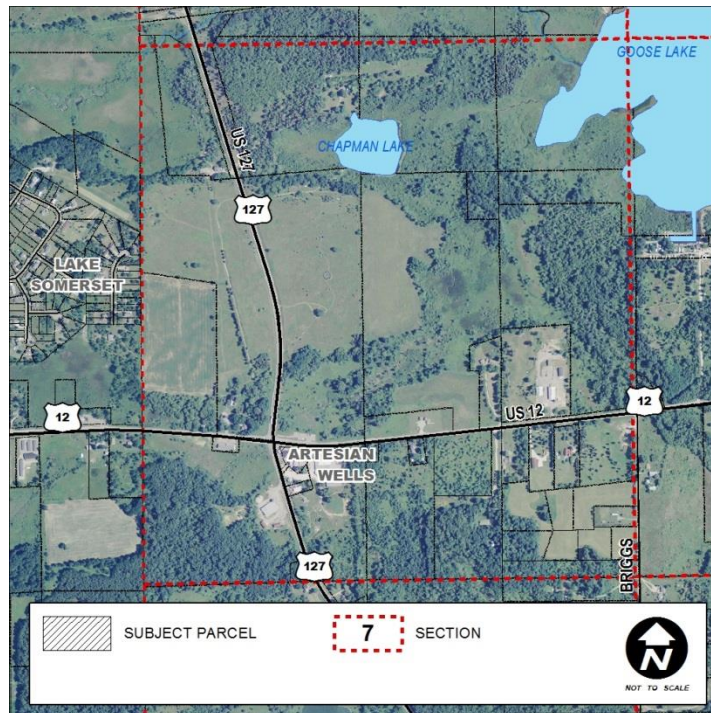


Figure 5b  
Aerial Photo



# 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 WOONSTOCK 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.)

18870 West US 12 Community, MI

WDO-107-3050-00

1. The above described property has a proposed zoning change FROM AG1 ZONE TO C-3 ZONE.

2. PURPOSE OF PROPOSED CHANGE: FOR BUILDING OF STRUCTURES FOR SALE & SERVICE OF AUTOMOBILES COMPLIES WITH TWP MASTER PLAN

**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 OCTOBER day 26TH year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month OCT day \_\_\_\_\_ year 2017  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: ADRIAN 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.

James D Ellis  Chair or ( ) Secretary OCTOBER 26TH 2017 (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

# 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: Woodsstock Township Case #: 2017-8-3  
 Township official we may contact: James Ellis PC Chair Phone #: (517) 938-8008  
 Applicant: GF Holdings Inc Phone #: (666) 633 2466  
 Rezoning Request: From: COLE BOTTLE ( ) To: ( )  
 Property Location: Section(s): WDA-107-30500 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"): 26 Acres

Please attach location map  Yes  No empty  
 What is the existing use of the site? ~~empty~~ Field AG-1  
 What is the proposed use of the site? AUTO - Sales & MAINT C-3 PERMITTED USE

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
 North: \_\_\_\_\_ South: \_\_\_\_\_  
 East: \_\_\_\_\_ West: \_\_\_\_\_

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? Commercial / Industrial  
 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 US 12 - US 127  
 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.

Attachment For APPL # 2017-8-3

# Application for Zoning Changes

PLEASE PRINT OR TYPE ( use back of application if more space is needed)

1. Application is hereby made by: Name(s): GF Holdings, Inc Cole Guthrie  
Address: 474 Constitution Ave Brooklyn MI 49230 Telephone: (616) 633-2466  
to obtain a change in zoning.

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: 18870 W US-12, Cement City, MI

4. Legal description: WDO-107-3050-00

5. The above property is presently zoned: AG-1

6. The proposed use(s) and nature(s) of operation is/are Future development of new & used auto sales & service C-3 intent

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 7/20/17

Applicant(s): [Signature]  
signature

Fee Received \$ 420<sup>00</sup> Already paid 12859

Township Clerk: [Signature]  
signature

### PLANNING COMMISSION

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

Complies with Master Plan (Woodstock)

Date: 26 Oct 17

Chairman: [Signature]  
signature JAMES D GALLIS

### CERTIFICATE OF ZONING CHANGE:

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

Date: \_\_\_\_\_

Supervisor: \_\_\_\_\_  
signature

Clerk: \_\_\_\_\_  
signature





LIBER 2548 PAGE 0691 1 of 4

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 07/17/2017 02:45:46 PM D.WA  
Carolyn S. Bater, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 137

JUL 17 2017



LENAWEE COUNTY  
JULY 17, 2017  
RECEIPT # 812949



STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX \$237.80- CO  
\$1,620.00- ST  
Stamp # 28971

MARILYN J WOODS

### WARRANTY DEED

**The GRANTOR(S):**

Catharine E Hawkins, a married woman of 211 2nd St., Addison, MI 49220

**convey(s) and warrant(s) to the GRANTEE(S):**

GF Holdings, Inc., a Michigan corporation of 474 Constitution Ave, Brooklyn, MI 49230

the premises, located in the Township of of Woodstock, Lenawee County, Michigan, described on EXHIBIT A attached to this Deed ("Property"), subject to easements, building and use restrictions, interests, reservations of record, zoning ordinances, and taxes and assessments not yet due and payable.

This deed is given in consideration of

**If the Property is unplatted, the following applies:**

The Grantor grants to the Grantee the right to make the following division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended (enter a number, "All", or "None"): all

*(if no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the Grantor; if all of the parent tract is conveyed, then all division rights are granted).*

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is dated June 21, 2017.

4.pg ✓ env

\$1857.60

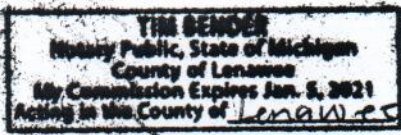
This deed is dated June 21, 2017.

GRANTOR(S)

Catherine E. Hawkins  
Catherine E Hawkins  
CATHARINE OEH T13

STATE OF MICHIGAN  
COUNTY OF Lenawee

Acknowledged before me in Lenawee County, Michigan on June 21, 2017,  
by Catherine E Hawkins, a married woman.



Tim Bender  
Notary Name: Tim Bender  
Notary public, State of Michigan, County of Lenawee  
My commission expires 1-5-21  
Acting in the County of Lenawee

PREPARED AT THE DIRECTION OF THE  
GRANTOR BY (AND RETURN TO):

Christina Oakes  
Sun Title Agency of Michigan, LLC  
1410 Plainfield Avenue NE  
Grand Rapids, MI 49505  
(616)458-9100  
P108685

  
LIBER 2548 PAGE 0691 2 of 4



# CERTIFICATE OF SURVEY LEGEND

0 200 400



SECTION CORNER

● SET IRON

○ FOUND IRON

(R) RECORD

(M) MEASURED

FOUND PLAT MONUMENT

BASIS OF BEARING IS FROM THE PLAT OF LAKE SOMERSET-ROLLING MEADOWS

WEST LINE OF SECTION 7 PER THE PLAT OF LAKE SOMERSET - ROLLING MEADOWS

REMNANTS OF OLD FARM FENCE FOUND ALONG THESE LINES

WEST 1/4 CORNER SECTION 7 T5S-R1E

EAST 1/4 CORNER SECTION 12 T5S-R1W

26.04 Acres  
PARCEL # WDO-107-3050-00

N 00°01'56" E 1048.42'(R)  
N 00°17'19" W 1049.05'(M)  
WEST LINE SECTION 7

S 00°20'52" W 1495.47'(R)  
S 00°20'52" W 1495.45'(M)

P.O.B.

VACANT HOUSE AND GARAGE

ENCROACHMENT BY SMALL WOOD SHED

US-12

A=206.34'(M) 203.91'(R)  
R=12628.37'  
Δ=0°56'10"  
Chd=N 85°34'17" W  
L=206.34'

SW CORNER SECTION 7 T5S-R1E

CERTIFIED TO: COLE GUTHRIE

**BENDZINSKI LAND SURVEYING, LLC**  
3010 Wildwood Ave Suite 4  
Jackson, MI 49202  
517-315-9669  
www.bendzinskilandssurveying.com

PART OF THE SOUTHWEST 1/4 OF SECTION 7, T5S, R1E, WOODSTOCK TOWNSHIP, LENAWEE COUNTY, MICHIGAN

Scale: 1"=200'	Date: 5/17/17	SHT 1 OF 2
Drawn: DJB	Checked: DJB	Job: 17.100.10

**EXHIBIT A**

**Property**

Land situated in the Township of Woodstock, Lenawee County, Michigan:

All that part of the West fractional 1/2, Section 7, Town 5 South, Range 1 East, described as beginning at the intersection of the centerline of Highway US-12 with the West line of said Section 7, located 1414.75 feet North 0 degrees 01 minutes 56 seconds East from the Southwest corner of said Section 7, and running thence North 0 degrees 01 minutes 56 seconds East 1048.42 feet to the East 1/4 corner of Section 12, Town 5 South, Range 1 East; thence North 0 degrees 15 minutes 54 seconds East along the West line of said Section 7, 508.98 feet; thence South 81 degrees 11 minutes 00 seconds East 752.44 feet; thence South 0 degrees 20 minutes 52 seconds West 1495.47 feet to the centerline of US-12; thence along the centerline of aforesaid and along the arc of a 12,628.37 foot radius curve left 203.91 feet (chord bearing and distance being North 85 degrees 31 minutes 30 seconds West 203.91 feet); thence North 85 degrees 59 minutes 18 seconds West 535.44 feet to the point of beginning.

WD0-107-3050-00

Commonly known as: 18870 W. US-12, Cement City, MI 49233

The property address and tax parcel are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information is inconsistent in any way with the legal description listed above, the legal description listed above shall control.



LIBER 2548 PAGE 0691 3 of 4

3 of 3

Grand Rapids, MI 49503  
1410 Plankton Ave, N.E.  
Grand Rapids, MI 49503

# CERTIFICATE OF SURVEY

Legal Description - As Provided (Title Commitment No. P108685)

Land situated in the Township of Woodstock, Lenawee County, Michigan:  
 All that part of the West fractional  $\frac{1}{4}$ , Section 7, Town 5 South, Range 1 East, described as beginning at the intersection of the centerline of Highway US-12 with the West line of said Section 7, located 1414.75 feet North 0°01'56" East from the Southwest corner of said Section 7, and running thence North 0°01'56" East 1048.42 feet to the East  $\frac{1}{4}$  corner of Section 12, Town 5 South, Range 1 West; thence North 0°15'54" East along the West line of said Section 7, 508.98 feet; thence South 81°11'00" East 752.44 feet; thence South 0°20'52" West 1495.47 feet to the centerline of US-12; thence along the centerline of aforesaid and along the arc of a 12,628.37 foot radius curve left 203.91 feet (chord bearing and distance being North 85°31'30" West 203.91 feet); thence North 85°59'18" West 535.44 feet to the point of beginning.

Legal Description - Based on Survey

Commencing at the Southwest corner of Section 7, Town 5 South, Range 1 East, Woodstock Township, Lenawee County, Michigan; thence N 00°17'19" W 1528.48 feet (previously described as N 00°01'56" E 1414.75 feet) along the West line of said Section 7 to the centerline of US-12 and the POINT OF BEGINNING; thence continue N 00°17'19" W 1049.05 (previously described as N 00°01'56" E 1048.42 feet) along the West line of said Section 7 to the East  $\frac{1}{4}$  corner of Section 12, Town 5 South, Range 1 West, Somerset Township, Hillsdale County, Michigan; thence N 00°15'54" E 509.02 feet (previously described as 508.98 feet) along the West line of said Section 7 per the plat of Lake Somerset-Rolling Meadows as recorded in Liber 8 of Plats, Pages 33 thru 36, Hillsdale County Records; thence S 81°10'14" E 752.65 feet (previously described as S 81°11'00" E 752.44 feet; thence S 00°02'07" W 1495.45 feet (previously described as S 00°20'52" W 1495.47 feet) to the centerline of US-12; thence 206.34 feet (previously described as 203.91 feet) along the arc of a curve to the left, having a radius of 12628.37 feet and a central angle of 0°56'10", subtended by a chord bearing N 85°34'17" W 206.34 feet (previously described as N 85°31'30" W 203.91 feet); thence N 86°02'22" W (previously described as N 85°59'18" W) 535.44 feet along the centerline of US-12 back to the POINT OF BEGINNING. Containing 26.04 Acres of land, more or less, and subject to easements and restrictions of record, if any.

## SECTION CORNER WITNESSES

West 1/4 Corner Section 7, T5S, R1E  
 Found concrete monument

N 10°E 25.05' Set Dbl Hd nail in W. side triple 6" Cherry  
 S 55°E 10.18' Set Dbl Hd Nail in SW side 9" Chinese Elm  
 S 5°E 33.16' Set Dbl Hd Nail in E side 15" multi Chinese Elm  
 South 130.21' East 1/4 Corner - Sec 12, T5S-R1W

Southwest Corner Section 7, T5S, R1E  
 Found 1" pipe

N 8°E 22.92' Found PK Nail in wooden Fence Post  
 S 51°E 35.81' Set Dbl Hd Nail in 7" Cherry  
 N 83°W 1.37' Found PK Nail in 6" Hickory  
 N 33°W 32.97' Set Dbl Hd Nail in 12" Hickory

East 1/4 Corner - Sec 12, T5S-R1W  
 Found Hillsdale Remon Cap

North 130.21' West 1/4 Corner - Sec 7, T5S-R1E  
 N 67°E 2.07' Mag nail in NW face 15" Cherry  
 S 51°W 0.70' Center of white PVC fence post  
 N 64°W 33.02' Mag nail in SW face 10" Mulberry

CERTIFICATION STATEMENT: I, Donald J. Bendzinski, Professional Surveyor #35989, certify that this survey was made under my direction, that all corners have been marked as shown, that the ratio of closure of the unadjusted field observations was 1:5000 or better, and that all the requirements of Public Act 132, as amended, have been complied with.

*Donald J. Bendzinski*  
 \_\_\_\_\_  
 5/18/17  
 DATE



3010 Wildwood Ave Suite 4 Jackson, MI 49202  517-315-9669 www.bendzinskilandsurveying.com	PART OF THE SOUTHWEST 1/4 OF SECTION 7, T5S, R1E, WOODSTOCK TOWNSHIP, LENAWEE COUNTY, MICHIGAN		
	Scale: 1"=200'	Date: 5/17/17	SHT 2 OF 2
Drawn: DJB	Checked: DJB	Job: 17.100.10	

Rec on 13 mar 17  
g

12859

**GUTHRIE FORD**  
10405 N BROOKLYN ROAD  
P.O. BOX 832  
BROOKLYN, MI 49230



DATE

AMOUNT

03/07/2017 12859

\$420.00

AY FOUR HUNDRED TWENTY AND 00/100 DOLLARS

TO THE  
ORDER  
OF

WOODSTOCK TOWNSHIP

GUTHRIE FORD AUTHORIZED REPRESENTATIVE

*[Handwritten Signature]*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈012859⑈ ⑆272471852⑆ 589414152⑈

GUTHRIE FORD

12859

REZONING FEE	G/L#	Control#	Amount
	86600		420.00

T3998	WOODSTOCK TOWNSHIP	03/07/2017	12859 TOTAL	420.00
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WOODSTOCK TOWNSHIP  
PLANNING COMMISSION  
6486 DEVILS LAKE HWY  
ADDISON, MI 49220

This is a redo meeting (reenactment as MTA calls it). There was a problem with notification of neighboring properties in first meeting. October 26, 2017

GF holdings applying to rezone WD0-107-3050-00 18870 W. US 12 Cement City, MI (26) acre farm from AG1 to C3

Members present Corder, Kennard, Ellis, Votzke, Burke, Crawford.

6:30 PM Pledge of allegiance

Chairman Ellis: Explained reason for meeting and procedure of meeting. 5-6 negative letters received.

Applicant Cole 474 Constitution Ave. Brooklyn, MI: Would rezone to C3 for new Ford dealership covering 10-15 acres of 26 acre land parcel.

Lisa Osborn 10720 Loughrea Lane, Somerset MI: Plans for rest of property?

Cole: No immediate plans

Dwight 10597 Loughrea Lane: What else can be on remaining C3 property

Kennard: Read permissible uses C3 from zoning book.

Osborn: remark Doesn't want this business there.

Crawford: Why this acreage?

Cole: Property would work better than existing dealership in Brooklyn. Studies showed this property would have higher traffic flow, it is set between larger cities.

Lisa Osborn: Can unused area not be changed to C3?

Votzke: No

Votzke: Motion to approve AG1 to C3 per applicants request, based on criteria listed in master plan for future land uses and Somerset master plan criteria.

Kennard: Read the following Zoning Book Pf. 1 Enacting clause, 1.3.D Highway, 1.3F Encourage appropriate use, 1.3 I Protect people. Pg. 16 Zoning Districts 31.1 open district, 31.3 commercial district. Pg. 32 C1 which would be best, C2 for this property and C3 satisfy master plan. Pg. 40 C3 Set back/heights MASTER PLAN pg. 20, pg. B4

Final statement: Township should not rezone land that would adversely affect property values.

Burke: 2<sup>nd</sup> motion

Vote Votzke - yes, Burke – yes, Crawford – yes, Ellis – yes, Corder – yes, Kennard- no

Motion passed

Adjourned 7:05 PM

Recorded by Randy Kennard



## 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 | #17-04

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, AICP  
**Date:** November 16, 2017

**Proposal:** Proposed 2017 edition of the *Village of Cement City 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 under subsection (2)(e) 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)(a) or (d).
- (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

**Staff Analysis** – Based upon the referenced maps, staff believes that the *Village of Cement City Master Plan* is consistent with local and countywide master plans in Jackson County. Specifically:

- **Is the proposed master plan inconsistent with the master plan of any adjacent municipality within Jackson County?**

**Woodstock Township** is the only adjacent municipality in Lenawee County. The land uses proposed throughout the southern majority of the Village (see Maps 1a and 1b) appear to be compatible with the proposed land uses along the Township’s eastern, southern, and western border (see Map 2). For example, Woodstock Township recommends recreation and open space in the vicinity of Goose Lake, south and west of the Village; Lake Residential uses are proposed in the Village’s southwestern corner. A strip of low-residential uses is proposed along Lewis Road, west of the Village and a strip of commercial uses is proposed on the south side of Vicary Road, east of the Village; Suburban Residential uses are proposed along Jackson Street (Vicary Road) along the eastern and western borders of the Village. Agricultural uses are proposed for the remaining periphery of the Village.

- **Is the proposed master plan inconsistent with the *Lenawee County Comprehensive Land use Plan*?**

The land uses proposed within the Village of Cement City appear to be compatible with the proposed land uses from a countywide perspective. A mix of residential and agricultural land uses are proposed along the borders of the Village of Cement City (see Maps 1a and 1b); the County plan recommends low intensity uses within the Village and open space development/recreation uses in the surrounding area (see Maps 3).

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<http://www.region2planning.com/lenawee-county-planning-commission/>



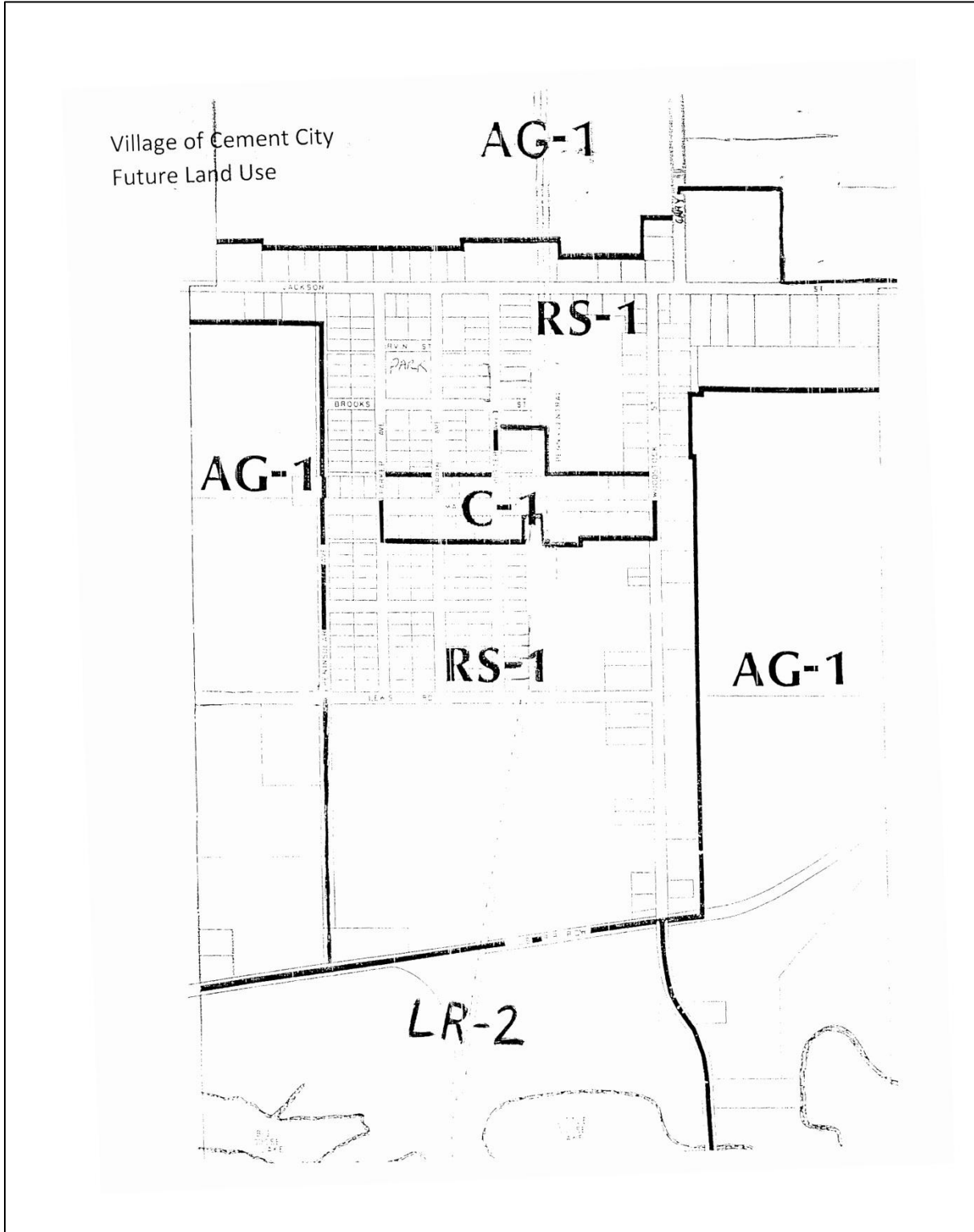
**Staff Recommendation** – Based upon the analysis summarized above, staff advises the Lenawee County Planning Commission to state that, in its opinion, the proposed *Village of Cement City Master Plan* is consistent with:

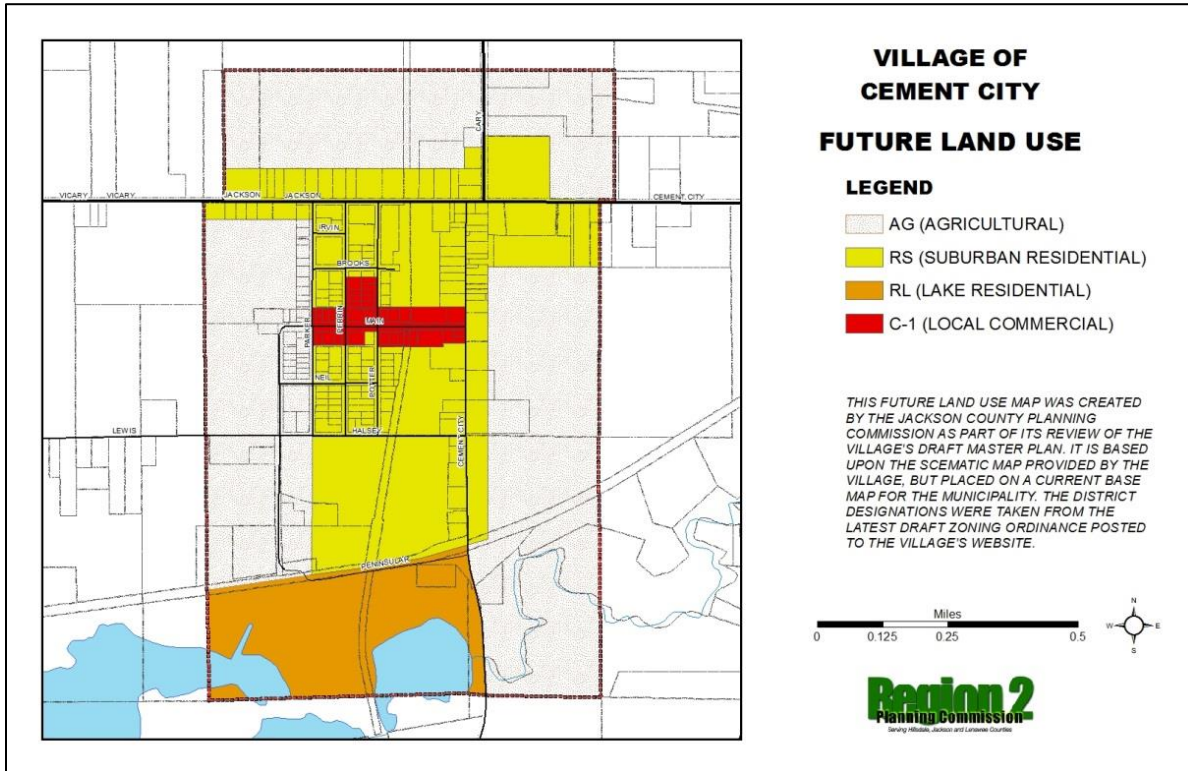
- The master plan of Woodstock Township, the Lenawee County municipality adjacent to the Village.
- The *Lenawee County Comprehensive Land use Plan*.

Staff also advises making the following comments:

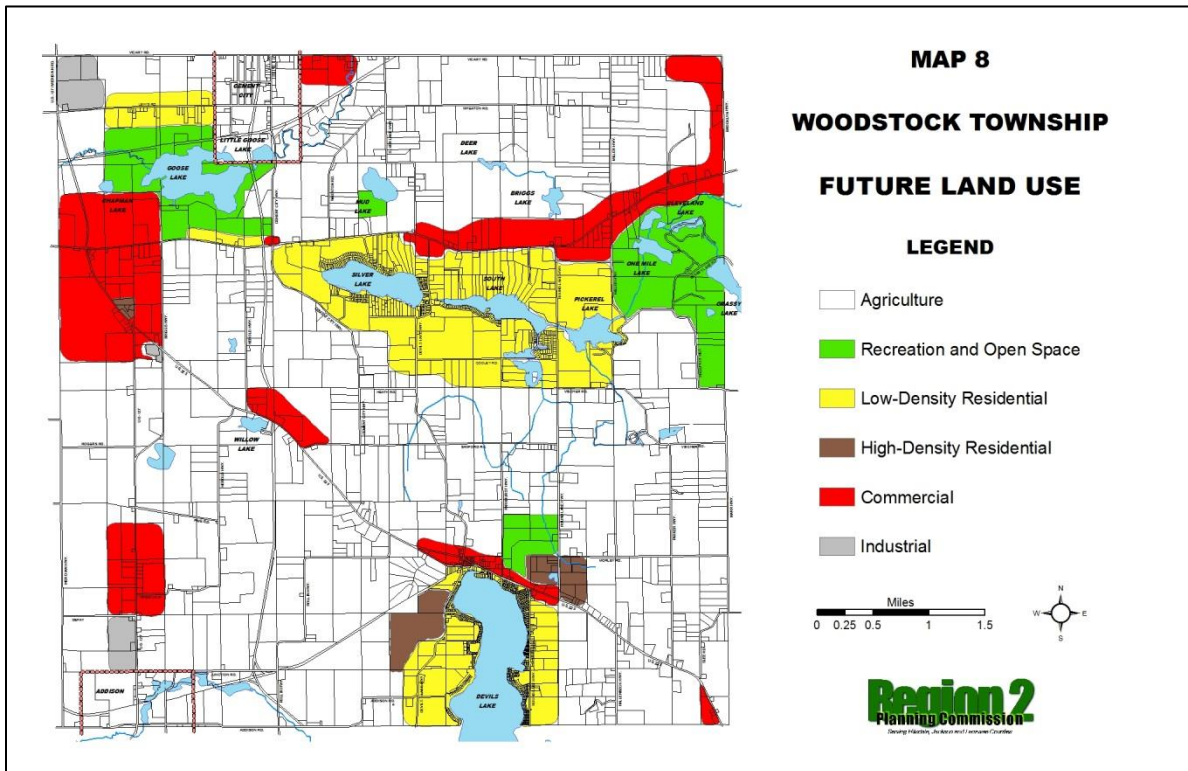
- It is likely that it will be 2018 before the Master Plan is adopted by the Planning Commission and the Village Council (recommended). Accordingly, the Plan should be published as the 2018 edition.
- Recreation planning is dealt with extensively in the Master Plan Principles section of the Introduction Chapter (see page 3). However, the Recreation and Open Space Areas goal and objectives only address the preservation of unique natural features and environmentally sensitive areas (see page 17).
- Staff assumes that the mapping will be placed in Appendix A. Most of the mapping was meant to be viewed in color; accordingly, the maps should be scanned/printed in color. The Zoning Map needs to be updated in order to incorporate a more up-to-date parcel layer and current zoning districts. Staff prepared a new draft future land use (FLU) map which includes the updates recommended for the Zoning Map (see Map 3b). The FLUP shows considerable land proposed for agricultural use. However, the Existing Land Use Characteristics Chapter (see page 8) states that agricultural parcels “have been or are being sold in small parcels making farming operations scarce within the Village.” Shouldn’t the FLU map and this Chapter agree with each other?
- The Future Land Use Plan Chapter identifies Recreation Open Space Areas, but they are not included on the FLU map. The Chapter also identifies Low Density Residential Areas, but Suburban Residential and Lake Residential areas are located on the FLU map. The FLU map essentially follows the Zoning Map. The differentiation between the Zoning and FLUP map mentioned in the Plan Implementation Chapter (see page 21) do not exist.
- The Zoning Ordinance articles referencing the zoning districts are not correct (see page B-1). The Zoning Ordinance does not contain the referenced Multiple-Family Residential District (see page B-2). The referenced C-2 and C-3 Districts are not included in the Zoning Ordinance (i.e., the Ordinance posted to the Village website (<http://www.villageofcementcity.com/zoning.php>)).

Maps 1a and 1b  
Village of Cement City

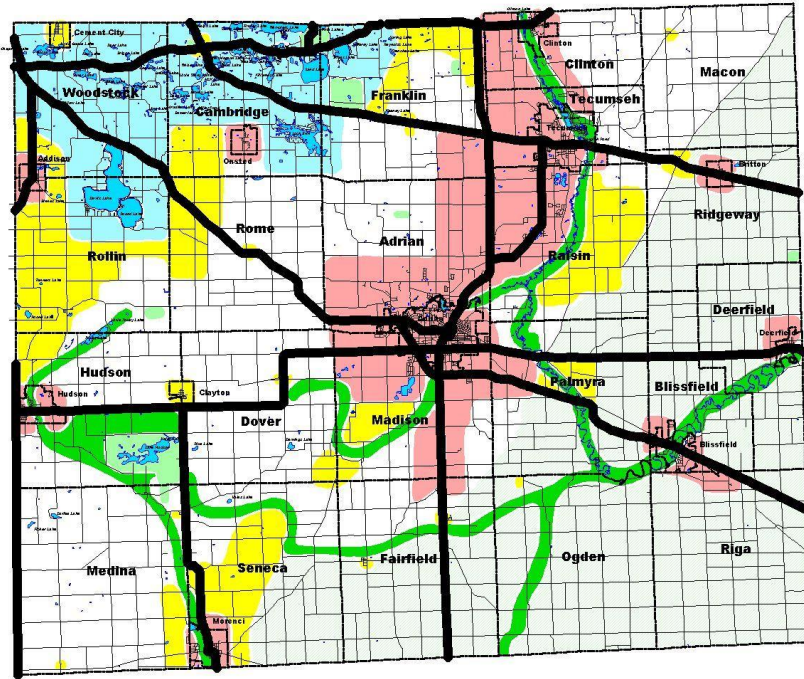




**Map 2**  
**Woodstock Township**



Maps 3  
Lenawee County



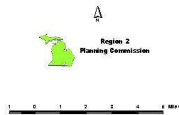
**COMPREHENSIVE  
LAND USE PLAN**  
Lenawee County, Michigan

**LEGEND**

-  Agricultural
-  Intensive Agricultural
-  Low Intensity Development
-  Intensive Development
-  Open Space Development/Recreation
-  Greenways
-  Parks
-  Arterial Roads

Source: Lenawee County Planning Commission, 2002

Adopted: May 16, 2002



**Village of Cement City  
Master Plan**

2014 edition

The 2014 edition of the Village of Cement City Master Plan was adopted by the Village of Cement City Planning Commission on \_\_\_\_\_, 2014

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Village of Cement City Planning Commission Chair



The 2014 edition of the Village of Cement City Master Plan was approved by the Village of Cement City Board on \_\_\_\_\_, 2014

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Village of Cement City Clerk

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## INTRODUCTION

### Why Plan?

Village of Cement City has a vested interest in developing a master plan. The master planning process provides an opportunity for the Village to develop an overall vision for the next 20+ years and to conduct a comprehensive review of its facilities and services. A successful Plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires the planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes the planning commission to “do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.”

### What is a Master Plan?

A Master Plan provides a framework within which Village of Cement City can evaluate its present condition and develop a vision for the future. The Master Plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented Plan which is kept up-to-date will help the Village of Cement City to continue to be a highly desirable community in which to live, work, and visit.

### Master Plan Principles

Before using the Master Plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20+ years. The Plan is a general guide to be used by the government to give direction for the future of the Village of Cement City. It should be reviewed periodically and altered as general conditions in the community change.
- **The Plan allows for orderly development** — The land use allocations reflected in the Plan are based upon the best available projections of future population levels for the Woodstock area. The Plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- **The Plan must encourage public understanding and participation** — The Plan should be written in a way that aids public understanding of the planning process and describes how goals for the Village of Cement City are to be achieved.
- **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The Plan must balance property rights** —The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the future land use and zoning maps are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the Plan as rezoning requests are received and reviewed by each community.
- **Zoning is not a substitute for a Master Plan** — The Plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the Plan, risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational Plan for the Village area.

### **Future Land Use and Zoning**

The heart of the Master Plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development
- Existing zoning

The connection between the Master Plan and the Zoning Ordinance of Village of Cement City is often misunderstood. Accordingly, the relationship between the Plan's future land use map and the zoning maps is a critical one. That link is established through the Zoning Plan element of the Master Plan (see Appendix B).

### **Use of the Master Plan**

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a Master Plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the Master Plan include:

- **Zoning Decisions** — Since the Master Plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the Plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the Plan was adopted have changed. If so, the Plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements** — A useful function of the Master Plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary to implement the Plan (see Appendix C).

Development of the CIP is the responsibility of the Planning Commission, with considerable input from the municipal staff and consultants (e.g., engineers, planners, administrators, etc.). Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact** — The Master Plan (as a reflection of the intensity of land use) should reflect the degree to which the Village of Cement City desires to protect its environment and natural features. The Plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning** — The Master Plan (through the provision of future residential lands) will create a need for recreation/open space land. The Master Plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the Master Plan. If additional recreation services are called for in the Plan, these services may be noted in the parks and recreation plan.

A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map should not indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources and Environment (MDNRE) requires that the Village of Cement City have a current (no more than 5 years old) parks and recreation plan. The Village does not have a current recreation plan on file with the MDNR.

- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the Planning Commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the Master Plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the Master Plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements** — There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

### **Keeping the Plan Current**

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The Planning Commission should conduct an annual review of the Plan to ensure that it is kept current. Village officials and employees can assist by bringing issues not addressed in the document to the attention of the Planning Commission. Any amendments to the Plan can be done at that time in order to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the Plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the Plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

### **How Did the Plan Develop?**

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the Village area accurately reflects the true goals of its residents. Direct and indirect public input opportunities includes:

- Meetings of the Planning Commission where the Plan was included on the agenda (open to the public) and
- A public hearing on the Master Plan.

### **Who Will Implement the Plan?**

Three distinct bodies in the Village are charged with planning and zoning: the Planning Commission, the Zoning Board of Appeals, and the Village Board. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

- **Planning Commission** — Development and approval of the Master Plan is an important responsibility of the Planning Commission. The Commission is charged with the development of zoning and other ordinances (over which the Village Board has final authority). In this capacity, the Commission met to develop the Master Plan. The Planning Commission also recommends approval or rejection of requests to the Village Board for rezoning and various other zoning proposals.
- **Zoning Board of Appeals** — The Zoning Board of Appeals (ZBA) decides dimensional variance requests (e.g., set-back requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.
- **Village Board** — As the legislative body for the Village, the Village Board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the Planning Commission.
- **Other Planning Efforts** — Village staff and other Village committees may also undertake planning efforts on their own or in conjunction with the Planning Commission. These planning efforts may include housing, key transportation corridors, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new Plan is adopted. This consultation should also extend to regional planning efforts.

## BRIEF HISTORY

Originally the Village of Cement City was named Kelley's Corners and later Woodstock. It changed to Cement City in 1900, the namesake of the Peninsular Portland Cement Company. The town began near Cary and Cement City roads and had a general store, blacksmith shop and a few houses. The town was surrounded by farms. Orson Kelley (of Kelley's Corners) operated the general store. The LS & MS was the first railroad to serve the village (their Detroit, Hillsdale & Southwestern route) and the Cincinnati Northern (CN) railroad came in 1896. The CN depot landed in Lenawee County. Nearby Little Goose Lake, Big Goose Lake and Silver Lake contained significant marl, a combination of clay and calcium carbonate that is necessary to make cement. The Peninsular Portland Cement Company was founded by a group of Jackson men in 1889. The plant was begun in fall, 1899 just west of the LS & MS on Little Goose Lake. It was the first factory in the world to have its machinery and lights completely powered by electricity.

Cement City was a railroad station on the Cincinnati Northern (later the Big Four, NYC, Penn Central and Conrail). Cement City station was set up to handle two double deck stock cars. By the 1940's, this stock loading facility was gone. The major industry at Cement City was the Peninsular Portland Cement Company, south of town. To give some perspective into operations at the Peninsular Portland Cement plant in 1928, 1,615 rail cars were delivered or picked up at this facility in that year.

The CN crossed over the top of the Ypsilanti Branch of the LS & MS just south of town near the cement plant site. There was also an interchange at this location near the plant.

The cement industry dusted the area with grit for more than 60 years before closing in 1961. More than 100 men were laid off that December, affecting more than half of the village's population. Much of the plant sat idle until the 1990's, when it was cleared for redevelopment. The redevelopment did not come to fruition and the site remains idle today.

## PHYSICAL SETTING

Village of Cement City is located in Jackson and Lenawee counties, on the Northwest corner of Lenawee County and the Southwest corner of Jackson County. The Village is bordered by Columbia Township to the north and Woodstock Township to the south. Cement City was incorporated as a Village in 1953. According to the United States Census Bureau, the Village has a total area of 0.95 square miles (2.46 km<sup>2</sup>), of which 0.91 square miles (2.36 km<sup>2</sup>) of it is land and 0.04 square miles (0.10 km<sup>2</sup>) is water.

The topography of the Village ranges from gently rolling with an elevation 1065 feet above sea level. There are several major soil associations in Village of Cement City. The majority of the Village consists of Miami loam (32.2% of total) with a 3 to 7 percent slope, Morley loam (28.6 % of total) with 3 to 7 percent slope, Fox sandy loam (12.8% of total) 7 to 15 % slope and the remain 26.4% of total land mass ranging from Marlette-Owosso complex, Houghton muck, and Elewa sandy loam. Gently rolling, somewhat drained and sandy loam soils of the Miami series. A very small portion of the Northwest and Northeast corner of the Village is nearly level.

Given the size of the Village, productive agricultural lands are primarily found in areas outside the Village proper. The map indicates that the best soils for agriculture are found in scattered areas outside the Village with few concentrations of productive agricultural land within.

The capability of the soil to accommodate septic tank absorption fields is an important characteristic to consider in development. In areas where the soil does not meet percolation tests, the Lenawee County Health Department requires that tile fields must be set back a minimum distance from structures, property lines, water wells, etc. This provides enough land area on the site for the development of alternative systems of holding and filtering the sewage on site. It also limits the threat of seepage off of the site. In general, Map 4 indicates areas where soils are expected to meet the Health Department criteria for septic systems. The map shows that much of Village of Cement City contains soils that are suitable or marginally suitable for septic tank absorption fields.

## EXISTING LAND USE CHARACTERISTICS

The land use pattern in Village of Cement City is characterized as mainly a rural non-farm setting with a few productive farming operations outside the Villager boundaries. There are several concentrations of low-density developments within.

The areas of low-density development include the Main Street running east and west, and Potter Street running north of Main Street, with in the Village of Cement City and two lakes: Little Goose and Big Goose on the southern boundary.

Map 1 depicts current Village land use patterns in 2014. The primary feature of this map is that a significant amount of low-density residential development has occurred throughout the Village. For the most part, the two lake areas have not been built out.

### Residential Areas

Residential development in Village of Cement City is characterized by concentrations of residential uses located on major streets and roads within the incorporated Village.

In addition, residential uses are lightly scattered throughout the Village, on small parcels of property in agricultural areas containing two or more acres of property.

The number of housing units in Village of Cement City increased from 154 in 1970 to 174 in 2010. The majority of these units were constructed on small parcels of land.

### Commercial Areas

According to local survey there are approximately 3 commercial businesses operating in Village of Cement City. Types of businesses located in the Village include: party store, bar, and body shop.

### Industrial Areas

Village of Cement City has NO industrial operations.

### Agricultural Areas

Prime agricultural areas are found on the outside perimeter of the Village. According to tax records, there are approximately 6 agricultural parcels. Large parcels once used for farming operations either have been or are being sold in small parcels making farming operations scarce within the Village.



## SOCIO-ECONOMIC CHARACTERISTICS

### Population

The population of Village of Cement City increased 12.7% from 1960 to 1970, rising from 471 to 531 residents. The Village's continued to increase to a high of 539 persons in 1980, an additional 1.5%. However, the population decreased 8.5% by 1990 to 493 residents and that trend has continued. By 2010, the population decreased 11.2% to 438 persons.

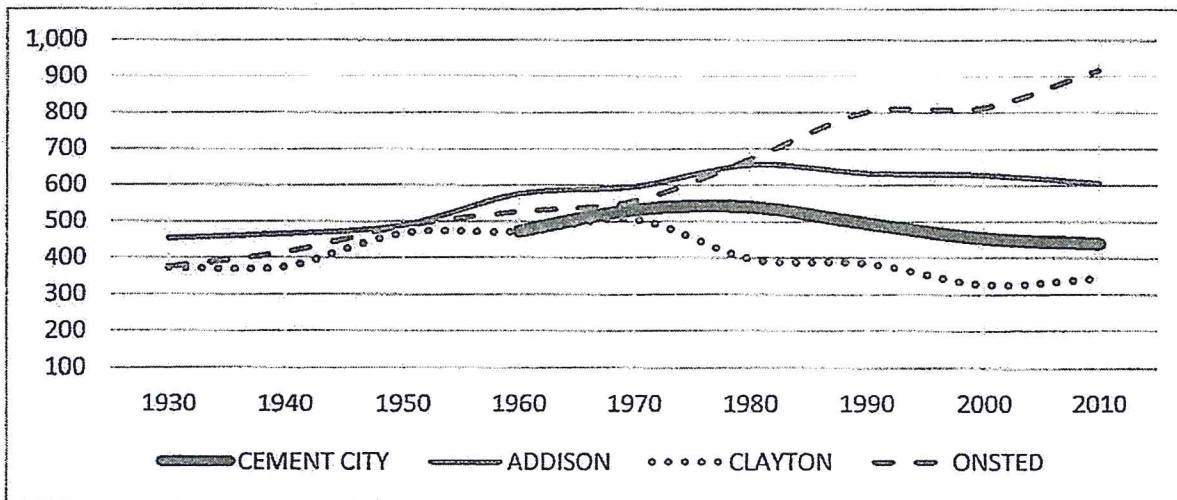
Below is a chart comparing the population changes in Village of Cement City with the changes in surrounding Villages from 1930-2010 time period. It can be seen from the chart that the population trends for the Village of Cement City and Addison are similar for the 1960-2010 time period, although the latter village is more populous. Although population rate in Village of Cement City decreased at a lower rate than in Clayton since 1970, Onsted's population continues to rise.

**1930-2010 AREA POPULATION GROWTH†**

VILLAGE	1930	1940	1950	1960	1970	1980	1990	2000	2010
CEMENT CITY	N/A	N/A	N/A	471	531	539	493	452	438
ADDISON	452	465	488	575	595	655	632	627	605
CLAYTON	372	375	467	470	505	396	384	326	344
ONSTEAD	375	414	486	526	555	670	801	813	917

SOURCE: U.S. CENSUS BUREAU

† CEMENT CITY DID NOT INCORPORATE AS A VILLAGE UNTIL 1953



**Population Projections**

Village of Cement City's population decreased 18.7% for the 1980-2010 time period, an average annual growth rate of -0.6%. However, the average annual growth rate was only -0.3% between 2000 and 2010. Based upon those recent trends, population growth is projected to fall between the following estimates through 2040:

**PROJECTED VILLAGE POPULATION GROWTH**

RATE	2010	2015	2020	2025	2030	2035	2040
-0.6%	438	425	412	400	388	376	365
-0.3%	438	431	425	419	412	406	400

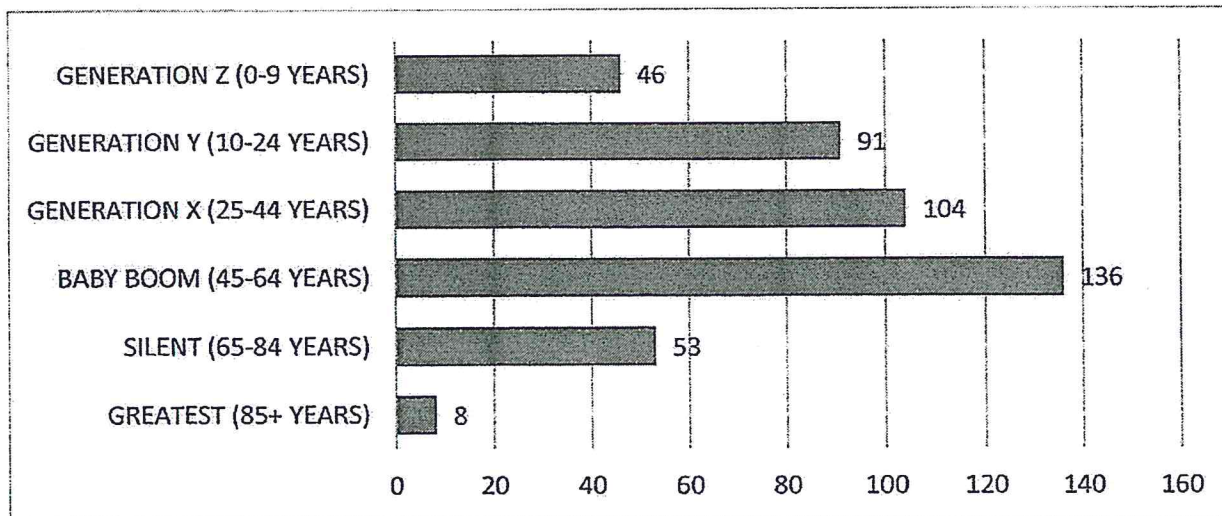
SOURCE: REGION 2 PLANNING COMMISSION

Considering current growth rates, it is likely that Village of Cement City will not exceed the population projection of 400 in 2040. However, the Village should plan for sufficient residential development in the future. Given the trend toward smaller household size, as evidenced in the section on household size, more residential units will be needed in the future to house fewer people.

**Age Structure**

The following chart represents the age structure (i.e., generations) of Village residents (including the incorporated villages) according to the 2010 U.S. Census.

**GENERATIONS IN 2010**



SOURCES: 2010 U.S. CENSUS AND REGION 2 PLANNING COMMISSION

'Baby boomers' — those aged 45-64 years in 2010 — accounted for 31.1% of the population. 'Generation X' — those aged 25-44 years in 2010 — accounted for 23.7% of Village of Cement City residents. 'Generation Y' — those aged 10-24 years in 2010 — accounted for 20.8% of the population. The 'Silent Generation' — those aged 65-84 years in 2010 — accounted for 12.1% of Village of Cement City residents. 'Generation Z' — those aged 0-9 years in 2010 — accounted for 10.5% of the population. The

'Greatest Generation' — those aged 85 years or more in 2010 — accounted 1.58% of Village of Cement City residents. The chart may be used as a guide to predict housing needs in the next 10- 15 years assuming no migration or death. It may also suggest policies which encourage development of services **which may be of benefit to senior citizens.**

The median age of Village of Cement City residents was 40.1 years in 2010, a significant increase from 35.9 years in 2000. The American Community Survey estimated that the median of the Village of Cement City residents increased to 41.3 years for the 2008-2010 time period. The following table provides a breakdown of the age structure change from 2000 to 2010 and may be of benefit in attempting to predict future age.

**2000-2010 AGE STRUCTURE**

	2010	2000	CHANGE		2010	2000	CHANGE
UNDER 5 YEARS	22	35	-37.1%	45-54 YEARS	81	60	35.0%
5-9 YEARS	24	39	-38.5%	55-59 YEARS	30	23	30.4%
10-14 YEARS	31	44	-29.5%	60-64 YEARS	25	20	25.0%
15-19 YEARS	38	30	26.7%	65-74 YEARS	38	28	35.7%
20-24 YEARS	22	16	37.5%	75-84 YEARS	15	25	-40.0%
25-34 YEARS	62	53	17.0%	OVER 84 YEARS	8	6	33.3%
35-44 YEARS	42	73	-42.5%				

*SOURCE: 2000 & 2010 U.S. CENSUS*

**Educational Attainment**

The following table displaying the educational attainment of the 369 Village of Cement City residents at least 25 years of age during 2008-2012, according to the American Community Survey (U.S. Census). High school graduates comprised an estimated 82.4% of Village of Cement City residents, comparable to the 86.4% nationally. People who had an associate's or a bachelor's degree accounted for an estimated 4.9% and 4.3% of the Village of Cement City residents, respectively, compared to 8.0% and 18.2%, respectively, nationally. An estimated 10.9% of the population nationally also held a graduate or professional degree.

**2010 EDUCATIONAL ATTAINMENT**

EDUCATIONAL ATTAINMENT	PERCENTAGE
LESS THAN 9TH GRADE	3.5%
9TH TO 12TH GRADE, NO DIPLOMA	14.1%
HIGH SCHOOL GRADUATE (INCLUDES EQUIVALENCY)	39.8%
SOME COLLEGE, NO DEGREE	33.3%
ASSOCIATE'S DEGREE	4.9%
BACHELOR'S DEGREE	4.3%
GRADUATE OR PROFESSIONAL DEGREE	0.05%

*SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY (U.S. CENSUS)*

**Labor Force Status**

An estimated 416 Village of Cement City residents were at least 16 years of age during the 2008-2012 time period, according to the American Community Survey. An estimated 27.9% of those residents did not participate in the labor force and an additional 1.0% served in the armed forces, leaving 72.1% participating in the civilian labor force. Of the estimated 296 Village of Cement City residents active in the civilian workforce, 84.5% were employed and 15.5% were unemployed during that same time period. The following table provides information on their employment by occupation.

**2010 EMPLOYMENT BY OCCUPATION**

<b>EDUCATIONAL ATTAINMENT</b>	<b>PERCENTAGE</b>
MANAGEMENT, BUSINESS, SCIENCE, AND ARTS OCCUPATIONS	16.0%
SERVICE OCCUPATIONS	16.8%
SALES AND OFFICE OCCUPATIONS	17.2%
NATURAL RESOURCES, CONSTRUCTION, AND MAINTENANCE OCCUPATIONS	20.0%
PRODUCTION, TRANSPORTATION, AND MATERIAL MOVING OCCUPATIONS	30.0%

*SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY (U.S.CENSUS)*

## GENERAL HOUSING CHARACTERISTICS

### Household Size

Household size is usually measured in persons per household. The ratio of persons per occupied housing unit is important for several reasons. The most important reason for planning purposes is that trends in persons per household indicate how much housing and land will be needed to accommodate changing levels of population.

The persons per household ratio has several other important implications. It can provide insight into the need for multiple-family versus single-family housing; indicate an increasing/decreasing number of households with children; reveal increasing numbers of senior citizens living alone; and indicate an increasing number of single people who choose not to get married before establishing their careers.

There were an estimated 193 Village of Cement City households during the 2008-2012 time period, according to the American Community Survey. People living alone comprised an estimated 24.4% of those household. This factor contributed to the nearly universal trend across the United States over the last several years of shrinking household size. The following chart shows the trends since 1990 and 2010 in Village of Cement City, Lenawee County and the State of Michigan.

#### 1990-2010 AREA PERSONS PER HOUSEHOLD

	1990	2000	2010
Village of Cement City	2.87	2.79	2.52
Lenawee County	2.77	2.61	2.52
State of Michigan	2.66	2.56	2.49

*SOURCE: U.S. CENSUS BUREAU RECORDS*

### Occupancy and Tenure

According to the 2010 Census, there are 211 housing units in Village of Cement City during the 2008-2012 time period. Of those, 78.2% were owner-occupied, 13.3% were renter-occupied and 8.5% were vacant. Of the estimated 18 vacant units, 11.1% were utilized for seasonal, recreational, or occasional use, reducing the overall vacancy rate to 7.6%.

#### ESTIMATE TENURE AND VANCANCY STATUS

Tenure/Vacancy Status	Units
OWNER OCCUPIED	165
RENTER OCCUPIED	28
SEASONAL, RECREATIONAL, OCOSIONAL	2
VACANT	16

*SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY (U.S. CENSUS)*

### ESTIMATED SELECTED MONTHLY COSTS

PORTION OF INCOME	OWNER- OCCUPIED	RENTER- OCCUPIED
LESS THAN 20%	33.1%	52.4%
20%-24%	15.4%	23.8%
25%-29%	12.3%	0.0%
30%-34%	10.8%	4.8%
35% or MORE	28.5%	19.0%

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY (U.S. CENSUS)

### Housing Costs and Affordability

According to the American Community Survey, the estimated median for selected monthly homeowners costs in the Village of Cement City during the 2008-2012 time period were \$1,000 for mortgaged housing units and \$292 for housing units without a mortgage. The median gross rent during that time period was \$775.

The previous chart provides a breakdown of the housing costs as a percentage of household income in Village of Cement City. The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable when occupants pay less than 30% of their total household income for housing costs. Using that standard, American Community Survey data suggests that housing is affordable for 60.8% of Village of Cement City's homeowners. Rental costs fared much worse with an affordability rate of 76.2%.

## VILLAGE RESOURCES

### Transportation

Village of Cement City is served by Cement City Highway, a major connection (Map 6) to US-12 and Vicary Road which connects to US-127. US-12 runs just below the southern border of the Village of Cement City, connecting with US-223 and US-127. US-127 runs on the western edge of Woodstock County and the Village of Cement City connecting with I-94 and Lansing North and to the Ohio Turnpike South.

The above traffic routes are used to gain access to Adrian, Jackson, Lansing, Detroit, Toledo and Chicago. During the summer months these roads are the major routes to and from the Village and also the Michigan International Speedway (MIS) located about 2 miles east of Village.

Village of Cement City is located approximately twenty-five minutes from Adrian, fifteen minutes from Jackson, sixty minutes from Lansing and Toledo, and ninety minutes from Detroit.

Primary roads in the Village include Cement City Highway, Woodstock Street, Vicary Road and Lewis Road. The above roads are traveled more in the summer due to area lakes and MIS Races.

### Sewer and Water Facilities

The only sewer systems near the Village are located around Lake Columbia and Clark Lake. These systems service residents up to 250 feet from said lakes.

There exists only a plan for the potential construction of a central sewer system by the Village of Cement City, with the potential of connecting to the Lake Columbia system which is part of the Leoni Township sewer system.

### Schools

The Village of Cement City has three schools districts (Columbia, Addison, and Onsted) that provide for the educational needs of the community. There are several colleges located in the area including Adrian College, Siena Heights University, Hillsdale College, Jackson College, and Baker College

### Health Care Facilities

Hospitals in the area consist of ProMedica Bixby Hospital in Adrian, Allegiance Hospital in Jackson and Hillsdale Community Hospital. These hospitals have full emergency room services.

Village of Cement City is also serviced by the Addison Fire Department which provides rescue services and advanced life support ambulance transportation to the area hospitals.

### Police and Fire Services

Village of Cement City is provided with fire/ambulance protection by the Addison Fire Department and Columbia Township Fire Department.

The Addison Fire Department presently has two stations: station #1 located in Addison and station #2 on Round Lake Highway. The Columbia Township Fire Department has one station: station #1 in Brooklyn.

The emergency medical services provided by the Addison Fire Department consist of twenty four hours a day seven days per week coverage.

The police protection is provided by the Columbia Township Police Department, Jackson County Sheriff Department, Lenawee County Sheriff Department and the Michigan State Police.

### **LAND USE PROBLEMS AND POTENTIALS**

An understanding of present or anticipated land use problems and potentials is important in the long range planning for the Village of Cement City. The land use plan should focus on minimizing or eliminating problems and maximizing potential and opportunities.

A major concern for Village of Cement City is the decreasing demand for residential, commercial properties within the Village proper. Without the infrastructure which refers to the basic physical and organizational structures needed for the operation of any economy, it can be difficult to support any growth, such as sewers, electrical grids, telecommunications and water supply. These structures provide the commodities and services essential to enable or enhance societal living conditions.

A good land use plan will maximize the potential for positive effects resulting from the current state.



## LAND USE GOALS AND OBJECTIVES

### Recreation and Open Space Areas

#### Goal:

Unique natural features and environmentally sensitive areas should be protected and preserved because of their recreational potentials and natural assets which are valuable to the community's future wellbeing.

#### Objectives:

- Encourage the preservation of areas such as woodlands, streams, banks, lake shores and marshlands by prohibiting building and development unless it can be proven that sufficient physical features are present to support such development without endangering the environment.
- Attempt to connect recreation areas with natural areas wherever possible to develop open space corridors that provide a network of recreational and natural enjoyment areas.
- Attempt to preserve and enhance DNR designated wetlands.

### Agricultural Land Uses

#### Goal:

Agricultural activities within the Village of Cement City are important to preserve and protect these lands from incompatible land uses for those who want to seek a living by agricultural means.

#### Objectives:

- Encourage low residential densities in agricultural areas.
- Encourage the protection of active agricultural lands from incompatible and unnecessary development.

### Residential Land Uses

#### Goal 1:

Residential land uses should be developed in such a manner as to maintain an attractive living environment which provides a mixture of housing opportunities while preserving the existing housing supply and locating new residences in areas where they can be provided with necessary services and where they will be compatible with adjacent land uses.

#### Objectives:

- Encourage development of residential units in areas where sewer connections are available, or alternative sewer systems or where soil types permit septic systems.
- Encourage residential development in areas that are compatible with existing land uses thereby discouraging conflicts with other types of land uses.

- Encourage new residential development around existing developed areas to permit a more efficient provision of service.
- Enhance property values by separating residential area from conflicting land uses.
- Preserve and protect the integrity of neighborhoods with the use of blight, nuisance, and zoning ordinances.

**Goal 2:**

It has been demonstrated that the number of senior citizens will be increasing as the baby boom generation begins to reach retirement age. Ensure that the needs of senior citizens are met.

**Objectives:**

- To the greatest extent possible, ensure that the needs of the elderly are taken into consideration as part of development projects.
- Encourage existing and proposed land uses that serve the elderly to provide for transportation and accessibility needs.
- Review zoning regulations to ensure that they do not discriminate against senior citizens and provide the flexibility to accommodate their needs.

**Commercial Land Uses**

**Goal:**

Commercial development should relate to the overall character of the community and to its specific land use patterns. The development should also provide services and products in locations which are readily accessible to residents and which promote efficient and safe traffic patterns.

**Objectives:**

- Encourage cluster concentrations of related commercial uses so as to avoid strip commercial development.
- Encourage commercial development of a convenience nature near existing and planned residential areas.
- Encourage the location of major commercial areas at the intersection of major streets and roads to provide accessibility from several directions.
- Provide for the future expansion of existing or planned commercial areas.
- Consider conflicting land use buffers when commercial uses abut residential and agricultural areas.

**Industrial Land Uses**

Not Available

## **FUTURE LAND USE PLAN**

The land use plan for future growth and development in Village of Cement City is based on existing characteristics of the Village, the problems and potentials facing the Village and the goals and objectives for future growth. The plan designates specific areas for each type of land use in a manner designed to guide the Village toward future growth into the next decade Map 7. A detailed discussion of each land use category and suggested locations follows.

### **Open Areas**

#### **Recreation and Open Space Areas**

Recreation and open space areas consist of those lands which, because of their physical characteristics, would be suitable for recreation and open space use.

##### **Targeted areas:**

There are a couple areas within the Village of Cement City. The first surrounds most of Little Goose Lake, excluding southwestern part of the Village of Cement City.

#### **Agricultural Areas**

Agricultural areas include land of at least two acre parcels for single family dwellings or a minimum of five acres for agricultural related purposes. The land in this category is suitable for agricultural development and agricultural related uses.

##### **Targeted areas:**

Agricultural areas cover some of this municipality, including many of the properties adjacent to the Village. The agricultural areas basically consist of those portions of the Village not covered by other areas.

### **Residential Areas**

#### **Low-Density Residential Areas**

This category consists of single-family dwellings at low densities help to preserve a predominantly rural character. The areas are fit for concentrated residential use because of the ability of the soil to absorb sewage wastes from individual septic tanks.

##### **Targeted areas:**

There are several low-density residential areas in the Village. The largest areas run along Woodstock Street and Vicary Road or Jackson Street. Other sizeable areas are Potter Ave., Perrin Ave. and North Parker Street. Smaller areas are located along Peninsular Street and both sides of Lewis Road or Halsey Street to the west of the Village of Cement City.

### **High-Density Residential Areas**

Not Available

### **Commercial Areas**

The Village of Cement City Master Plan proposes one commercial area. This area contains existing commercial establishments near residential areas.

#### **Targeted areas:**

The commercial area is located on Main Street on both sides of said street running from Woodstock Street west to Parker Street.

### **Industrial Areas**

Not Available

## PLAN IMPLEMENTATION

The Village of Cement City Master Plan is a document that represents the future development policies of the community. The Plan itself is not a legally binding or enforceable document. The Plan is also not capable of bringing about change without other tools that are designed and authorized by statute to carry out the policies of the Plan. The Plan is however, a basis for the Village Zoning Ordinance, and other local regulations.

Zoning is the most common tool used to implement the community plan. Village of Cement City has an adopted Zoning Ordinance and accompanying zoning map. The zoning map subdivides the community into zoning districts. Each district has its own regulations that are specific to that zoning district. The zoning district boundaries on the official zoning map do not necessarily follow boundaries found on the Land Use Plan map. As the Village grows and rezoning of certain areas become more frequent, the zoning map should resemble the Master Plan map more than it did when the Plan was first adopted. The ultimate goal of the Master Plan is to serve as a vision of what the community could look like if the policies stated in the Plan are implemented. To make this vision become a reality, zoning decisions should be consistent with the Plan.

The Village of Cement City Master Plan is a flexible document that has been designed and intended to change as the community changes. It should be periodically updated as development activity causes the landscape to change. If the document was inflexible, it would not be possible to interpret unique circumstances that occur with some rezoning cases. There will likely be instances when it will be necessary to deviate from the Plan. When it is necessary to deviate from the Plan, it should be done with consideration for the effect on not only the adjacent property owners, but also the impact on the entire community. The reasons why it is necessary to deviate from the Plan should be well documented in the motion and minutes of any public hearing or meeting.

It has been several years since the Village adopted its current zoning ordinance. Since that time, trends in zoning practice and changes to the state zoning statute may have resulted in the need to update the document. This plan will also suggest changes. Therefore, it is anticipated that some follow-up will be necessary after this plan has been completed.

One of the stated goals of the Plan was to protect some of the Village's natural resources. While this is not possible to protect all of the community's natural resources, it is possible to protect some of the more valuable areas from extensive development. Environmentally sensitive areas in the Village are resources that benefit the entire community and are desirable to protect for the future of the community. Areas that are sensitive to encroachment by man have been mapped in the Plan and displayed as an overlay on the Land Use Plan map. The areas that have been shaded on the map identify areas where wetlands, floodplains, or other sensitive lands may be found. The map should be consulted for every action related to the land that requires Village approval.

In cases where a site is located in an area identified as having physical limitations, the person or persons applying for regulatory approval (except a rezoning), should be prepared to satisfactorily demonstrate to the Village that the proposed action will not significantly affect the environment in or near the proposed development area. In the case of a rezoning, the Village should consult the appropriate maps delineating sensitive areas to determine if the uses allowed as permitted or conditional uses could have a detri-

mental effect on the ecosystem. The Village should base its decision for approval or denial of the rezoning in part upon the potential for degrading the environmentally sensitive area.

**APPENDIX A  
PLACEHOLDER**























## APPENDIX B ZONING PLAN

The Master Plan provides the legal basis for zoning in Village of Cement City. Accordingly, the Plan is required to contain a special plan element, known commonly as the Zoning Plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because Village of Cement City has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the Planning Commission to adopt and file with the Village Board "a zoning plan for the areas subject to zoning" in the Village (Sec. 305 (a)). Finally, the MPEA also requires the Zoning Plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

### Zoning Districts

Articles 3 and 4 of the Zoning Ordinance establish and define the following zoning districts (please see the Zoning Map):

**Open Districts** — Open districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.

- **Agricultural District (AG-1)** — The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.
- **Recreation Open Space District (RO-1)** — The intent of this district is to set aside those lands which, because of their physical characteristics, would be suitable for recreation and open space use.

**Residential Districts** — Residential districts are designated principally for residential use and are limited to dwellings and other uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life.

- **Rural Non-Farm Residential District (RNF-1)** — This district is established to provide suitable areas for single-family dwellings at low densities to preserve a predominantly rural character in these areas fit for concentrated residential use because of the ability of the soil to absorb sewage wastes from individual septic tanks.
- **Lake Residential District (RL-1)** — This district is designed to preserve and enhance areas which are suitable for lakefront residential development, principally single-family dwellings at moderate densities, with consideration to protecting the lake waters from potential pollutants.
- **Suburban Residential District (RS-1)** — This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided.

- **Multiple-Family Residential District (RM-1)** — This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.
- **Mobile Home Residential District (MH-1)** — This district is composed of those areas of the Village whose principal use is or ought to be mobile home dwellings. The regulations of this district are designed to permit a density of population and an intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement, or serve such a density and intensity.

**Commercial Districts** —Commercial districts are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, utility service; advance public safety; and protect surrounding property.

- **Local Commercial District (C-1)** — This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of the neighborhood resident population. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.
- **General Commercial District (C-2)** — This district is intended to encourage planned and integrated groupings of retail, service and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a neighborhood commercial area.
- **Highway Service Commercial District (C-3)** — This district is intended to provide for various commercial establishments offering accommodations, supplies and services to local as well as through automobile and truck traffic. These districts should be provided at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into centers and discourage dispersion of these activities.

**Industrial district** — Not available

## Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the zoning ordinance (Sec. 4.5).

### Area, Height, Bulk Requirements

Zoning District	Lot Requirements			Minimum Yard Requirements			Max. Bldg. Height Requirements		Comments
	Min Lot Area	Min Lot Width	Max Lot Cov	Front	Side	Rear	Principal	Accessory	
Agricultural (AG-1)	2 acres <sup>‡</sup>	200'	10%	60'	30'	50'	2½ story or 35'	80'	Single-family detached dwelling units. All other uses.
	5 acres <sup>‡</sup>								
Recreation Open Space (RO-1)	2 acres <sup>‡</sup>	300'	10%	60'	30'	50'	2½ story or 35'	80'	Single-family detached dwelling units. All other uses.
	5 acres <sup>‡</sup>								
Rural Non-Farm Res. (RNF-1)	1 acre <sup>‡</sup>	150'	20%	50'	20'	35'	2½ story or 35'	80'	Single-family detached units. All other uses.
	2 acres <sup>‡</sup>								
Lake Residential (RL-1)	10,000 sq. ft. <sup>‡</sup>	80'	30%	35'	10'	35'	2½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems. Single-family detached dwelling units without central sewage. All other uses.
	15,000 sq. ft. <sup>‡</sup>	100'			20' total 35' <sup>†</sup>				
	1 acre <sup>‡</sup>	120'							
Suburban Residential (RS-1)	10,000 sq. ft. <sup>‡</sup>	100'	30%	35'	10'	20'	2½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems. Single-family detached dwelling units without central sewage. All other uses.
	15,000 sq. ft. <sup>‡</sup>	120'			25' total 35' <sup>†</sup>				
	1 acre <sup>‡</sup>	120'							
Multi-Family Residential (RM-1)	10,000 sq. ft. <sup>‡</sup>	80'	25%	25'	10'	25'	2½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems. Single-family detached dwelling units without central sewage. 15,000 sq. ft. for 1 <sup>st</sup> three dwellings + 2,000 sq. ft. for each additional unit. All other uses.
	15,000 sq. ft. <sup>‡</sup>	120'			25' total 25' <sup>†</sup>				
	15,000 sq. ft. <sup>‡</sup>	120'							
	½ acre <sup>‡</sup>	120'							
Mobile Home Residential (MH-1)	10 acres 4,500 sq. ft.	35'	15%	8' 20' total	10' 25' total	8' 20' total	1 story or 15'	15'	Mobile home park Mobile home site within a mobile home park

<sup>‡</sup> Corner Lot

<sup>†</sup> Stand-alone accessory structures may be constructed provided that the lot meets the minimum lot area requirements for zoning district

\* Abutting a water body

(continued)

Zoning District	Lot Requirements			Minimum Yard Requirements			Max. Bldg. Height Requirements		Comments
	Min Lot Area	Min Lot Width	Max Lot Cov	Front	Side	Rear	Principal	Accessory	
Local Commercial (C-1)	10,000 sq. ft.	75'	25%	35'	20'	35'	35'	n/a	With central sewage and water systems.
	15,000 sq. ft.	100'			35' <sup>†</sup>				Without central sewage.
General Commercial (C-2)	10,000 sq. ft.	75'	25%	35'	20'	20'	35'	n/a	With central sewage and water systems.
	15,000 sq. ft.	100'			35' <sup>†</sup>				Without central sewage.
Highway Service Commercial (C-3)	15,000 sq. ft.	100'	25%	35'	20'	20'	35'	n/a	

<sup>†</sup> Corner Lot

\* Stand-alone accessory structures may be constructed provided that the lot meets the minimum lot area requirements for zoning district

\* Abutting a water body

### Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet the following set criteria in order to be considered consistent with the master plan.

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Village'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?

### Relationship to the Future Land Use Map

The remainder of this appendix equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

**Open areas** — The following open areas are included on the future land use map:

- **Recreation and open space areas** — Recreation and open space areas are addressed generally on the future land use map. The following zoning district equates to those areas:
  - **RO-1** — Recreation Open Space District
- **Agricultural areas** — Agricultural areas are addressed generally on the future land use map. The following zoning district equates to those areas:

- **AG-1** — Agricultural District

**Residential areas** — The following residential areas are included on the future land use map:

- **Low-density residential areas** — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
  - **RNF-1** — Rural Non-Farm District
  - **RL-1** — Lake Residential District
  - **RS-1** — Suburban Residential District
- **High-density residential areas** — High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
  - **RM-1** — Multiple-Family Residential District
  - **MH-1** — Mobile Home Residential District

**Commercial area** — The following commercial area is included on the future land use map:

- **Commercial areas** — Local commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
  - **C-1** — Local Commercial District
  - **C-2** — General Commercial District
  - **C-3** — Highway Service Commercial District



## APPENDIX C CAPITAL IMPROVEMENTS PROGRAMMING

### What is a Capital Improvements Program?

“Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted.” Examples of capital improvements include: municipal buildings (e.g., Village Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP “is updated annually with the first year being the current year capital budget” according to the [Michigan Planning Guidebook](#) (May 2008).

### Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Village of Cement City “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. Accordingly, the Planning Commission —or the Village Board if the Planning Commission is exempted from this task— must “prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget.” The CIP shows “those public structures and improvements, in the general order of their priority, that in the [Village’s] judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Village] for all types of public structures and improvements. Consequently, each agency or department of the [Village] with authority for public structures or improvements shall upon request [provide] lists, plans, and estimates of time and cost of those public structures and improvements.”

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up for a water or sewer project two or three years later. It is also important to note that “plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP” and to ensure that “new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the” document, according to the [Michigan Planning Guidebook](#).

### Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan.

#### Establishing Objective Criteria

“Without objective criteria, the [capital improvements programming (CIP) process] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods,” according to the [Michigan Planning Guidebook](#), and simply ranking proposed projects as ‘urgent,’ ‘important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project.”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
  - Ensure the success of another capital improvement?
  - Meet a state or federal statutory or administrative requirement?
  - A court order?
  - A major public goal of the Village Board?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Village?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Village?

Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

*The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for "small communities with few projects may not be much more than 'urgent,' 'important,' or 'desirable.'"*

**Establishing a Process**

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:



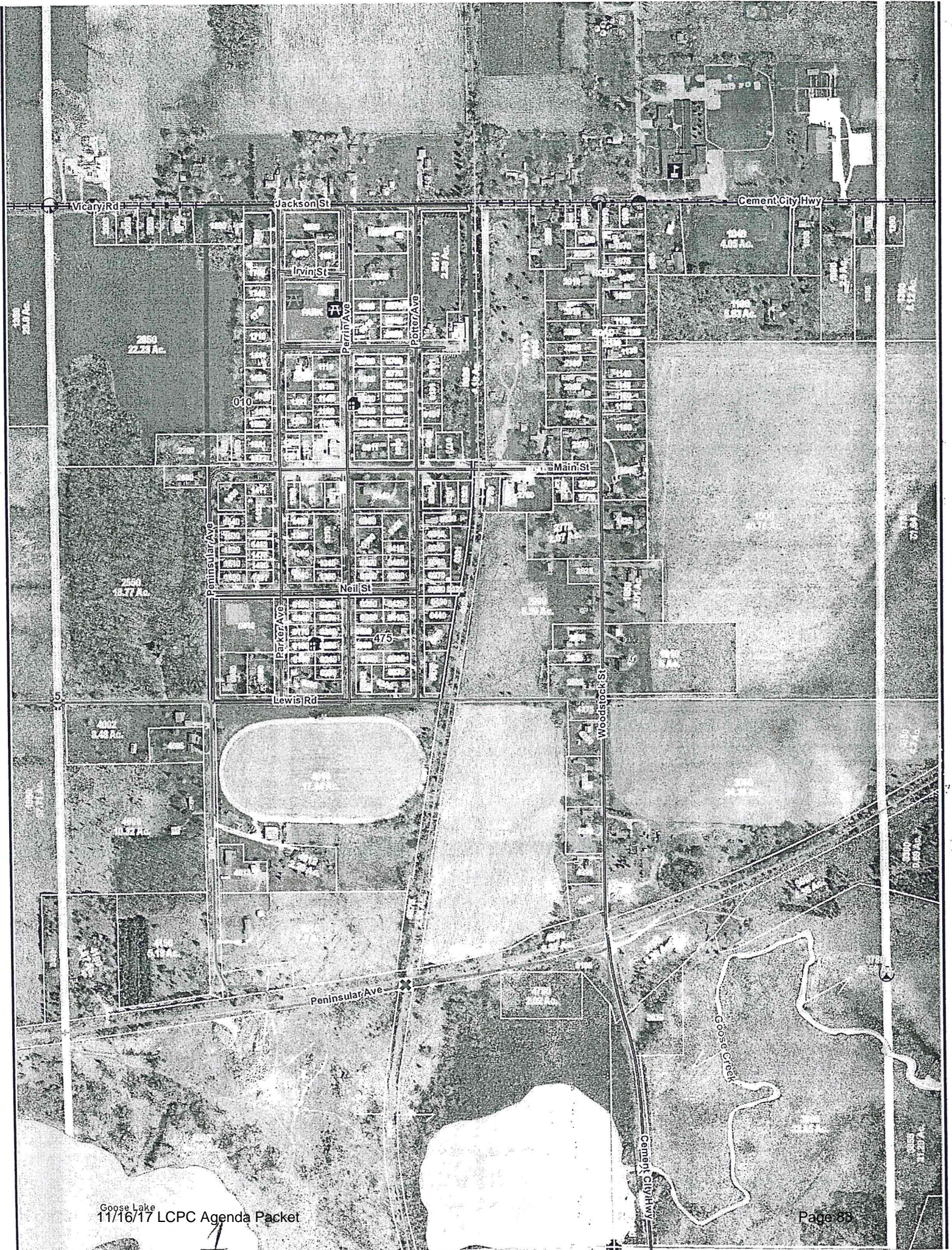
- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.

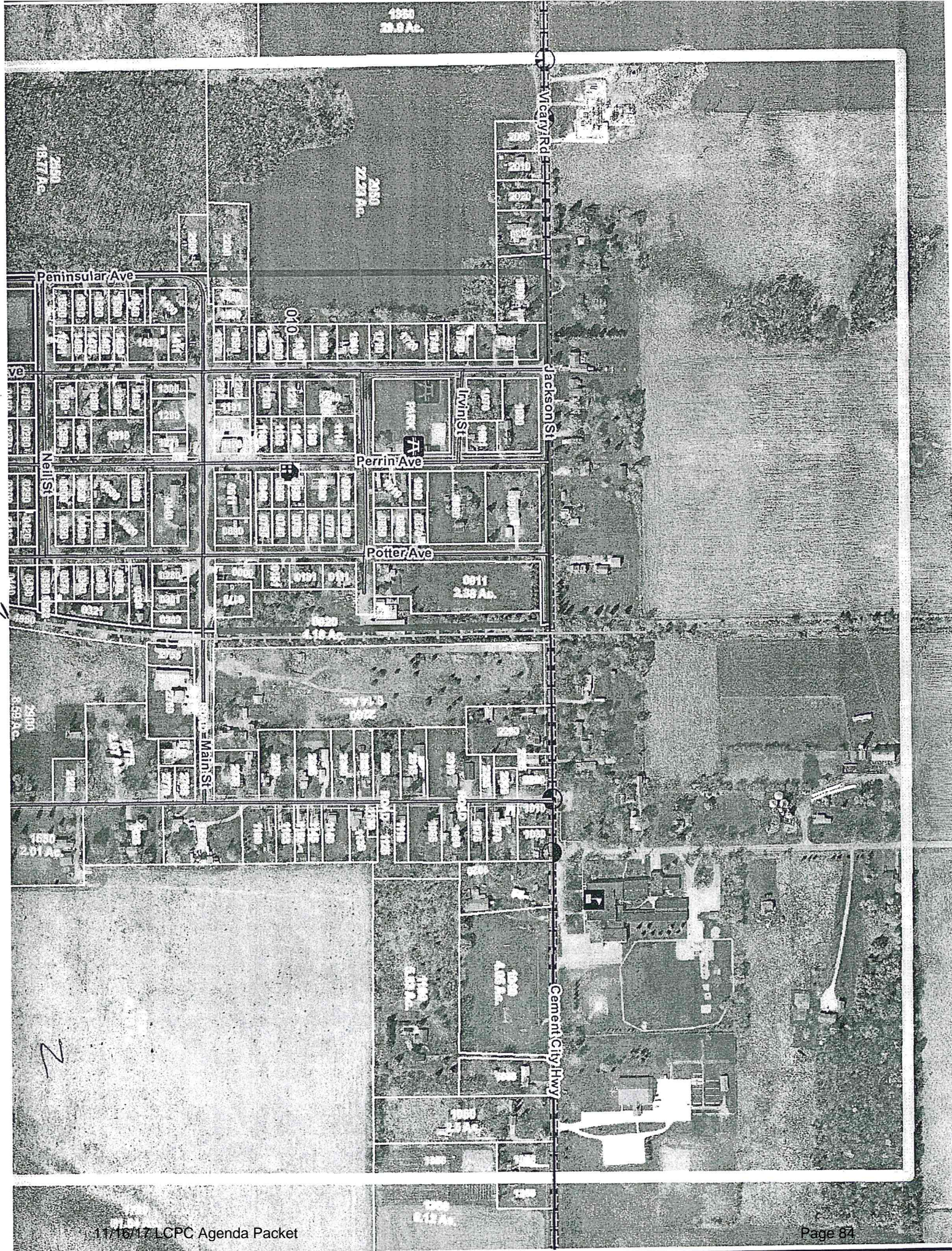
Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:

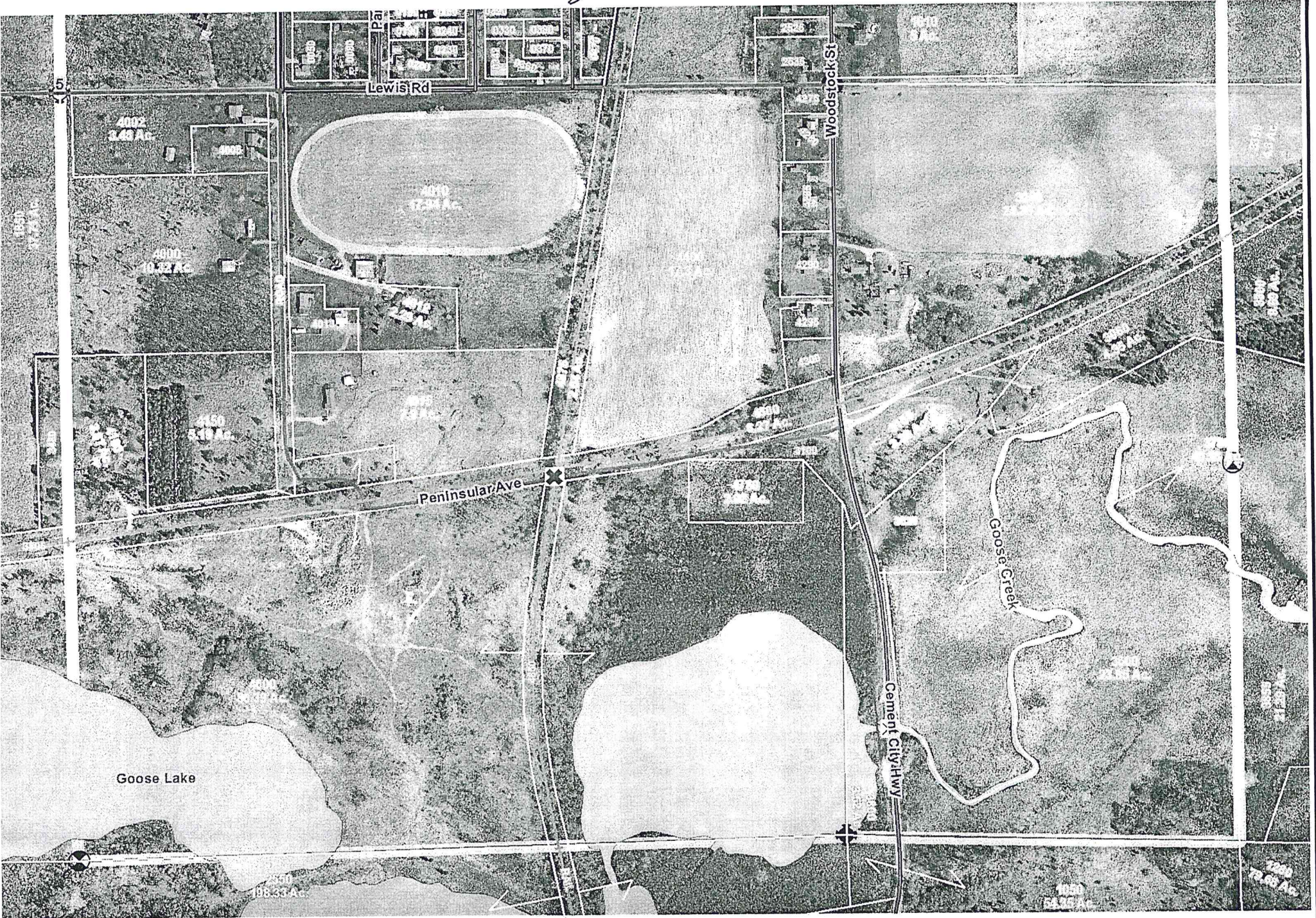
- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the Village Board with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

*The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Village of Cement City, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all —ensuring they are consistent with the master plan.”*









# Village of Cement City

Map 3



1 inch = 430 feet  
 NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REFERENCE.

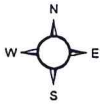
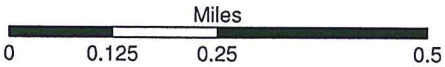


**VILLAGE OF  
CEMENT CITY  
SOIL SUIABILITY FOR  
SEPTIC SYSTEMS**

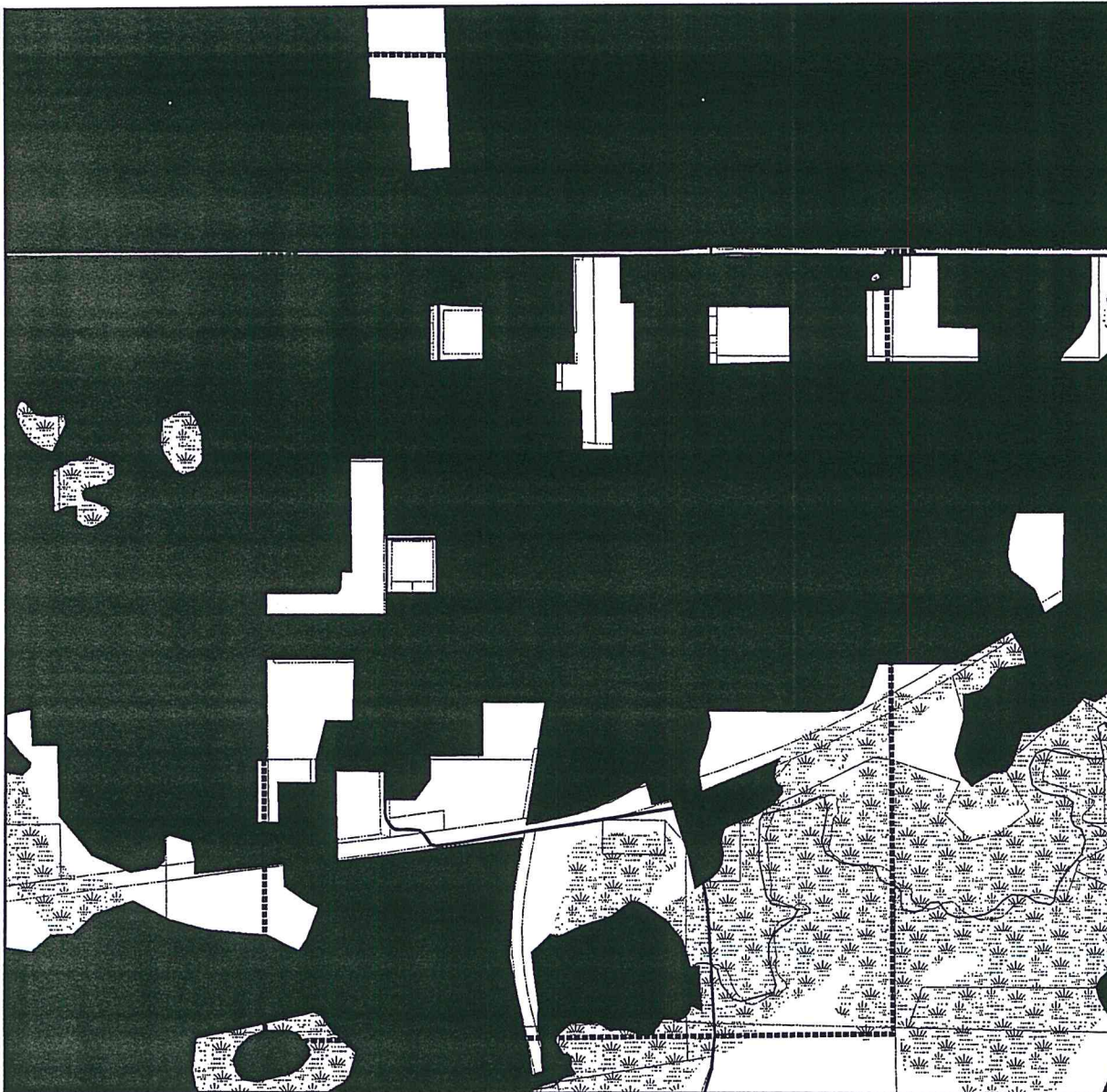
**LEGEND**

- Marginal Soils
- Suitable Soils
- Unsuitable Soils

Source: Lenawee County Soil Survey/LCHD  
Soil Survey of Jackson County



5

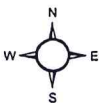


## VILLAGE OF CEMENT CITY 1998 LAND COVER

### LEGEND

-  Agricultural
-  Residential
-  Commercial
-  Industrial
-  Communication/Utilities
-  Extractive
-  Forested
-  Wetlands
-  Open Land/Other
-  Lakes

Source: Lenawee County Comprehensive Land Use Plan  
Columbia Township 1998 Existing Land/Land Cover



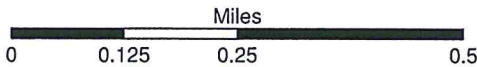


# VILLAGE OF CEMENT CITY TRANSPORTATION FUNCTIONAL CLASSIFICATION

## LEGEND

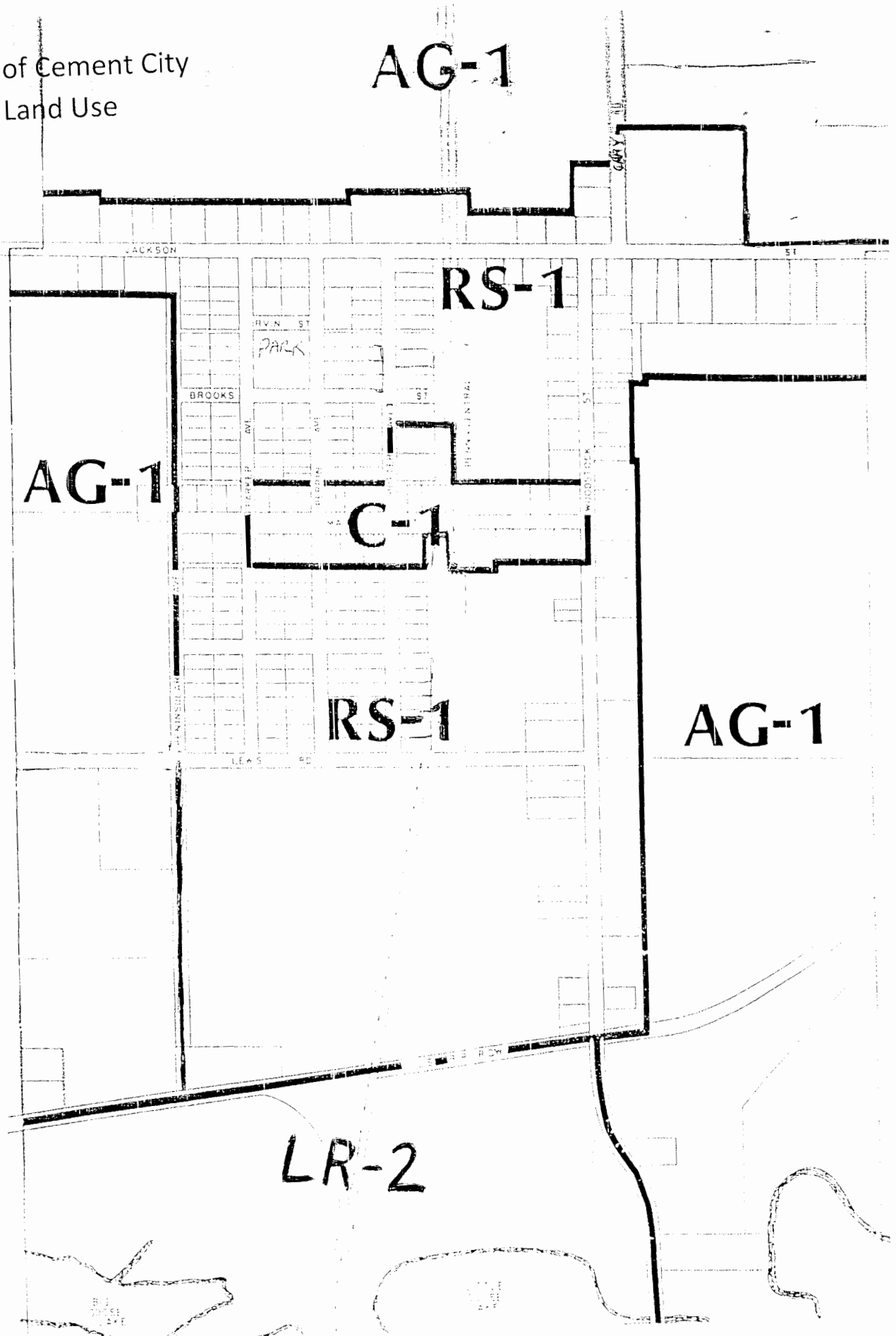
- Collector Streets & Roads
- Local Streets & Roads
- Undefined Streets & Roads

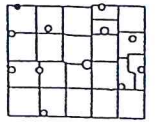
Source: Lenawee County Comprehensive Land Use Plan  
Region 2 GIS "road" shapefile



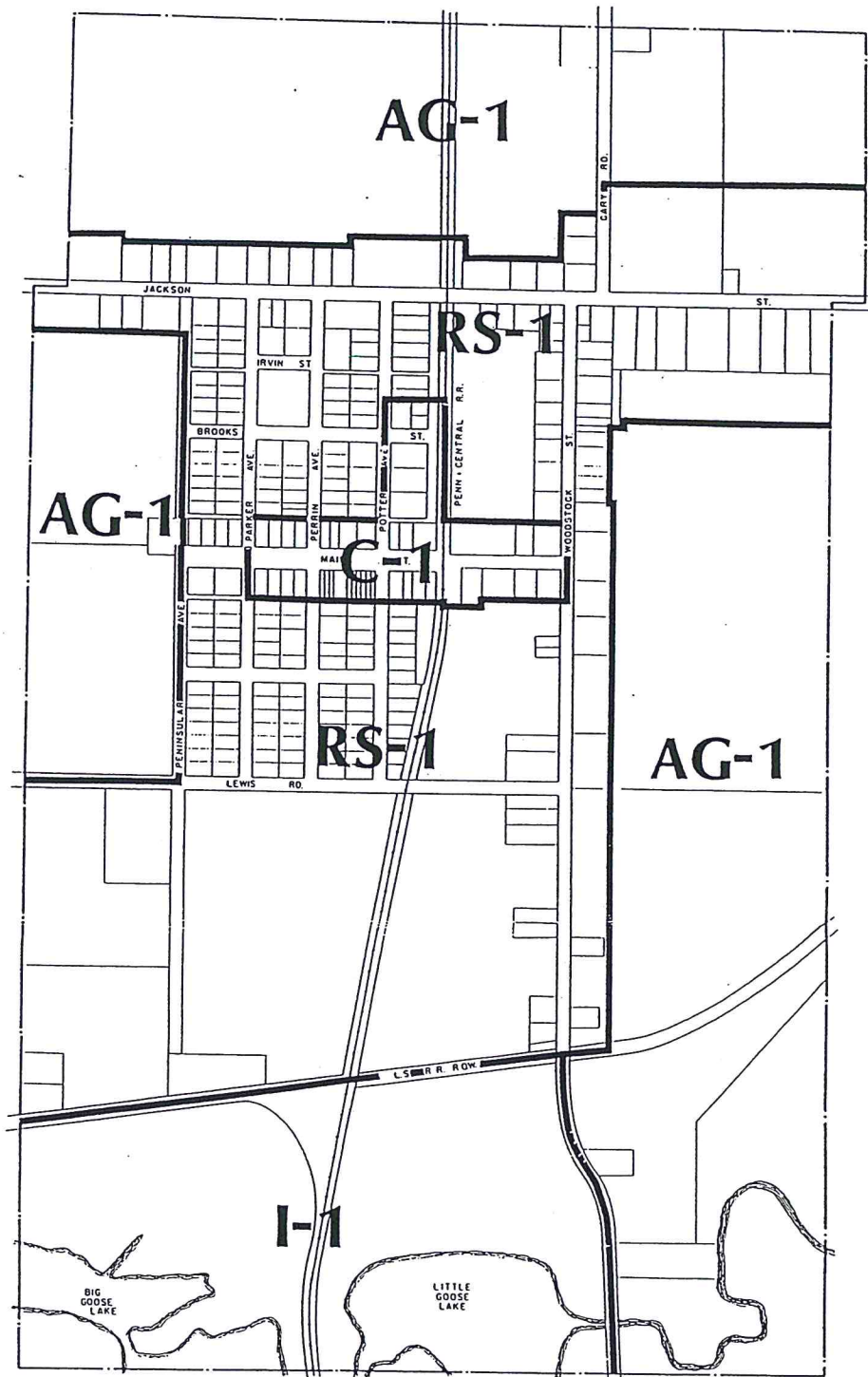


Village of Cement City  
Future Land Use





VILLAGE OF CEMENT CITY



### Village of Cement City Zoning Map

- AG-1 Agricultural
- RS-1 Suburban Residential
- C-1 General Commercial
- I-1 General Industrial

LENAWEE COUNTY, MICHIGAN