



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:
Grant E. Bauman, AICP
R2PC Principal Planner
(517) 768-6711
gbauman@co.jackson.mi.us

DATE: December 21, 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 November 16, 2017, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #17-13— Madison Charter Township *[ACTION]* 5
 - (2) #17-14— Rollin Township *[ACTION]* 29
 - b. Consideration of PA 116 Farmland Agreement(s) — None
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business. — None
 - b. New Business.
 - (1) 2018 LCPC Meeting Schedule *[ACTION]* 41
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment



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MEETING MINUTES

November 2, 2017

Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Amy Torres, Industry and Economics; and Jim Videto, Agriculture

Members Absent: Jennifer Morris, At Large, and Jared Vickers, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: None

Item 1. **Call to Order, Honoring Comm. Polaczyk, and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. At her request, ***Commissioners observed a moment of silence in honor of fellow County Planning Commissioner John Polaczyk who recently passed away.*** Those in attendance then rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** There was no public comment.

Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to **approve** the minutes of the October 12, 2017, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to **approve** the November 2, 2017, agenda as presented. *The motion was approved unanimously.*

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

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

b. **Consideration of Master Plan(s).** None.

(1) **MP #17-02 – Village of Cement City Master Plan**

Staff summarized its report regarding the proposed master plan and advised the Planning Commission to state that, in its opinion, the proposed *Village of Cement City Master Plan* is consistent with the master plans of adjacent Jackson County municipalities and the *Jackson Community Comprehensive Plan*. Staff also advised making various comments and provided a digital copy of the future land use map (please see the staff report).

A motion was made by Commissioner Hilleary, and seconded by Commissioner Burns, that the Planning Commission **finds the *Village of Cement City Master Plan* to be consistent with adjacent municipal plans in Jackson County and the *Jackson Community Comprehensive Plan***, with additional comments advised by staff (please see the staff report). *The motion was approved unanimously.*

- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business**

- a. **Unfinished Business.** None.

- b. **New Business**

(1) ***Jackson County Master Plan update***

Commissioners and staff discussed the need to develop a new edition of the *Jackson County Master Plan*. It was agreed that the process to create the new plan will commence in January of 2018. Staff will research other county master plans in Michigan and provide links to those documents to Commissioners. A link to the current [Jackson Community Comprehensive Plan](#) will also be emailed to Commissioners. The following possible topics for inclusion in the new plan were discussed:

- Economic development, including references to the *Region 2 Planning Commission Comprehensive Economic Development Study* (covering Jackson County as well as Hillsdale and Lenawee Counties) and the efforts of RPI (i.e., Regional Prosperity Initiative) Region 9 (covering Jackson County as well as Hillsdale, Lenawee, Livingston, Monroe, and Washtenaw Counties).
- Recreation, including references to current plans and plans which may be developed concurrently (i.e., the City of Jackson and Jackson County Joint Recreation Plan, the Upper Grand River Water Trail Development Plan, the proposed countywide non-motorized plan, etc.).
- Advocating common future land use categories and zoning districts among the municipalities which comprise Jackson County.
- Advocating a common agenda regarding emerging issues (e.g., renewable energy).

Staff will bring its vision of what the plan should look like and how the Commission can participate in the development of the plan. The need for local input from municipal officials also needs to be addressed.

- Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.**

- a. Comm. Hilleary spoke about: (1) the provision of respite living rooms to address loneliness currently under development by Lifeways and the Jackson County Department of Health, (2) Youth Net interviews with young people and their parents regarding the coordinated care of youth, and (3) the upcoming Drug Summit at Jackson College in December ([staff will send information of the December 8th Summit via email](#)).
- b. Comm. Gaede noted that local health care officials (e.g., firefighters, police officers, etc.) need to be careful about certain new drugs whose effects can be transferred via common contact.

- Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 6:40 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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COORDINATED ZONING REVIEW | #17-13

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: December 21, 2017

Proposal: Proposed text amendments to the *Madison Charter Township Zoning Ordinance* regarding medical marihuana facilities

Background Information

The Township's Planning Commission wishes to amend the *Madison Charter Township Zoning Ordinance* to permit medical marihuana facilities by adding the following:

1. Various definitions regarding medical marihuana facilities (i.e., grower, license, marihuana, marihuana facility of medical marihuana facility, processor, provisioning center, safety compliance facility, and secure transporter) to Section 2.2.
2. Section 4.9A which would:
 - a. Create a Medical Marihuana Facilities Overlay (MMFO) District.
 - b. Limit that overlay district to certain properties in the General Industrial (I-2) District.
 - c. Allow growers, processors, provisioning centers, secure transporters, and safety compliance facilities in the MMFO District.
3. Subsection 28 of Section 5.5.5.b (development standards applying to specific proposed conditional uses).
4. Section 5.7 (nonconformities regarding medical marihuana facilities).

The following property has also been identified as the location for the Medical Marihuana Facilities Overlay (MMFO) District:

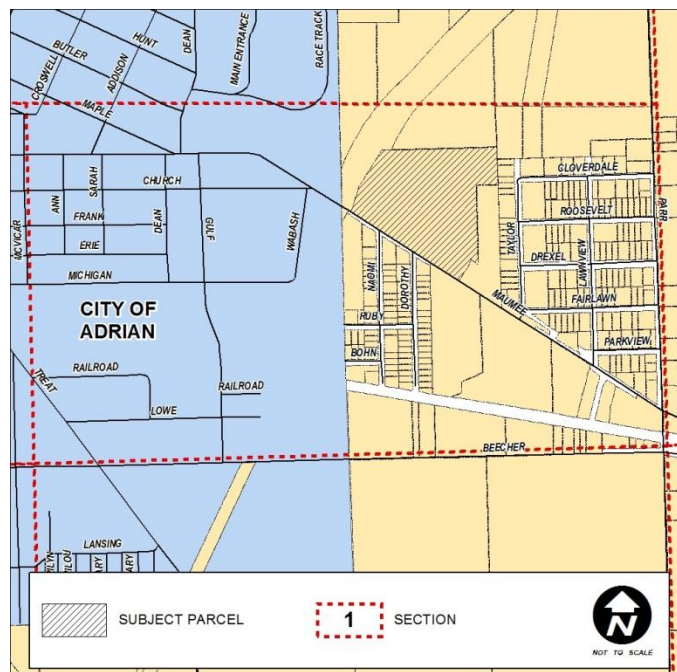
- MDO-101-4040-00 (see Figure 1)

However, the property will not be rezoned until sometime in the near future according to the Township's Attorney.

Analysis and Recommendation

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

**Figure 1
Location**



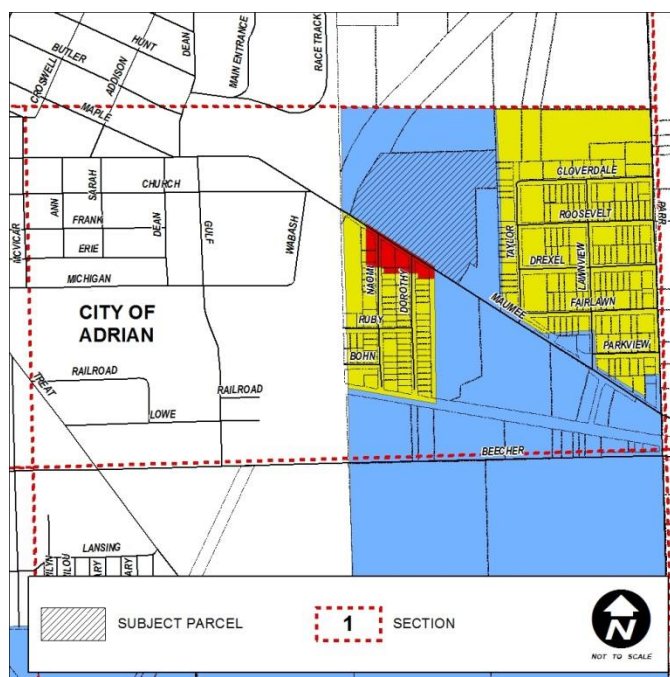
LCPC Staff Analysis – Staff makes the following suggestions regarding the proposed amendments:

- The definitions are proposed for insertion in Section 2.2, alphabetically. LCPC staff suggests that this may cause some confusion/delay in finding the pertinent definition(s). Accordingly, the Township should consider adding the definition as Subsection 2.2.36.1 under the heading of “medical marihuana facilities” (or something similar). Another alternative would be to append (medical marihuana facility) to the end of the name of each description.
- The preamble for Section 4.9A refers simply to “legislation” which is ambiguous. Accordingly, the Township should consider referring to the “Medical Marihuana Facilities Act, MCL 333.27101 et seq.” rather than the generic “legislation” in this introductory description of the Medical Marihuana Facilities Overlay (MFFO) District.
- Subsection 4.9A.3 states that growers, processors, provisioning centers, secure transporters and safety compliance facilities are permitted uses in the MMFO District. However, the last sentence of the section states that those “uses are subject to the development standards” included in “Section 5.5.5.b.28” (development standards applying to specific proposed conditional uses). Accordingly, the Township should consider correcting this contradiction by renaming Subsection 4.9A.3 “Conditional Uses” and referring to them as “conditional uses” rather than “permitted uses” in description.
- Subsection A(5) of Section 5.5.5.b.28 states that medical marihuana facilities/activities cannot take place as a home occupation or accessory use. The definition of a “marihuana facility” or “medical marihuana facility” does not apply to a “primary caregiver” or “caregiver” as defined in the Michigan Medical Marihuana Act. LCPC staff suggests that the Township should consider restating this exception here.
- Subsection A(9)(a) of Section 5.5.5.b.28 states that there must be a 500-foot setback from a residentially zoned district as well as public/private educational institutions or parks/recreation facilities. LCPC staff points out that the proposed MMFO District is adjacent to R-1 (low-density single-family residential) zoning. The underlying zoning district also appears to be zoned I-1 (Light Industrial), rather than I-2 (see Figure 2); it may be that the zoning was changed at some point (the date of the GIS zoning layer is March 5, 2009).

The establishment of the property is not part of the proposed amendment according to the Township’s Attorney. Staff included the above suggestion in order to be comprehensive.

- Subsection A(10) of Section 5.5.5.b.28 requires security fencing at least 8-feet high. However, Section 5.15 states that fences in any district “shall not exceed six (6) feet in height, except in a front yard where the height may not exceed four (4) feet”. Accordingly, the Township should consider addressing this contradiction.

**Figure 2
Zoning**



- Subsection A(11) of Section 5.5.5.b.28 addresses screening and allows for a greenbelt, hedgerow, fence, evergreen screen, or masonry wall to serve as that screen. LCPC staff suggests the following to improve the screening requirement:
 - Allow the Township Planning Commission to approve a combination of the screening options.
 - Subsection (a)2ii requires that the height of a hedgerow “shall be adequate for the intended screening function”. Subsections (a)3 and (a)6 require fences and walls to have minimum heights of 3 feet and 2 feet, respectively, and a maximum height of 6 feet (unless the Planning Commission wants it taller). Unify these minimum standards for simplicity and fairness. The possibility of a maximum height exception also needs to be compatible with Section 5.15 (fences).
- Subsection C of Section 5.5.5.b.28 addresses processors. However, Subsection C(2) refers to “production or processing” in its title as well as the standard. Accordingly, LCPC staff suggests that the title and standard should only refer to “processing”.

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to recommend **APPROVAL WITH COMMENTS** of the proposed amendments to the Zoning Ordinance to the Madison Charter Township Board, with the staff suggestions included in this report.

The above recommendation does not include the establishment of Parcel# MDO-101-4040-00 as the MMFO District. That rezoning proposal has yet to be made formally.

Actions the LCPC can take:

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

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 Madison 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.)

See Attached Ordinance 2017- Proposal

1. The above described property has a proposed zoning change FROM L-1 ZONE TO medical Marijuana Facilities Overlay ZONE.
2. PURPOSE OF PROPOSED CHANGE: State Law #HB 4209 PA281

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 2,4,5 SECTION 2.2/4.9A/5.5-5B
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See Attached

- C. PUBLIC HEARING on the above amendment was held on: month October day 30th year 2017
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Oct day 12 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.

Ted Dyseau ☒ Chair or ☐ Secretary 10/30/2017 (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

AFFP

001/Mtg for Oct 30

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS

Charter Township of Madison (Posting date 10/09/2017)

The Planning Commission will have a meeting 10/30/2017. It will be held at the Madison Township Hall located at 4008 S. Adrian Hwy. Adrian, Mi. 49221 at 7:00 PM.

Requested by the HB4209 PA281, for review of, and amending the zoning ordinance for the Charter Township of Madison. To permit and regulate the possible production in Madison Township.

Also, the Marijuana zoning overlay plan
Respectfully, Terry Etter, Madison Township Clerk
3T October 12, 13, 14.

Elena Amador, being duly sworn, says:

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

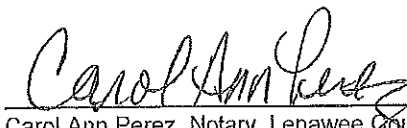
October 12, 2017, October 13, 2017, October 14, 2017

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

SIGNED:


Elena Amador

Subscribed to and sworn to me this 14th day of October 2017.


Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

COPY

04100231 00235568

Terry T Etter
MADISON CHARTER TOWNSHIP
4008 S. Adrian Hwy.
Adrian, MI 49221

Charter Township of Madison (Posting date 10/09/2017)

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Also, the Marijuana zoning overlay plan

Respectfully,

Terry Etter

Madison Township Clerk

CHARTER TOWNSHIP OF MADISON

4008 S. ADRIAN HIGHWAY

ADRIAN, MI 49221

Planning Commission Regular Meeting

October 30, 2017

The meeting was called to order by Chairman Dusseau at 7:00 pm

The Pledge to the Flag was given

Commissioners present: Chairperson Dusseau; Secretary Johnson; Holtz; Loveland; Demlow; Meeks; and Brazee

Commissioners Absent: None

Others present: Supervisor Griewahn; Clerk Etter;

Marihuana zoning overlay -The Commissioners reviewed the final draft ordinance to create a Medical Marihuana Facility Overlay District in the General Industrial District (I-2) for the purpose of permitting medical marihuana facilities. Chairperson Dusseau said it will be sent to the Madison Township Board at their December meeting for approval.

The following were concerns and recommendations voiced by local residents in attendance:

- Consider more than one parcel for growing (expand from overlay district)
- Allow in agricultural district with limited number of licenses (growers only)
- Allow greenhouses for growers
- Consider township residents before "highest bidder" from out of town

Troy McLaughlin handed out information on the benefits of greenhouse growing operations in rural areas (agriculture district).

Commissioner Loveland voiced concern with safety, policing, and inspection of facilities.

Chairperson Dusseau took a roll call vote on the proposed ordinance to recommend approval by the Township Board

Yeas: Meeks, Holtz, Demlow, Johnson, Brazee, and Dusseau

Nays: Loveland

Motion Carried 6-1

Flamable Liquid Ordinance -Dusseau asked Commissioners to revise section 5.5.5.b.6 bulk fuel ordinance to match state guidelines. Commissioners discussed omitting subsection b.(1) and (2) since setback requirements and earth embankments are regulated by the statutes of the State of Michigan.

Dusseau took a roll call vote to omit subsection B(1) and (2) of the amended ordinance.

Yeas: Meeks, Holtz, Demlow, Johnson, Brazee, and Dusseau

Nays: Loveland

Motion Carried 6-1

C-2, General Highway Commercial –maximum building allowable height

Commissioners discussed the increase in maximum building height allowed in the General Highway Commercial district from 35' to 70' due to possible hotel development consideration.

Motion Meeks to increase maximum building height restriction in General Highway Commercial District (C-2) from 35' to 70' **Seconded Holtz Motion Carried 7-0.**

Motion to adjourn Meeks; 2nd Holtz

Meeting adjourned at 8:10

CHARTER TOWNSHIP OF MADISON

Ordinance 2017-_____

An ordinance to amend the Madison Charter Township Zoning Ordinance, to provide for creating a Medical Marihuana Facilities Overlay District for use in the General Industrial District (I-2) for the purpose of permitting medical marihuana facilities.

THE CHARTER TOWNSHIP OF MADISON ORDAINS:

Section 1. Amendment to Section 2.2 Definitions

Section 2.2, Definitions, of the Madison Charter Township Zoning Ordinance, being Ordinance 1, is hereby amended to add the following definitions:

- 2.2.23-1. "Grower" means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor or provisioning center. A grower can sell seeds or plants to another grower in addition to processors and provisioning centers. One grower may produce clones for others.
- 2.2.27-1. "Licensee" means a person holding a state operating license issued under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.
- 2.2.38-1. "Marihuana" or "marihuana" means that term as defined in the Public Health Code, MCL 333.1101 et seq.; the Michigan Medical Marihuana Act, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; and the Marihuana Tracking Act, MCL 333.27901 et seq.
- 2.2.38-2. "Marihuana facility" or "Medical Marihuana facility" means an enterprise at a specific location at which a licensee is licensed to operate under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq., including a marihuana grower, marihuana processor, marihuana provisioning center, marihuana secure transporter, or marihuana safety compliance facility. The term does not include or apply to a "primary caregiver" or "caregiver" as that term is defined in the Michigan Medical Marihuana Act, MCL 333.26421 et seq.
- 2.2.41-2. "Processor" means a licensee that is a commercial entity located in this state that purchases marihuana from a grower and that extracts resin from the marihuana or creates a

marihuana-infused product for sale and transfer in packaged form to a provisioning center.

2.2.41-3. "Provisioning center" means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver in accordance with the Michigan Medical Marihuana Act, MCL 333.26421 et seq., is not a provisioning center for purposes of this article.

2.2.44-1. "Safety compliance facility" means a licensee that is a commercial entity that receives marihuana from a marihuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marihuana facility.

2.2.44-2. "Secure transporter" means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.
Zoning Districts

Section 2. Amendment to Article 4, Zoning District Regulations, to add Section 4.9A, Medical Marihuana Facilities Overlay District

Article 4, Zoning District Regulations, is amended by adding the following Section 4.9A, Medical Marihuana Facilities Overlay District:

Section 4.9A Medical Marihuana Facilities Overlay District (MMFO)

The State of Michigan has adopted legislation to permit five different types of medical marihuana facilities. The Medical Marihuana Facilities Overlay District (MMFO) is established as a Special District to permit the establishment of such facilities in the Township.

4.9A.1 Intent

The MMFO Overlay District is intended to overlay certain designated and/or named properties in the General Industrial District (I-2).

4.9A.2 Lands to be Designated.

All parcels and portions of parcels located within the boundaries of the MMFO District, as shown on the Official Zoning Map.

4.9A.3 Permitted Uses.

Only the following types of medical marihuana facilities, as authorized by the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq. and the Charter Township of Madison Regulation of Medical Marihuana Facilities Ordinance, are permitted uses in the MMO District:

- a. Growers.
- b. Processors.
- c. Provisioning centers.
- d. Secure transporters.
- e. Safety compliance facilities.

All of the above uses are subject to the development standards set forth provisions of Article V, Section 5.5.5.b.28.

Section 3. Amendment to Section 5.5.5.b

Section 5.5.5.b is amended to add subsection 28 which set forth following development standards for medical marihuana facilities:

- 28. Marihuana facilities subject to the following standards:
 - A. *All Medical Marihuana Facilities.* Growers, processors, provisioning centers, secure transporters, and safety compliance facilities are subject to the following standards and requirements:
 - (1) *Uses Not Permitted by State Prohibited.* Any uses or activities found by the state of Michigan or a court with jurisdiction to be unconstitutional or otherwise not permitted by state law may not be permitted by the Township. In the event that a court with jurisdiction declares some or all of this article invalid, then the Township may suspend the acceptance of applications for conditional use permits pending the resolution of the legal issue in question.

- (2) *State Licensing Required.* The marihuana facility must be licensed by the state of Michigan and then must be at all times in compliance with the laws of the state of Michigan including but not limited to the Michigan Medical Marihuana Act, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; and the Marihuana Tracking Act, MCL 333.27901 et seq.; and all other applicable rules promulgated by the state of Michigan.
- (3) *Township Permit Required.* A medical marihuana facility must have a permit issued by Township pursuant to the Township's Medical Marihuana Facilities Ordinance and then must be at all times in compliance with Township Medical Marihuana Facilities Ordinance.
- (4) *Compliance with Law.* Except as otherwise modified by this Section, all medical marihuana facilities must, comply with all other applicable laws and ordinances of the Township, including, but not limited to, all area, yard, height and bulk regulations set forth in Section 4.11 of the Township Zoning Ordinance.
- (5) *No Home. Occupation.* A marihuana facility, or activities associated with the licensed growing, processing, testing, transporting, or sales of marihuana, may not be permitted as a home business or accessory use nor may they include accessory uses except as otherwise provided in this ordinance.
- (6) *Minimum Lot Size.* The minimum lot size in the MMO District shall be one (1) acre, however, more than one medical marijuana facility may be located on a single lot.
- (7) *No Outdoor Activities or Storage.* All activities and all materials used in connection with medical marihuana facilities, with the exception of the loading and unloading of materials, must be contained within an enclosed and secure building or structure.
- (8) *Signage.* Signage requirements for marihuana facilities, unless otherwise specified, are as provided in Section 5.2 of the Township Zoning Ordinance.
- (9) *Buffer Zones.*

- (a) A medical marihuana facility may not be located within five hundred (500) feet of real property comprising or used by a public or private elementary, vocational, or secondary school; a public or private college, junior college, or university; a licensed child care center or preschool; a public playground, public swimming pool, or public or private youth activity facility; a public park, public outdoor recreation area, or public recreation facility; a public library; a religious institution or residentially zoned property.
 - (b) The distance shall be measured as the shortest straight-line distance between the property line of the location of the following uses to the property line of the parcel on which provisioning center premises is located.
- (10) *Security Fencing.* With the exception of provisioning centers, all other medical marihuana facilities must erect minimum eight feet (8') high security fencing, topped with barbed wire or razor wire, around all portions of facility where marihuana is grown, stored or processed. The security fencing shall be not be located within the required buffer zone and shall be behind the required screening.
- (11) *Screening.* All medical marihuana facilities shall be screened from adjacent lots and road rights-of-way as follows:
 - (a) Required landscaping and screening elements shall be provided by one (1) or more of following methods as best suited to the existing conditions, subject to Planning Commission approval during the site plan approval process:
 - 1. *Greenbelt buffer.* The purpose of this method is to establish a buffer between adjacent land uses, or between uses and adjacent road rights-of-way. This method is intended to provide a partial visual screen, particularly where the adjacent uses (including uses that are adjacent across a road right-of-way) are less intense than the use of the subject

site. Greenbelt buffers shall consist of the following (see illustration):

- i. Greenbelts shall have a minimum width of ten (10) feet, and may be interrupted only to provide for pedestrian or vehicular access.
 - ii. Greenbelts shall be sodded, hydro-seeded, or planted with appropriate groundcovers.
 - iii. A mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrubs shall be planted along the greenbelt buffer at a minimum concentration of one (1) tree and three (3) shrubs per 15 linear feet of greenbelt length. The Planning Commission may require additional plantings to achieve the screening objectives of this Section.
 - iv. Such required plant materials may be placed at uniform intervals, at random or in groupings.
 - v. The greenbelt length shall be measured along the centerline of the greenbelt for its entire length, inclusive of all driveways.
2. *Hedgerow.* This method is intended to create an effective obscuring screen within a limited land area. This method shall consist of shrubs planted and maintained as a continuous visual screen, subject to the following (see illustration):
- i. The maximum permitted spacing between individual plants shall not exceed three (3) feet on-center, unless a different

separation distance is determined by the Planning Commission to be more appropriate for the type of shrub proposed.

- ii. Maintained plant height at maturity shall be adequate for the intended screening function.
 - iii. Low height shrubs [two (2) to four (4) feet in height] shall be used to provide necessary ground-level screening to block headlight glare or similar low-level impacts.
 - iv. Larger shrubs [exceeding four (4) feet in height] shall be used to establish a landscaped barrier between land uses of differing intensities, or to provide more complete screening.
3. *Fence.* This method shall consist of an ornamental, rail or privacy fence constructed along the lot or zoning district boundary, or around the perimeter of the area to be screened, subject to the following:
- i. Required fences shall have a minimum height of three (3) feet, and shall not exceed six (6) feet in height above grade unless a higher fence height is determined by the Planning Commission to be necessary to provide adequate screening.
 - ii. The fence materials, height, location, and design shall be consistent with existing fences on adjacent lots, and shall be subject to Planning Commission approval.

The security fencing required in Section 5.5.5.b.28.A(9) may not be used for purposes of screening.

5. *Evergreen screen.* The purpose of this method is to create a dense obscuring screen that meets the objectives of this Section. This method is intended to establish a year-round screening barrier between land uses of differing intensities, to effectively block noise and light, or to completely separate developed and undeveloped portions of a site.

This method shall consist of closely spaced evergreen trees with year-round screening characteristics. Such trees shall be planted a maximum of 15 feet apart in at least two (2) staggered rows (see illustration).

6. *Masonry wall.* The purpose of this method is to create a solid, year-round barrier and obscuring screen to effectively block noise, light, and other impacts between land uses of differing intensities. Such walls shall be subject to the following (see illustration):

- i. Masonry walls shall have a minimum height of two (2) feet, and shall not exceed six (6) feet in height above grade unless a higher wall height is determined by the Planning Commission to be necessary to provide adequate screening.
- ii. Walls shall be solid in character, and capped with a stone or concrete cap.
- iii. Wall materials shall be coordinated with the principal building materials on the site. The Planning Commission may

require that decorative masonry (brick, stone, or decorative block) materials be incorporated into the wall design and construction.

B. *Growers.* Growers shall be subject to the following additional standards:

- (1) *Minimum Yard Depth/Distance from Lot Lines.* The minimum front, rear, and side yard setbacks for any structure used for marihuana production shall be 50 feet.
- (2) *Indoor Production and Processing.* Marihuana production shall be located entirely within one or more completely enclosed buildings. No outdoor production or processing is permitted.

C. *Processors.* Processors shall be subject to the following additional standards:

- (1) *Minimum Yard Depth/Distance from Lot Lines.* The minimum front, rear, and side yard setbacks for any structure used for marihuana production shall be 50 feet.
- (2) *Indoor Production and Processing.* Marihuana production shall be located entirely within one or more completely enclosed buildings. No outdoor production or processing is permitted.

D. *Provisioning Centers.* Provisioning centers shall be subject to the following additional standards:

- (1) *Physical Appearance.* The exterior appearance of the structure shall remain compatible with the exterior appearance of structures already constructed or under construction within the immediate area, and shall be maintained so as to prevent blight or deterioration or substantial diminishment or impairment of property values within the immediate area.

D. *Safety Compliance Facility.* Safety compliance facilities shall be subject to the following additional standards:

- (1) A marihuana safety compliance facility shall be subject to the special regulations and standards

applicable to medical laboratories and medical testing facilities in the ordinance.

- (2) All activities of a marihuana safety compliance facility, including all transfers of marihuana, shall be conducted within the structure and out of public view.

E. *Secure Transports.* Secure transporters shall be subject to the following additional standards:

- (1) The regulations and standards applicable to transportation and warehousing uses in the Zoning Ordinance.
- (2) Any buildings or structures used for the containment of stored materials shall be located no closer than fifty (50) feet from any property line.

Section 4. Amendment to Section 5.7.

Section 5.7, Nonconformities is amended by adding the following provisions:

5.7.6. Nonconformities Regarding Medical Marihuana Facilities.

- a. No marihuana facility operating or purporting to operate prior to December 15, 2017, shall be deemed to have been a legally existing use nor shall the operation of such marihuana facility be deemed a legal nonconforming use under this Zoning Ordinance.
- b. A property owner shall not have vested rights or nonconforming use rights that would serve as a basis for failing to comply with this Zoning Ordinance or any amendment thereto.
- c. Discontinuation of a state medical marihuana facility license shall constitute prima facie evidence that a nonconformity has been discontinued.

Section 5. Severability.

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Section 6. Publication and Effective Date.

Publication of this ordinance shall be made by causing a true copy thereof to be inserted once in a newspaper circulating within the Charter Township of Madison, which insertion shall be made within thirty (30) days after its passage. This ordinance shall take effect immediately upon its publication.

YEAS: _____
NAYS: _____
ABSENT: _____

Ordinance declared adopted on _____, 20__.

Gary Griewhan
Township Supervisor for the
Charter Township of Madison

CERTIFICATION OF ADOPTION AND PUBLICATION

I, Terry Etter, the duly elected Township Clerk, certify that the foregoing ordinance was properly enacted by the township board of the Charter Township of Madison, Lenawee County, Michigan on _____, 20__ and that it was published in the Adrian Daily Telegram on _____, 20__.

Terry Etter
Township Clerk for the
Charter Township of Madison

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: Charter Township of Madison Township Case #: 2017-
Township official we may contact: Terry T. Etten Phone #: (517) 263-9313
Applicant: Charter Township of Madison Phone #: (517) 263-9313
Rezoning Request: From: _____ (_____) To: _____ (_____)
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): See Attached

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Light Industrial (I-1)

What is the proposed use of the site? Light Industrial (I-1) with Overlay District for the purpose of permitting medical Marijuana facilities.

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

North: Agriculture South: Industrial
East: Industrial West: Industrial

What are the surrounding Zoning Districts?

North: Ag (AG-1) South: Residential
East: Light Ind. (I-1) West: Commercial
South: Light Ind. (I-1)
West: Light Ind. (I-1)

What is the suggested use of the site on the Township's Land Use Plan map? Light Ind.

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

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

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

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

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

☐ Other (please specify) See Attached 2011 Report Summary.

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.

LIBER 2483 PAGE 0019 5 of 7

Description
Adrian & Madison Townships, Lenawee County, Michigan

All that part of Fractional Section 1, Town 7 South, Range 3 East, and all that part of Section 36, Town 6 South, Range 3 East, described as commencing at the Northeast corner of the West 1/2 of the Southeast 1/4 of said Fractional Section 1, and running thence S 02° 42' 32" E 319.42 feet; thence S 87° 15' 20" W 178.88 feet; thence S 02° 44' 40" E 603.92 feet to a curve; thence Southwesterly along a 193.18 foot radius non-tangent curve right an arc distance of 62.96 feet (chord bearing and distance being S 05° 36' 46" W 63.68 feet); thence N 57° 01' 31" W 71.98 feet; thence Southwesterly along a 127.55 foot radius curve right an arc distance of 56.25 feet (chord bearing and distance being S 18° 59' 25" W 55.80 feet); thence S 31° 37' 23" W 149.32 feet to the center line of East Maumee Street; thence N 58° 26' 00" W along said center line 1088.77 feet to the Southeasterly right of way line of the Norfolk and Western Railway; thence N 17° 46' 49" E 224.68 feet along said right of way line; thence Northeasterly along a 1829.86 foot radius curve right an arc distance of 868.69 feet (chord bearing and distance being N 31° 22' 49" E 860.56 feet); thence N 44° 58' 49" E 851.20 feet; thence S 01° 41' 00" E 990.87 feet to the East and West 1/4 line of said Fractional Section 1; thence N 87° 15' 20" E along said line 77.88 feet to the place of beginning. Containing 32.69 acres.

Subject to easements and restrictions of record, if any.

ADO-136-4700-00 (Adrian)

MDO-101-4040-00 (Madison)



Steven A. Young
Steven A. Young
Professional Surveyor No. 25885

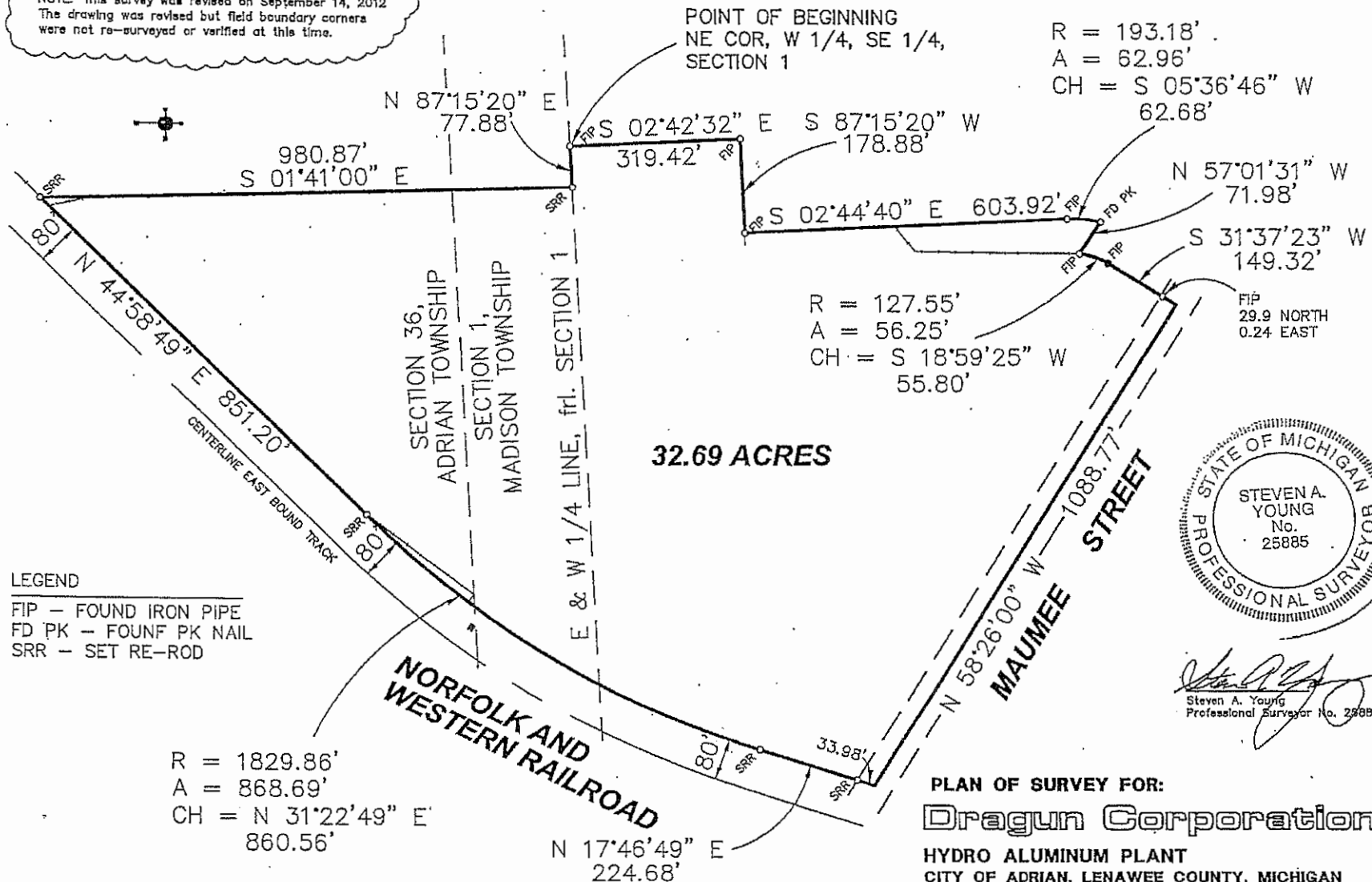
PLAN OF SURVEY FOR:

Dragun Corporation

**HYDRO ALUMINUM PLANT
CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN**

DATE: MARCH 15, 1995 REVISED: APRIL 14, 1995
SCALE: 1" = 250' APRIL 19, 1995
JOB NO.: 950219 APRIL 20, 1995
FILE NAME: C:\ACAD\DWG\AC950219 ORIGINAL SEPTEMBER 14, 2012
FILE NAME: C:\PROJECTS\AC120909\AC120909.DWG

NOTE: This survey was revised on September 14, 2012.
The drawing was revised but field boundary corners were not re-surveyed or verified at this time.



Steven A. Young
Professional Surveyor No. 25885

PLAN OF SURVEY FOR:
Dragun Corporation
HYDRO ALUMINUM PLANT
CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN

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FILE NAME: C:\PROJECTS\AC120909\AC120909.DWG

11RFR 2483 PAGE 0010 7 of 7

Interim Remediation Report and Remedial Action Plan Amendment
Hydro Aluminum Adrian, Inc.
Adrian, Michigan

Prepared for

Hydro Aluminum Adrian, Inc.
1607 East Maumee Street
Adrian, Michigan

Prepared by

Dragun Corporation
Environmental Consultants

30445 Northwestern Highway, Suite 260
Farmington Hills, Michigan 48334-3175
Phone: (248) 932-0228
Fax: (248) 932-0618
Project #29049-03

August 15, 2011

EXECUTIVE SUMMARY

The Hydro Aluminum Adrian, Inc. (HAA) facility, located at 1607 East Maumee Street in Adrian, Michigan (the Site), contained areas where the soil and groundwater were impacted with volatile organic compounds (VOCs) and metals. A Type C Remedial Action Plan (RAP) was approved by the Michigan Department of Environmental Quality (MDEQ) on May 17, 1997 (MDEQ Docket No.: LANDUSE-ERD-97-006). HAA has conducted semi-annual monitoring events since 1997, and the monitoring has resulted in no actionable issues related to soil or groundwater at the Site.

HAA ceased operations at the Site in February 2010, and demolished all of the Site structures. In preparation for the plant decommissioning, HAA conducted focused remedial investigations at historically impacted areas. Following demolition of the structures, HAA conducted interim remedial measures to address the historic impacts. Approximately 15,030 tons of impacted soil and 140,000 gallons of impacted groundwater were removed from the Site as part of the remediation.

Following the interim remedial measures, chemical concentrations at the Site are below the applicable criteria for all exposure pathways other than drinking water (DW) and groundwater/surface water interface (GSI). Groundwater use at the Site is restricted by deed, so the DW criteria are only applicable at the property boundary. There have been no exceedances of the DW criteria at the property boundaries during the monitoring conducted since 1997. The GSI pathway is only complete in a limited area of the Site, and no exceedances of the GSI criteria have been observed in this area since 1998.

Barriers to direct contact exposure to impacted soil (gravel over the Scrap Yard and the manufacturing plant floor) are no longer required following the removal of impacted soil above the criteria specified in the RAP. In addition, removal of the impacted soil below and around the manufacturing plant minimizes the potential for chemical migration in both the Perched Zone and Local Aquifer.

This report includes a proposal for a revised, more frequent, performance monitoring plan for the Site. The revised performance monitoring plan indicates that, should monitoring over four consecutive quarters show that the groundwater chemical concentrations are below the applicable criteria, monitoring would be ceased.



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 | #17-14

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: December 21, 2017

Proposal: **Proposed text amendments to the *Rollin Township Zoning Ordinance* regarding community supported agriculture**

Summary

The Rollin Township Planning Commission proposes the following amendments to the *Rollin Township Zoning Ordinance* regarding community supported agriculture (please see the attached background material):

1. Adding definitions for “community supported agriculture or CSA” and “u-pick operations” to Section 3.01.
2. Adding “agricultural commercial/tourism business” standards to Article IV of the Ordinance as Section 4.34.
3. Adding “community supported agriculture or CSA” and “u-pick operations” as “permitted principal uses” in the Agricultural (AG) District (Section 8.01)
4. Adding various “agricultural commercial/tourism business” uses as “permitted uses after special approval” in the AG District (Section 8.02)

Analysis and Recommendation

Township Planning Commission Recommendations – The Rollin Township Planning Commission recommends approval of the proposed amendments.

LCPC Staff Analysis – Staff supports allowing “agricultural commercial/tourism business” as “permitted uses after special approval” in the AG district and promoting “community supported agriculture or CSA” and “u-pick operations” as “permitted principal uses” in the AG district and makes the following suggestions:

- Current definitions are listed in Section 3.01 as numbered subsections. Accordingly, the Township should consider adding “community supported agriculture or CSA” as Subsection 25A whereas “u-pick operations” could be added as a subsection of the existing “farm” definition (Subsection 39).
- Section 4.34 appears to have been influenced by the Michigan Commission of Agriculture & Rural Development’s “Generally Accepted Agricultural Management Practices” (GAAMPs) for “Farm Markets”. Accordingly, the Township should consider documenting that in the section. If the Farm Market GAAMPs were not reviewed, they should be prior to adoption of the amendments.
- Specific “agricultural commercial/tourism business” uses allowed in the AG district as “permitted uses after special approval” are listed in Subsection 3.34.3 and Subsection 8.02.23. Further amendments to the Ordinance may cause discrepancies between the listings. Accordingly, the Township should consider eliminating the listing of specific uses from Subsection 8.02.23 to prevent this potential for discrepancy; the subsection already refers to Subsection 3.34.3.

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to recommend **AP-PROVAL WITH COMMENTS** of the proposed amendments to the Rollin Township Board.

Actions the LCPC can take:

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

LCPC Case #: 17 - 14
(For LCPC Use Only)

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Rollin 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.)

N/A

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 III SECTION 3.01

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

C. PUBLIC HEARING on the above amendment was held on: month DEC day 07 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month NOV day 19 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.

Cenice, Recording Secretary 12 / 11 / 17 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

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 Rollin 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.)

N/A

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 IV SECTION 4.34
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) SEE ATTACHED

- C. PUBLIC HEARING on the above amendment was held on: month Dec day 07 year 2017
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month NOV day 19 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 TELEGRAPH

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.

Denice Recording Secretary 12/11/17 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Adrian 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.)

N/A

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 VIII SECTION B.01 & B.02

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

C. PUBLIC HEARING on the above amendment was held on: month Dec day 07 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Nov day 19 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.

Denise Recording Secretary 12 / 11 / 17 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

ARTICLE III CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Section 3.01 - Definitions.

Community Supported Agriculture or CSA. A CSA is a marketing strategy in which a farm produces farm products for a group of farm members or subscribers who pay in advance for their share of the harvest. Typically the farm members receive their share once a week, sometimes coming to the farm to pick up their share; other farms deliver to a central point.

U-Pick Operation. A U-pick operation is a farm that provides the opportunity for customers to harvest their own farm products directly from the plant. Also known as pick your own or PYO, these are forms of marketing farm products to customers, who go to the farm and pick the products they wish to buy,

ARTICLE IV – GENERAL PROVISIONS

Section 4.34. Agricultural Commercial/Tourism Business.

1. Intent. It is the intent of the Township to allow as a **“Permitted Uses after Special Approval”**, of a commercial/tourism nature that are complementary and accessory to the primary agricultural land use in the AG Zoning District. It is also the intent to:
 - Promote and maintain local farming and the provision of open space within the Township.
 - Maintain both an agricultural heritage and rural character.
 - Encourage new agriculturally based businesses that contribute to the general economic conditions of the Township and surrounding region.
 - To address the Agricultural Land Use Policy of the Township Master Plan.
2. Purpose. The purpose of this designation is to provide a clear understanding of the expectations for agricultural commercial/tourism businesses for operators, local residents, other businesses, and local officials.
3. The following Agricultural Commercial/Tourism Businesses may be allowed after **“Permitted Uses After Special Approval”** review, pursuant to Section 21.13 of this Ordinance.
 - A. Cider mills or wineries selling product in a tasting room, containing at least 50% of crops or produce grown on-site.
 - B. Seasonal outdoor mazes of agricultural origin such as straw bales or corn.
 - C. The processing or storage of agricultural products into a value-added agricultural product in a farming operation if at least fifty (50%) percent of the stored or processed, or merchandised products are produced by the farm operator.
 - D. Petting farms, animal display, and pony rides.
 - E. Wagon, sleigh and hayrides.
 - F. Kitchen facilities, for the processing, cooking, and/or baking of goods containing at least 50% produce grown on site.

- G. Uses A through F listed above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the farm is maintained and the income from these activities represents less than fifty (50%) percent of the gross receipts from the farm.
- 1) Activities such as education tours of processing facilities, etc.
 - 2) Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).
 - 3) Nature trails.
 - 4) Open air or covered picnic area with restrooms.
 - 5) Educational classes, lectures, seminars.
 - 6) Historical agricultural exhibits.
 - 7) Gift shops for the sale of agricultural products and agriculturally related products. Gifts shops for the sale of non-agriculturally related products such as antiques or crafts, limited to twenty-five (25%) percent of gross sales.
- H. Other commercial/tourism business that are complementary and accessory to the primary agricultural land use of the subject property including but not limited to:
- 1) Small-scale entertainment (e.g. car show, art fair).
 - 2) Organized meeting space (e.g. for use by weddings, and business / corporate events).
 - 3) Designated, permanent parking for more than twenty (20) vehicles.
4. Supplemental Regulations. Agricultural Commercial/Tourism Business must meet the following minimum standards.
- A. The uses listed in Sections 4.34(3) A, B & F, must have direct access to one of the following road types as described in the Township Master Plan
- 1) State Highway.
 - 2) Asphalt County Primary Roads/ Asphalt Village Major Streets.
- All other uses permitted by this section, not noted above, may have access on any road type within the Township with the condition that the increase in traffic shall not create a nuisance to nearby residents by way of traffic or noise, or increase the public cost in maintaining the roadway.
- B. A Fifty [50] foot open buffer shall be provided on all sides of the property not abutting a roadway. Agricultural Commercial/Tourism Business activities shall not be allowed within this buffer area. Where possible crops shall remain within this buffer area to help maintain the agricultural character of the site.
- C. Buffer plantings shall be provided along the property line where there is an abutting residence. Greenbelt plantings are intended to screen views of the proposed operation from the adjacent home or property.
- D. Must provide off-street parking to accommodate use as outlined in Article VI, Section 6.07

- 1) Parking facilities may be located on a grass or gravel area for seasonal uses. All parking areas shall be defined by either gravel, cut lawn, sand, or other visible marking.
 - 2) All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
 - 3) Paved or unpaved parking areas shall not be located in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Zoning Ordinance.
- E. The following additional operational information must also be provided as applicable:
- 1) Ownership of the property.
 - 2) Months (season) of operation.
 - 3) Hours of operation.
 - 4) Anticipated number of customers.
 - 5) Maintenance plan for disposal, etc.
 - 6) Any proposed signs.
 - 7) Any proposed lighting.
 - 8) Maximum number of employees at any one time.
 - 9) Restroom facilities.
 - 10) Verification that all outside agency permits have been granted, i.e. Federal, State and local permits.

ARTICLE VIII AGRICULTURAL DISTRICT – AG

Section 8.01 - Permitted Principal Uses

9. U-Pick Operations
10. Community Supported Agriculture or CSA

Section 8.02 – Permitted Uses After Special Approval

23. Agricultural Commercial/Tourism Business, subject to the provisions of Section 4.34.
 - A. Cider mills or wineries selling product in a tasting room, containing at least 50% of crops or produce grown on-site
 - B. Seasonal outdoor mazes of agricultural origin such as straw bales or corn
 - C. The processing or storage of agricultural products into a value-added agricultural product in a farming operation if at least fifty [50%] percent of the stored or processed, or merchandised products are produced by the farm operator.
 - D. Petting farms, animal display, and pony rides

December 15, 2017

- E. Wagon, sleigh and hayrides
- F. Kitchen facilities, for the processing, cooking and /or baking of goods containing at least fifty [50%] percent produce grown on site.

Rollin Township Planning Commission

Minutes of Special Meeting on December 07, 2017

OPENING

Chairperson Kapnick called the meeting to order at 6:45 PM

ROLL CALL

Jim Driskill, Bruce Walker, Barb McClain, Douglas Kapnick,
Mike Clark [excused], Nancy Nichols [excused]

Public Hearing for [1] Proposed Changes to Zoning Ordinance – Agricultural District [AG] and [2] Proposed Changes to Rollin Township Master Plan.

Chairperson Kapnick summarized the procedures and rules to be followed during the public hearing. The following changes to the Zoning Ordinance were discussed.

- 1: Section 3.01 Definitions
 - Add – Community Supported Agriculture or CSA
 - Add – U-Pick Operations
- 2: Section 4.34 Agricultural Commercial / tourism Business [General Provisions]
 - Add language as per attached
- 3: Section 8.01 - Permitted Principal Uses
 - Add – 9: U-Pick Operations
 - Add – 10: Community Supported Agriculture or CSA
- 4: Section 8.02 - Permitted Uses After Special Approval
 - Add – 23 – as per attached

After discussion, a motion to recommend approval of the recommended changes was made by Driskill and seconded by Walker. Passed unanimously.

Public Hearing for Proposed Changes to Rollin Township Master Plan.

Chairperson Kapnick explained the proposed change in the Rollin Township Master Plan. Recommended the south side of Walnut Street changed to “mixed use” and the east side of Devil’s Lake Hwy between Walnut Street and Chestnut Street changed to “mixed use”.

After discussion, a motion to recommend approval of the recommended changes was made by Driskill and seconded by McClain. Passed unanimously.

Being no further business the meeting was adjourned at 7:00 PM

Respected Submitted,

Douglas Kapnick, Acting Secretary

Rollin Township Planning Commission

Regular Meeting – December 7, 2017

Minutes

- I: Call to Order**
- II: Pledge of Allegiance**
- III: Members Present:** Michael Clark, James Driskill, Douglas Kapnick, Barb McClain, Bruce Walker, absent Nancy Nichols, resigned Walt Miller
- IV: Approval of Minutes:** November 2, 2017 Motion Driskill, second Walker, vote all aye
- V: Communications / Presentations:**
- VI: Appeals Board Report:** None
- VII: Township Board Report:** Bruce Walker
- VIII: County Commissioner Report:** James Driskill
- IX: Old Business:** motion by Walker, second by Clark to approve the amendments to the Rollin Township Zoning ordinance in the Agricultural District as presented in the previous special hearing held at 6:45 PM prior to the regular meeting. Vote all aye 5-0
 - 1. Amendment to Rollin Township zoning ordinance- Agricultural District (AG)
 - A. Section 3.01 – add Definitions
 - B. Section 4.34 – add language
 - C. Section 8.01 amendment
 - D. Section 8.02 amendment
 - 2. Motion by Walker second McLain to approve the amendment to the Rollin Township Master Plan to allow “mixed use” on the property with road frontage on the South side of Walnut Street South to the alleyway West of Grove Street and East of Devils Lake Highway and also the property with road frontage East of Devils Lake Highway on the same block running South from Walnut Street to Chestnut
-vote all aye 5-0
 - 3. Amendment to zoning ordinance: permitted after special approval in Lake Residential; “Carriage House with living quarters” will be taken up at our January meeting
 - 4. Policy to “vacate alleys” to be taken under consideration for further study
- X: New Business:** Consider policy for solar ordinance

XI: Commission Members Comments:

XII: Public Comment*

XIII: Next meeting; January 4, 2018

Meeting adjourned

*Any person may speak for up to three [3] minutes during the public comment period. Groups of one [1] or more have the option of selecting a spokesperson, who may speak up to twenty [20] minutes. Any person may make a video or audio recording of the meeting.



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

2018 MEETING & SUBMITTAL DEADLINE SCHEDULES

The Lenawee County Planning Commission generally meets on the third (3rd) Thursday of each month unless otherwise indicated:

2018 MEETING SCHEDULE

LCPC Meeting Date

Thursday, January 18, 2018
Thursday, February 15, 2018
Thursday, March 15, 2018
Thursday, April 19, 2018*
Thursday, May 17, 2018
Thursday, June 21, 2018

LCPC Meeting Date

Thursday, July 19, 2018
Thursday, August 16, 2018
Thursday, September 20, 2018
Thursday, October 18, 2018
Thursday, November 15, 2018
Thursday, December 20, 2018

The monthly meeting of the Lenawee County Planning Commission is scheduled for 6:30 pm in the 2nd floor Commissioner's Committee Room of the Old Courthouse (301 N. Main Street, Adrian, Michigan).

In order for staff to review zoning proposals and prepare reports for County Planning Commissioners in a timely manner, requests must be submitted by 12:00 noon on the following submittal dates in order to be considered by the Commission on the corresponding meeting date.

2018 MEETING & SUBMITTAL DEADLINE SCHEDULES

Meeting Date

Thursday, January 18, 2018
Thursday, February 15, 2018
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Thursday, April 19, 2018*
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Thursday, September 20, 2018
Thursday, October 18, 2018
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Thursday, December 20, 2018

Submittal Deadline

Wednesday, January 10, 2018
Wednesday, February 7, 2018
Wednesday, March 7, 2018
Wednesday, April 11, 2018
Wednesday, May 9, 2018
Wednesday, June 13, 2018
Wednesday, July 11, 2018
Wednesday, August 8, 2018
Wednesday, September 12, 2018
Wednesday, October 10, 2018
Wednesday, November 7, 2018
Wednesday, December 12, 2018

* This is the LCPC's 2018 Annual Dinner. Any business before the Commission will be considered during a 5:00 pm meeting held at the location of the Annual Dinner.