



# 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  
R2PC Principal Planner  
(517) 768-6711  
[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: December 20, 2018  
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 15, 2018, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #18-14— Cambridge Township *[ACTION]* ..... 7
    - (2) #18-15— Cambridge Township *[ACTION]* ..... 25
  - 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 — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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## MEETING MINUTES

Thursday, November 15, 2018

Old Lenawee County Courthouse • 2nd Floor Commission Chambers • Adrian, Michigan

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

Members Absent: Mr. Bob Behnke, Education Representative; Mr. Bruce Nickel; and Mr. Dale Witt

Others Present: Mr. Grant Bauman, LCPC 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 11/15/18 meeting agenda for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the November 15, 2018, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 10/18/18 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the October 18, 2018, meeting minutes as presented. *The motion passed unanimously.*

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

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

- (1) **#18-12 | Rollin Township** — Commissioners reviewed proposed text amendments to the *Rollin Township Zoning Ordinance* regarding accessory dwelling units (ADUs). Staff advised recommending approval of the text amendments with comments (see the staff report). Comm. Dersham voiced his concern regarding the negative consequences of increased density on existing lake developments that would result from the introduction of ADUs. Comm. Tillotson concurred, noting his concern regarding the strain on infrastructure. Comm. Liedel wondered if the ADUs should be excluded from the Lake Residential (LR) District.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval with comments of the proposed text amendments to the Rollin Township Board. *The motion failed by majority vote, with Comm. Bolton voting yes and Comm. Dersham, Comm. Liedel, and Comm. Tillotson voting no.*

- (2) **#18-13 | Franklin Township** — Commissioners reviewed the proposed partial rezoning of FRO-470-0050-00 to Single Family Residential (R-1). Staff advised recommending approval of the rezoning (see the staff report).

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

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

- (1) **#18-25 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Gier Road in Section 21 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application (see the staff report).

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

- (2) **#18-26 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Demings Lake Road in Section 30 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application and suggesting that the dwelling be excluded in order to simplify its potential sale during the proposed 40-year term of the agreement (see the staff report).

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

- (3) **#18-27 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Gier Road in Section 27 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application (see the staff report).

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

- (4) **#18-28 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Demings Lake Road in Section 30 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application (see the staff report). Comm. Tillotson questioned the reported income of \$736/acre.

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

- (5) **#18-29 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Carleton Road in Section 21 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #8, #15, and #16 on the application (see the staff report).

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

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

Item 6 **Other Business**

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

Staff submitted the proposed LCPC 2019 meeting and submittal deadline schedules.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the LCPC 2019 meeting and submittal deadline schedules. *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,



Grant E. Bauman, Recording Secretary

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## COORDINATED ZONING REPORT | #18-14

**To:** County Planning Commissioners  
**From:** Grant E. Bauman  
**Date:** December 20, 2018

**Proposal: Text Amendments regarding 'solar farm facilities' to Chapter 36 (Zoning) of the Cambridge Township Code of Ordinances**

The Cambridge Township Planning Commission developed a series of text amendments which would regulate 'solar farm facilities'. The amendments can be described as follows:

- The addition of Sec. 36-99(2)v which adds 'solar farm facilities' as a conditional use in the 'Agricultural (AG-1) District'.
- The addition of Sec. 36-189(2)e which adds 'solar farm facilities' as a conditional use in the 'Light Industrial District (I-1)'.
- The addition of Sec. 36-419 which adds the following types of 'additional development requirements for certain uses' regarding 'solar farm facilities':
  - Subsection (a) contains purpose and intention statements.
  - Subsection (b) contains various definitions.
  - Subsection (c) contains requirements for development and design standards.
  - Subsection (d) contains additional conditional use criteria.

### Analysis and Recommendation

**CZC Staff Analysis** – Staff provides the following comments suggestions regarding the proposed amendments:

- Sec. 36-419(b) contains a large listing of definitions regarding 'solar farm facilities', most of which are not referred to elsewhere in the proposed section. The Township may want to consider reducing this subsection to those definitions pertinent to the regulations contained in subsections (c) and (d).
- The definition for 'solar farms (large photovoltaic solar farm facilities)' in Sec. 36-419(b) contains the following paragraph:

"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."

However, no amendments adding 'small scale solar panels or technologies' to the pertinent listings of permitted uses contained in Article III (Zoning District Regulations) are proposed nor have any regulations pertaining to them been proposed. The Township may want to consider rectifying these omissions.

- Sec. 36-419(c)8a states that ‘large photovoltaic solar farm facilities’ are exempt from the landscaping requirements in Sec. 36-226. However, the 20-ft wide landscape strips required in front of a public street only apply to commercially zoned properties. ‘Solar farm facilities’ are only allowed in the ‘AG-1’ and ‘I-1’ districts. The Township may want to consider eliminating this subsection
- ‘Conditional uses’ rather than ‘special land uses’ are referenced throughout Chapter 36. However, ‘special land uses’ are referenced several times in the proposed Sec. 36-419. A ‘large photovoltaic solar farm facility’ is referenced throughout the proposed Sec. 36-419, except once when the reference is for a ‘large photovoltaic solar facility’ The Township should consider fixing these oversights.

The proposed amendments with minimum suggested staff changes follow. The amendments proposed by the Cambridge Township Planning Commission are displayed in red. The minimum changes proposed by staff are displayed in blue. Staff also proposes various formatting changes (e.g., italicizing and indenting) in order to match with the rest of Chapter 36.

**CODE OF ORDINANCES CAMBRIDGE TOWNSHIP, MICHIGAN**

...

**Chapter 36 - ZONING**

...

**ARTICLE III. - ZONING DISTRICTS' REGULATIONS**

...

**DIVISION 2. - AGRICULTURAL DISTRICTS**

...

**Sec. 36-99. - Agricultural District (AG-1).**

The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.

...

- (2) Conditional uses.

...

v. Solar farm facilities.

...

**DIVISION 5. - INDUSTRIAL DISTRICTS**

...

**Sec. 36-189. - Light Industrial District (I-1).**

This district is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive, and radioactive hazards and other harmful or obnoxious matter.

...



(2) Conditional uses.

...

e. Solar farm facilities.

...

**ARTICLE IV. - SUPPLEMENTAL REGULATIONS**

...

**DIVISION 5. - CONDITIONAL USES**

...

**Subdivision II. - Additional Development Requirements for Certain Uses**

...

**Sec. 36-419. - Solar farm facilities**

(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 section 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 structures or devices.

(b) Definitions: The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

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

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

DC Power (Direct Current): ~~An~~ means 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 System: ~~Also~~ (also known as a Ground Mounted System or Freestanding,) means 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~~ (as opposed to centralized generation), ~~distributed generation refers to~~ means a number of small power-generating modules located at or near the point of energy consumption.

~~Gigawatt:~~A means a unit of power equal to one billion watts.

~~Grid:~~The means 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 means a contractor that installs solar systems.

~~Interconnections:~~A means a link between utility company power distribution and local power generation that enables power to move in either direction.

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

~~Kilowatt:~~A means a unit of power equal to one thousand watts.

~~Megawatt:~~A means a unit of power equal to one million watts.

~~Net Metering:~~A means 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 means 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 means the process by which a local unit of government allows for certain development, changes and activities in their jurisdiction.

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

~~Solar Collection Devices-General:~~Solar means a 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 free-standing or attached to a structure and are sized to meet the various user needs and/or utility requirements.

~~Solar Collection Devices-Small Freestanding:~~An means 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 20 kW.

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

~~Solar Collection Devices-Large Freestanding:~~An means 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 20 kW and occupy more than 10 acres of land.

~~Solar Farms (Large Photovoltaic Solar Farm Facilities):~~A means a utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaic, or any other various solar technologies for the primary purpose of wholesale or retail sales of generated electricity offsite.

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 means the total components and subsystems that, in combination, convert solar energy suitable for connection to utilization load.

~~Time-of-Use (TOU) Rates:~~A means 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 IV, Division 7-Site Plan Review and Approval, of the Zoning Ordinance, and the Site Plan Review Application, all applications for a conditional use permit for a Solar Farm shall be subject to Conditional Use standards in Agricultural (AG-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 landconditional 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 (60) 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 III, Division 6, Section 36-226.
  - 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~~ Conditional 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 Cambridge 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 Conditional Use Permit.

The decommissioning plan shall state how the large photovoltaic solar farm facilities will be decommissioned, provide the estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources will be deposited. Any large photovoltaic solar farm facilities that are not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the decommissioning plan.

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. All access roads or driveways shall be removed, cleared, and graded by the applicant, unless the property owner(s) requests, in writing, a desire to maintain any access road or driveways. The Township or County will not be assumed to take ownership of any access road or driveways. 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.

The decommissioning plan shall also include an agreement between the applicant and the Township that:

- A. Prior to the issuance of the permit, the applicant shall furnish to the Township a performance guarantee in an amount equal to or greater than the estimated cost of decommissioning. The guarantee shall be in the form of either a surety bond or cash deposit into an escrow account with an escrow agent acceptable to the Township.
  - B. The Township shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within three hundred sixty-five (365) days of the end of project life or facility abandonment.
  - C. The Township is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
  - D. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien. Financial provisions shall not exceed reasonable anticipated decommissioning costs.
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 Conditional 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 farm 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 CONDITIONAL USE CRITERIA

The following topics shall be addressed in a Conditional 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.

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**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **DISAPPROVAL** of the proposed text amendments regarding ‘solar farm facilities to the Cambridge Township Board. There are too many issues with the proposed amendments at this time. The Planning Commission should consider the suggestions made by the LCPC prior to the Township Board taking final action on the proposed amendments.

**Recommended Actions:**

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

LCPC Case #: 18 - 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 CAMBRIDGE 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 III AND IV SECTION 245; 5

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 11 day 28 year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 11 day 13 year 2018  
(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 EXPONENT

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 (x) APPROVE or ( ) DISAPPROVE.

R.B. Knowles, Recording Secretary 11 / 28 / 2018 (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

CAMBRIDGE TOWNSHIP  
LENAWEE COUNTY, MICHIGAN  
ORDINANCE NO. 18-03

An ordinance to amend Article III of Chapter 36-Zoning, by adding Solar Farm Facilities to the listing of Conditional Uses in Division 2, Section 36-99 Agricultural District and Division 5, Section 36-189 Industrial District, and to Amend Article IV, Chapter 36-Zoning, Supplementary Regulations, Division 5-Conditional Uses, with the addition of Section 36-419: Solar Farms.

The Township of Cambridge Ordains:

**Section 1. Amendment to Article III-Zoning District Regulations**

Article III, Division 2, Section 36-99 (Agricultural District), subsection (2) is amended with the addition of the following:

v. Solar Farm Facilities

Article III, Division 5, Section 36-189 (Industrial District), subsection (2) is amended with the addition of the following:

e. Solar Farm Facilities

**Section 2. Amendment to Article IV-Supplementary Regulations**

Article IV-Supplementary Regulations, Division 5-Conditional Uses is amended with the addition of the following Section in Subdivision II:

Sec. 36-419 Solar Farm Facilities

- (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 section 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 structures or devices.

(b) Definitions: The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

**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 System:** Also known as a Ground Mounted System 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.

**Interconnections:** 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 20 kW.

**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 20 kW, 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 20 kW and occupy more than 10 acres of land.

**Solar Farms (Large Photovoltaic Solar Farm Facilities):** A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaic, or any other various 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 IV, Division 7-Site Plan Review and Approval, of the Zoning Ordinance, and the Site Plan Review Application, all applications for a conditional use permit for a Solar Farm shall be subject to Conditional Use standards in Agricultural (AG-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 (60) 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 III, Division 6, Section 36-226.

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 Cambridge 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 Conditional Use Permit.

The decommissioning plan shall state how the large photovoltaic solar farm facilities will be decommissioned, provide the estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources will be deposited. Any large photovoltaic solar farm facilities that are not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the decommissioning plan.

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. All access roads or driveways shall be removed, cleared, and graded by the applicant, unless the property owner(s) requests, in writing, a desire to maintain any access road or driveways. The Township or County will not be assumed to take ownership of any access road or driveways. 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.

The decommissioning plan shall also include an agreement between the applicant and the Township that:

- A. Prior to the issuance of the permit, the applicant shall furnish to the Township a performance guarantee in an amount equal to or greater than the estimated cost of decommissioning. The guarantee shall be in the form of either a surety bond or cash deposit into an escrow account with an escrow agent acceptable to the Township.
  - B. The Township shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within three hundred sixty-five (365) days of the end of project life or facility abandonment.
  - C. The Township is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
  - D. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien. Financial provisions shall not exceed reasonable anticipated decommissioning costs.
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 Conditional 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 Conditional 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.

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

Cambridgetownship Planing Commission  
Minutes  
Wednesday-November 28, 2018

Regular Meeting and 2 - Public Hearings:

1. Meeting called to order at 7:00 p.m., with pledge to the flag.  
Roll Call: All members present. In addition R. Richardson, G. Wise, W. Gentner,  
N. Gentner
2. Secretary report: Motion by K. Gidner, 2<sup>nd</sup> by D. Horner. Motion passed
3. New Business: Public Hearing
  - A. Zoning Text amendment ZTA 18-002: No public comment, Motion by R. Kurowski, 2<sup>nd</sup> by K. Kelley. Motion passed.
  - B. Zoning Text amendment ZTA 18-003: No public comment, Motion by K. Kelley, 2<sup>nd</sup> by B. Matejewski. Motion passed
4. Old Business: None
5. Public Comment: None
6. Adjournment: Motion by K. Kelley, 2<sup>nd</sup> by T. Friess Meeting adjourned at 7:08.

Submitted by R. Kurowski - Secretary





# Lenawee County Planning Commission

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

## COORDINATED ZONING REPORT | #18-15

**To:** County Planning Commissioners  
**From:** Grant E. Bauman  
**Date:** December 20, 2018

**Proposal: Text Amendments Regarding Mobile Homes, Travel Trailers, Motor Homes, and Tents to Chapter 36 (Zoning) of the Cambridge Township Code of Ordinances**

The Cambridge Township Planning Commission developed a series of text amendments which would regulate 'the temporary occupancy of a mobile home, motor home, or travel trailer' under certain conditions when a new permanent dwelling is under construction. The amendments can be described as follows:

- The amendment of Sec. 36-5, changing the definition of a 'travel trailer'.
- The amendment of Sec. 36-581, changing the 'inspection requirements' for utilizing a mobile home, motor home, or travel trailer as a temporary dwelling in a residential district.

### Analysis and Recommendation

**CZC Staff Analysis** – If the Township wishes to expand the types of vehicles that can serve as a temporary dwelling unit when a permanent dwelling is under construction, that it is its prerogative. Staff had no comment other than suggesting the applicable zoning districts be widened to include the 'Agricultural (AG-1) District' given that single family homes are a permitted use in that district.

The proposed amendments with suggested staff changes follow. [The amendments proposed by the Cambridge Township Planning Commission are displayed in red.](#) [The changes proposed by staff are displayed in blue.](#)

### CODE OF ORDINANCES CAMBRIDGE TOWNSHIP, MICHIGAN

...

#### Chapter 36 - ZONING

...

#### ARTICLE I. - IN GENERAL

...

#### Sec. 36-5. - Definitions.

...

*Travel trailer* means a vehicle designed as a travel unit for occupancy as a temporary or seasonal living unit, capable of being towed by a passenger ~~vehicle~~ automobile and not exceeding 200 square feet in area.

...

ARTICLE IV. - SUPPLEMENTAL REGULATIONS

...

DIVISION 10. - MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES AND TENTS

...

Sec. 36-581. - Inspection requirements.

The zoning inspector shall have authority to grant a permit for the temporary occupancy of a mobile homes, motor home or travel trailer on any lot in an agricultural or a residential district, excluding pickup campers, tent campers, and tents subject to the following conditions:

- (1) During the period of construction of a new permanent dwelling, but not to exceed a period of ~~12~~ twelve consecutive months, the owner of such permanent dwelling premises, and members of such owner's immediate family shall be permitted to occupy as a temporary residence one mobile home, motor home or travel trailer situated at such construction site, provided such owner intends to occupy as a residence such dwelling upon completion of its construction.
- (2) Such mobile home, motor home or travel trailer shall not be located between the established setback line and the public right-of-way line of such premises.
- (3) The mobile home, motor home or travel trailer shall contain sleeping accommodations, a flush toilet, and a tub or shower bath adequate to serve the occupants thereof.
- (4) The sanitary facilities of the mobile home, motor home or travel trailer, for the disposal of sewage and waste shall be properly connected to the central sewerage system available at such premises and in case such system is not available, then properly connected to the existing septic tank sewage disposal system which is approved by the ~~county health department~~ Lenawee County Health Department for the permanent dwelling to be constructed ~~thereat at the premises.~~
- (5) A mobile home, motor home or travel trailer may be used as a temporary field office provided it is certified as such by the zoning inspector.

...

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed text amendments to the Cambridge Township Board.

<b>Recommended Actions:</b>	
(1)	Recommend <b>APPROVAL</b>
(2)	Recommend <b>DISAPPROVAL</b>
(3)	Recommend <b>APPROVAL WITH COMMENTS</b>
(4)	Take <b>NO ACTION</b>

LCPC Case #: 18 - 15  
(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 CAMBRIDGE 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 I & IV SECTION 36-5; 34-581

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 11 day 28 year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 11 day 13 year 2018  
(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 EXPONENT

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.

R.G. Krawinkel, Recording Secretary 11 / 29 / 2018 (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

CAMBRIDGE TOWNSHIP  
LENAWEE COUNTY, MICHIGAN  
ORDINANCE NO. 18-04

An ordinance to amend Article I, Section 36-5-Definitions- of Chapter 36-Zoning, by changing the definition of "Travel Trailer"; and to amend Article IV, Division 10-Mobile Homes, Travel Trailers, Motor Homes and Tents, Section 36-581-Inspection Requirements, by changing the language of this section.

The Township of Cambridge Ordains:

**Section 1. Amendment to Article I-Definitions**

Article I, Section 36-5, Definitions, is amended as follows: the definition of "travel trailer" now reads: Travel Trailer means a vehicle designed as a travel unit for occupancy as a temporary or seasonal living unit, capable of being towed by a passenger vehicle.

**Section 2. Amendment to Article IV, Division 10, Section 36-581**

Article IV, Division 10, Section 36-581-Inspection Requirements, is amended to read as follows:

The zoning inspector shall have authority to grant a permit for the temporary occupancy of a mobile home, motor home or travel trailer on any lot in a residential district, excluding pickup campers, tent campers, and tents subject to the following conditions:

1. During the period of construction of a new permanent dwelling, but not to exceed a period of twelve consecutive months, the owner of such permanent dwelling premises, and members of such owner's immediate family shall be permitted to occupy as a temporary residence one mobile home, motor home or travel trailer situated at such construction site, provided such owner intends to occupy as a residence, such dwelling upon completion of its construction.
2. Such mobile home, motor home or travel trailer shall not be located between the established setback line and the public right of way line of such premises.
3. The mobile home, motor home or travel trailer shall contain sleeping accommodations, a flush toilet, and a tub or shower bath adequate to serve the occupants thereof.
4. The sanitary facilities of the mobile home, motor home or travel trailer, for the disposal of sewage and waste, shall be properly connected to the central sewerage system available to such premises and in case such system is not available, then properly connected to the existing septic tank sewage disposal system which is approved by the Lenawee County Health Department for the permanent dwelling which is to be constructed at the premises.
5. A mobile home, motor home or travel trailer may be used as a temporary field office provided it is certified as such by the zoning inspector.

Cambridgetownship Planing Commission  
Minutes  
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5. Public Comment: None
6. Adjournment: Motion by K. Kelley, 2<sup>nd</sup> by T. Friess Meeting adjourned at 7:08.

Submitted by R. Kurowski - Secretary