



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

DATE: September 19, 2019
TIME: 6:30 p.m.
PLACE: 2nd Floor Committee Room
Lenawee County Courthouse
Adrian, Michigan

AMENDED 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 August 15, 2019, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #19-09 — Palmyra Township *[ACTION]* 7
 - (2) #19-10 — Fairfield Township *[ACTION]* 97
 - (3) #19-11 — Franklin Township *[ACTION]* A-3
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #19-28 — Rome Township *[ACTION]* 113
 - (2) #19-29 — Rome Township *[ACTION]* 117
 - (3) #19-30 — Rome Township *[ACTION]* 121
 - (4) #19-31 — Rome Township *[ACTION]* 125
 - (5) #19-32 — Blissfield Township *[ACTION]* 129
 - (6) #19-33 — Cambridge Township *[ACTION]* 133
 - (7) #19-34 — Cambridge Township *[ACTION]* 137
 - (8) #19-35 — Cambridge Township *[ACTION]* 141

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(9)	#19-36 — Cambridge Township [ACTION]	145
(10)	#19-37 — Cambridge Township [ACTION]	149
(11)	#19-38 — Cambridge Township [ACTION]	153
(12)	#19-39 — Deerfield Township [ACTION]	157
<u>(13)</u>	<u>#19-40 — Ridgeway Township [ACTION]</u>	<u>A-23</u>
<u>(14)</u>	<u>#19-41 — Ridgeway Township [ACTION]</u>	<u>A-27</u>

- 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

The next meeting of the Lenawee County Planning Commission is scheduled for October 17, 2019



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COORDINATED ZONING REPORT | #19-11

To: County Planning Commissioners
From: Grant E. Bauman
Date: September 18, 2019

Proposal: Various Proposed Franklin Township Zoning Ordinance Text Amendments

The Franklin Township Planning Commission developed various text amendments to the Franklin Township Zoning Ordinance:

- Proposed amendment to Sec. 4.04.2 regarding the maximum allowable height of accessory buildings in residential districts.
- Proposed replacement of Sec. 4.12 regarding sign regulations.
- Proposed amendments to Secs. 12.03, 13.03, and 14.03 and Article XXI regarding self-service storage facilities.

The pertinent sections of the ordinance are displayed below, with the proposed language highlighted and underlined in red:

ARTICLE IV GENERAL PROVISIONS

...

Section 4.04. ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS. In residentially zoned districts, accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

...

2. An accessory building shall not exceed one (1) story or twenty-five (25) feet in height.

...

Section 4.12. SIGN REGULATIONS

1. INTENT AND PURPOSE

The intent and purpose of this section is to regulate on-site and off-site outdoor advertising to protect the public health, safety and general welfare, to protect property values, to improve communication, and to protect the character of the various neighborhoods in the Township of Franklin. While this Ordinance recognizes that signs and outdoor advertising are necessary to promote commerce and public information, failure to regulate them may lead to deterioration and blight of business or residential areas of the Township, conflicts between different types of land use, and/or reduction in traffic safety for pedestrians and motorists.

2. DEFINITIONS

- a. Abandoned Sign: Any sign remaining in place or not maintained for a period of ninety (90) days,

- which no longer advertises a business, lessor, owner or activity conducted upon, or product available on the premises where such sign is displayed.
- b. Animated Sign or Changing Message Sign: Any sign or display that uses movement or the appearance of movement through the use of patterns of light, changes in color or light intensity, computerized special effects, video displays, or through any other method, except for the scrolling of a static message or scene onto or off a sign board in one direction per message.
 - c. Announcement Bulletin: A Changing Message Sign used by a church, civic organization, public building, or school, which may include an Electronic Message Sign.
 - d. Billboard: See "Outdoor Advertising Sign"
 - e. Canopy or Marquee Sign: Any sign attached to a building that serves as a marquee, or a sign constructed within or on a canopy or marquee
 - f. Community Welcome Sign: Any sign that bears names, information, emblems of service clubs, places of worship, civic organizations, and quasi-public uses.
 - g. Directional Signs: Any sign which directs traffic movement onto or within a property and which do not contain any advertising copy or logo.
 - h. District: See Article XXI Definitions of current Zoning Ordinances of Franklin Township.
 - i. Electronic Message Sign: A sign typically comprising liquid crystal diodes (LCD), light emitting diodes (LED) or plasma technology, or similar technology capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means, including animated graphics and video.
 - j. Free Standing Sign: A sign which is attached to, or is part of, a completely selfsupporting structure. The supporting structure shall be placed in or below the ground surface and not attached to any building or any other structure whether portable or stationary. Free standing signs include, but are not limited to, monument signs, pole signs and pylon signs.
 - k. Identification Sign: A sign which carries only the name of the firm, the major enterprise, or the principal product or service offered for sale on the premises or a combination of these things only to identify location of said premises and not to advertise. Such signs shall be located only on the premises on which the firm or major enterprise is situated, or on which the principal product is offered for sale.
 - l. Illuminated Sign: A sign whose face area is illuminated by either an internal or external light source.
 - m. Non-Conforming Sign: A sign, lawfully erected prior to the adoption of this ordinance, which does not meet the requirements set forth in Section 4.12 of this Ordinance.
 - n. Off-Site Sign: (Off-Premises Sign) A sign which advertises or identifies only goods, services, facilities, events or attractions at a site other than on the premises where the sign is located.
 - o. On-Site Sign: (On-Premises Sign) A sign which advertises or identifies only goods, services, facilities, events or attractions on the premises where the sign is located.
 - p. Outdoor Advertising Sign: A sign, including billboards, on which the written or pictorial information is intended to advertise a use, product, service, goods, event or facility located on other premises, and which is intended primarily for advertising purposes.

- g. Property Line, Front: Interchangeable with the term “road right-of-way”.
- r. Sign: Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.
- s. Sign Area: Except as otherwise modified or provided for herein, the total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols.
- t. Sign Height: The vertical distance to the top edge of the copy area or structure, whichever is higher, as measured from the adjacent ground level.
- u. Temporary Sign: A sign which is easily moveable, not permanently attached to the ground or a building and which is intended to be displayed for a limited period of time not to exceed thirty (30) days in a calendar year.
- v. Wall Sign: Any sign attached to or erected against the wall of a building or structure with the exposed face of the sign parallel or perpendicular to the plane of such wall.

3. POLITICAL SIGN:

Political campaign signs may be installed no more than sixty (60) days in advance of any political election and shall be removed no later than five (5) days following that election.

4. GENERAL SIGN REGULATIONS

The following shall apply to all signs in Franklin Township:

- a. No sign shall be erected at any location, where by reason of the position, size, shape, color, movement, or illumination may interfere with or obstruct the view of traffic, nor shall any sign be confused with any authorized traffic sign, signal, or device.
- b. No sign shall be attached to utility poles, trees or any landscaping features (such as landscaping blocks).
- c. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the aesthetic character of such area.
- d. Sign materials and construction: Every sign shall be constructed of durable materials, using non-corrosive fastenings; shall be structurally safe and erected or installed in strict accordance with Michigan’s construction code; and shall be maintained in safe and good repair at all times so that all sign information is clearly visible.
- e. Illuminated Signs:
 - Residential, Agricultural, Commercial, and Industrial Districts: Illuminated signs are permitted that are either internally or externally lit provided such signs are shielded to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.
- f. Sign Area:
 - i. The area of a sign shall mean the area of all lettering, wording, and accompanying designs, logos and symbols. The area of a sign shall not include any supporting framework, bracing or trim which are incidental to the display, provided that it does not contain any lettering, wording or symbols.

- ii. Where the sign consists of individual letters, designs or symbols attached to a building, awning, wall or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs and symbols.
- iii. Signs may be double-sided
 - a. Are allowed on-premises and off-premises.
 - b. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than forty-five (45) degrees, and the two faces are not more than eighteen (18) inches apart.
 - c. Where the faces are not equal in size, but the interior angle formed by the faces is less than forty-five (45) degrees and the two faces are not more than eighteen (18) inches apart, the larger sign face shall be used as the basis for calculating sign area.
 - d. When the interior angle formed by the faces is greater than forty-five (45) degrees, or the faces are greater than eighteen (18) inches apart, all sides of such sign shall be considered in calculating the sign area.
- g. Height of Sign: No free-standing sign shall exceed a height of thirty-five (35) feet as measured from the adjacent ground level.
- h. Setback Required for Signs: All signs shall be set back from the adjacent road right-of-way by a distance of not less than one-quarter (1/4) of the setback required for a structure on said parcel as provided for in the setback requirements of this Zoning Ordinance. The Planning Commission may, as part of a Site Plan Review, allow a sign to be closer to the road right-of-way provided that no part of any sign extends into the road right-of-way.
- i. A sign shall be removed by the owner or lessee of the premises upon which the sign is located within one hundred eighty (180) days after the business which it advertises is no longer conducted on the premises. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business conducted on the premises and provided the signs comply with the other provisions of this Ordinance.

5. PROHIBITED SIGNS

- a. Banners: Banners, pennants, search lights, twirling signs, sandwich boards signs, sidewalk or curb signs, balloons, or other forced air or gas filled figures are prohibited except as provided in Section 4.12.12, Temporary Signs.
- b. Animated and Flashing Signs: An animated or flashing sign that by itself or by source of the illumination creates a hazard for persons using the public street or sidewalk or otherwise cause discomfort or interference to the occupants of neighboring property.
- c. Advertising Vehicles: A sign affixed to a vehicle or trailer in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle or trailer sits or is otherwise not incidental to the vehicle or trailers primary purpose. Licensed or unlicensed vehicles or trailers shall not be permanently parked for the purpose of advertising. Vehicles that are used regularly are exempt from this ordinance.
- d. Abandoned Signs: (See Section 4.12.2 Definitions)
- e. Flags: Flags of any other nation when flown by itself and not accompanied by the American flag,

shall be prohibited. All flags shall be flown as prescribed by Flag Etiquette Standards of Respect, (refer to <http://www.usflag.org/flaquetiquette.html>).

- f. Portable Signs: Portable signs, except any signs permitted by Section 4.12.12 herein, Temporary Signs, are prohibited.
- g. Unclassified Signs: The following signs are prohibited:
 - i. Signs that imitate an official traffic sign or signal which contain the words stop, go, slow, caution, danger, warning, or similar words except as otherwise provided in this section.
 - ii. Signs that are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.
 - iii. Signs that contain statements, words, or pictures of an obscene, pornographic, or immoral character.
 - iv. Signs that are painted on or attached to any fence or wall that is not a structural part of a building except to identify a residence as defined in Section 4.12.3.a.
 - v. Signs that emit audible sound, odor, or visible matter (which include but are not limited to: vapor, smoke, water).
 - vi. Roof signs that extend above the peak of the roof.

6. SIGNS PERMITTED IN ALL DISTRICTS

Subject to the other conditions of this Ordinance, the following signs shall be permitted anywhere within the Franklin Township.

- a. Community Welcome Signs: Each sign shall not be more than thirty-two (32) square feet in area, shall not exceed a height of eight (8) feet as measured from the adjacent grade, and shall be set back a minimum of ten (10) feet from the property line. All signs shall be consolidated within a single frame, if more than one (1) sign is placed at one (1) location.
- b. Directional Signs: Each sign shall not exceed eight (8) square feet in area. Horizontal directional signs however, on and flush with paved area, may exceed eight (8) square feet. Directional signs shall be located on the property on which they are directing traffic and shall be located behind the front right-of-way line.
- c. Announcement Bulletins: One church, civic organization, public building school announcement bulletin shall be permitted on any site that contains said organization or building, regardless of the district in which it is located, provided said bulletin does not exceed thirty-two (32) square feet in area and a height of twenty-five (25) feet, and is set back from an adjacent road a minimum of one-quarter (1/4) of the setback required for a structure on said parcel as provided for in this Zoning Ordinance. In such instances said announcement bulletin may be incorporated within the identification sign for said organization or building.

7. Signs Allowed in Residential Districts

- a. One identification sign shall be permitted for each public street frontage of subdivision, multiple-family building development, or mobile-home park. Each sign shall not exceed twenty-four (24) square feet in area. One additional sign advertising Tor Rent" or "Vacancy" may be placed

on each public street frontage of a rental residential development provided that such sign shall not exceed four (4) square feet in area and is incorporated into the identification sign. Each sign shall be set back not less than five (5) feet from the property line of any public street, and shall not exceed four (4) feet in height.

- b. One non-illuminated identification sign shall be permitted for a Home Occupation, a Family Day Care Home, or a Group Day Care Home. The sign shall not exceed four (4) square feet and shall be attached to the front of the home or placed in the window.

8. Signs Allowed in Agricultural District (AG)

- a. One sign advertising the type of farm products grown on a farm premises. Such sign shall not exceed twelve (12) square feet in area.
- b. One identification sign shall be permitted for a Home Occupation, a Family Day Care Home, or a Group Day Care Home. The sign shall not exceed twelve (12) square feet in area.
- c. Signs shall be permitted for Centennial Farms, Historical Landmarks or other State program signs.

9. Signs Allowed in Commercial and Industrial District(s)

- a. On-site canopy or marquee signs, wall signs, and freestanding signs are permitted in all commercial and industrial districts and are subject to the following conditions:
 - i. Signs permitted for single buildings on developed lots or a group of lots developed as one lot, not in a business center subject to Section 4.12.9.b.
 - ii. Area: - Each developed lot shall be permitted at least eighty (80) square feet of sign for all exterior on-site signs. If the message on the second side of a sign having two faces is related to the same business which is advertised on the first side, the area of the second side shall not be counted in computing the area of the sign. The area of exterior on-site signs permitted for each lot shall be determined as two (2) square feet of sign area for each one (1) linear foot of building length which faces one (1) public street.
 - iii. Number: - Each developed lot shall be permitted two (2) exterior on-site signs. For every developed lot that has frontage on two (2) streets, three (3) exterior on-site signs shall be permitted. Only one (1) free-standing identification sign shall be permitted on any street frontage. All businesses without ground floor frontage shall be permitted one (1) exterior wall sign, in addition to the number of signs allocated to the developed lot. The total area of all exterior signs shall not exceed the total sign area permitted in Subsection 4.12.9.a.i.
- b. Signs permitted for a shopping center, office park, industrial park, or other integrated groups of stores, commercial buildings, office buildings or industrial buildings, not subject to Section 4.12.9.
 - i. Free Standing Signs: Each business center shall be permitted one (1) freestanding identification sign for each frontage on a public street. Each sign shall state only the name of the business center and the major tenants located therein. The maximum permitted sign area shall be determined as one (1) square foot for each one (1) linear foot of building which faces one public street. The maximum area for each freestanding sign shall be two hundred (200) square feet. Tenants of a business center shall not permit individual freestanding identification signs.

- ii. Wall Signs: A business center shall be permitted a total exterior wall sign area of one (1) square foot for each one (1) linear foot of building frontage for all ground floor tenants.
- iii. Park Signs: A freestanding sign, identifying the primary tenants in an office park or industrial park, may be installed at the entrance(s) to a park. Each parcel in a park will be allowed one (1) available space on a park sign. Each space shall be no larger than eight (8) inches by forty-eight (48) inches. Park signs shall be no higher than six (6) feet above the height of the public road at the point of the centerline most closely adjacent to the sign. No park sign shall be greater than eight (8) feet long. All park signs shall be located no closer to an adjacent road than one quarter (1/4) of the minimum setback required for a structure on said parcel as provided in this Zoning Ordinance.
- c. A time and temperature sign shall be permitted in addition to the above permitted signs, provided that ownership identification or advertising copy does not exceed ten (10) percent of the total sign and further provided that the total area of the sign does not exceed thirty-two (32) square feet.
- d. No canopy or marquee sign shall extend into a public right-of-way. The sign shall not obstruct pedestrian or vehicular view; and the sign shall not create a hazard for pedestrian or vehicular traffic.
- e. Service Station Signs: In addition to the provisions of Section 4.12.9.a. and 4.12.9.b., an automobile service station may have up to an additional thirty-two (32) square feet of sign area within each of the allowed freestanding signs, for the purpose of advertising gasoline prices and other services provided on the premises. An identification or legend sign may also be placed on the canopy.

10. ELECTRONIC MESSAGE SIGNS

- a. Allowed as a permitted or conditional use.
 - i. Electronic message signs shall be allowed as a permitted use in C-1, CR and 1-1 districts. The square footage of these signs shall be counted into the maximum sign area allowed for the district.
 - ii. Electronic message signs may be allowed as a conditional use for all announcement bulletins, to include schools, churches, civic organizations, and public buildings in any district.
- b. All electronic message signs shall be subject to the following limitations in all districts:
 - i. Applications for electronic message signs shall contain a complete copy of the manufacturer's specifications including, but not limited to, the maximum capable light output, information on automatic dimming features and evidence that the electronic message board is UL listed.
 - ii. The size of the electronic message board or screen cannot exceed twenty-five (25) square feet.
 - iii. Message must be changed using subtle transitions such as dissolve or fade. No scrolling, blinking, spinning, or slot machine type transitions are allowed.
 - iv. Electronic message signs must utilize automatic dimmer software and solar sensors or daylight harvesters, to control brightness for viewing at night or in cloudy conditions.

11. OUTDOOR ADVERTISING SIGNS (OFF-SITE SIGNS)

Outdoor advertising signs shall be permitted only in accordance with the following regulations and accompanied by an appropriate site plan review:

- a. Outdoor advertising signs shall be permitted on state or federal highways in Agricultural, Commercial, Industrial Districts, subject to the Highway Advertising Act of 1972 (PA 106 as amended by PA 533 of the PA of 1998).
- b. Seasonal agricultural signs are allowed in an agriculture district for a period not to exceed one hundred fifty (150) days in any one (1) three hundred sixty-five (365) day period.
- c. Off-site signs shall conform to yard and height requirements as other principal structures or buildings in the zone in which they are situated. Outdoor advertising signs shall not exceed thirty-five (35) feet in height from ground level.
- d. Where two (2) or more outdoor advertising signs are along the frontage of a single street or highway they shall not be less than one thousand (1000) feet apart. A double face (back to back) or a V-type structure shall be considered a single sign provided the interior angle of such signs does not exceed twenty (20) degrees.
- e. The total surface area, facing in the same direction of any off-site sign, shall not exceed three hundred (300) square feet in area and no less than twenty-five (25) square feet in area.
- f. Outdoor advertising signs shall not be erected on the roof of any building, nor have one sign above another sign.
- g. Outdoor advertising signs may be illuminated by reflected light only, provided the source of light is not directly visible and is so arranged to reflect away from any adjoining premises and provided that such illumination shall not be placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of lighting arrangement or other devices shall be permitted.

12. TEMPORARY SIGNS

- a. In single-family and multiple-family districts, one (1) sign for each public street frontage advertising a recorded subdivision or development shall be permitted. Each sign shall not exceed sixty-four (64) square feet in area. Each sign shall be removed within two (2) years after it is erected or when seventy-five (75) percent of all lots or units within the subdivision or development are sold or rented, whichever first occurs.
- b. One identification sign shall be permitted for all building contractors, one for all professional design firms, and one for all lending institutions on sites under construction, each sign not to exceed six (6) square feet in area, with not more than a total of three (3) such signs permitted on one site. If all building contractors, professional design firms, and lending institutions join together in one identification sign, such sign shall not exceed thirty-two (32) square feet in area, and not more than one sign shall be permitted on a site. Signs shall have a maximum height of ten (10) feet and shall be confined to the site of the construction, construction shed, or construction trailer and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy.
- c. Temporary signs announcing any event or function, located entirely within the premises on which the event or function is to occur, shall be permitted. Maximum sign area shall not exceed thirty-two (32) square feet. Signs shall be allowed not more than thirty (30) days in a calendar

year. If building mounted, signs shall be flat wall signs and shall not project above the roof line. If ground mounted, signs shall not exceed six (6) feet in height. Signs shall be set back in accordance with this Ordinance.

- d. Banners, pennants, search lights, balloons, or other forced air or gas filled figures or objects shall be permitted at the opening of a new business or special event in a commercial or industrial district, for the period not to exceed fourteen (14) consecutive days. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with safe vehicular and/or aircraft traffic flow.
- e. Temporary direction signs, not exceeding four (4) square feet in area and four (4) in number, showing a directional arrow, shall be permitted on approach routes to the location, only for the days of the event. Signs shall not exceed four (4) feet in height. In residential districts, one (1) temporary real estate sign, located on the property and not exceeding four (4) square feet in area or twenty-four (24) square feet in area in all other districts shall be permitted. If the lot has frontage on multiple streets, one (1) additional sign not exceeding four (4) square feet in area in residential districts or twenty-four (24) square feet in area in all other districts shall be permitted. Under no circumstances shall more than two (2) such signs be permitted on a lot. Such signs shall be removed within fourteen (14) days following the advertised event. In no case shall a sign advertise an event not occurring on the property on which the sign is located.

13. NON-CONFORMING SIGNS

Except as allowed by section 4.12.12.e., non-conforming signs shall not:

- a. Be reestablished after the activity, business, or usage to which it relates has been discontinued for sixty (60) days unless the sign owner(s) are actively seeking (and can prove such upon request) new advertising. This search is limited to one hundred eighty (180) days.
- b. Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type, or design of the sign, unless the sign is being structurally altered to conform with the Ordinance.
- c. Be reestablished after damage or destruction, if the estimated expense or reconstruction exceeds fifty (50) percent of the replacement costs as determined by the Township Official.

14. ENFORCEMENT AND PENTALTIES

- a. The Zoning Official shall order the removal of any sign erected or maintained in violation of this Ordinance except for legal non-conforming signs. Thirty (30) day notice, in writing, shall be given to the owner of such sign or of the building, structure, or premises on which said sign is located to remove the sign.
- b. Failure to comply with such notice within the timeframe allowed by the owner and/or occupant shall constitute a violation of this ordinance.
- c. Any person violating any provision of this ordinance shall be deemed responsible for a civil infraction. Penalties may be imposed as set forth in Ordinance 16-2, the Franklin Township Municipal Civil Infractions Ordinance, together with costs and all expenses, direct and indirect, to which the plaintiff has been put in connection with the municipal civil infraction, including actual attorney fees, up to the entry of judgement. Cost of not more than five hundred dollars (\$500.00) shall be ordered.

- d. Each and every day during which a violation of this ordinance shall exist shall be deemed to be a separate offense.
- e. In addition to pursuing a municipal civil infraction proceeding pursuant to subsection 14.d hereof, the Township may also initiate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this ordinance or any provision of the ordinance. The Township shall be entitled to receive actual attorney fees expended for the enforcement of this ordinance from any person found in violation.
- f. All remedies available to the Township under this ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
- g. Any person, firm or entity that assists with or enables the violation of this ordinance shall be responsible for aiding and abetting and shall be considered to have violated the provision of this ordinance involved for which such aiding and abetting occurred. Furthermore, any attempt to violate this ordinance shall be deemed a violation of the provision of this ordinance as if the violation had been successful or completed.

15. PERMITS AND FEES

All signs require a zoning compliance approval permit to erect or replace a sign that is regulated and permitted by this ordinance. A site/plot plan indicating the proposed sign, its dimensions and location, and the location and dimensions of all existing signs is to be submitted for review prior to installation. As part of record keeping: within fifteen (15) days of a sign being erected or replaced, a photograph of the sign is to be submitted to the Zoning Official. Depending on the sign design and dimension, building and/or electrical permits may be required per approved fee schedules.

...

ARTICLE XII
C-1 - GENERAL COMMERCIAL

...

Section 12.03. CONDITIONAL USES: The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission.

...

13. Self- Service Storage Facilities

...

ARTICLE XIII
CR - COMMERCIAL RECREATION DISTRICT

...

Section 13.03. CONDITIONAL USES. The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission.

...

13. Self- Service Storage Facilities

...

ARTICLE XIV
M-1 - INDUSTRIAL DISTRICT

...

Section 14.03. CONDITIONAL USES. The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission.

...

8. Self-Service Storage Facilities

...

The next proposed addition to the zoning ordinance is to add a definition of a “Self Service Storage Facility” to Definitions in Article XXI (21) as “A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of consumer’s goods or wares.

ARTICLE XXI
DEFINITIONS

For the purpose of enforcing the provisions of this Ordinance, certain terms and words used herein are defined as follows:

...

SELF SERVICE STORAGE FACILITY: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of consumer’s goods or wares.

...

Analysis and Recommendation

CZC Staff Analysis – A description of the proposed amendments and pertinent staff comments/suggestions are listed below by topic and section:

- **Maximum allowable height of Accessory Buildings in residential districts**

Staff has no issue with raising the maximum allowable height of detached accessory building from 16 feet to 25 feet. That is a local prerogative.

- **Self-Service Storage Facilities**

Staff has no issue with the definition for self-service storage facilities or allowing them as a conditional use in the C-1, CR, and M-1 districts. In order to reduce potential negative impacts on surrounding properties, the Township should consider adding development standards to Article IV which address the concerns summarized in the attached township planning commission meeting minutes. Staff is unsure (i.e., confused) about the approval status of these amendments and consequently advises that a new public hearing be held on the topic once development standards have been discussed.

- **Sign Regulations**

Staff makes the following suggestions/comments regarding the proposed sign regulations (*and notes that a more complete review may reveal other issues*):

○ **Sec. 4.12.2 (Definitions)**

Article XXI contains all of the other definitions contained within the Zoning Ordinance (of which staff is aware). In order to conform to this practice, it is suggested that the sign-related definitions be added to Article XXI, under the heading of SIGNS, and their location simply referenced in Section 4.12.2. Alternatively, the location of the sign definitions (Sec. 4.12.2) could be cited in Article XXI, under the heading of SIGNS. Other comments/suggestions include:

- **Sec. 4.12.2.b.** The definition is not needed as there is no other reference regarding Animated Sign or Changing Message Sign.
- **Sec. 4.12.2.g.** The definition is not universal as there is a reference to a temporary 'direction sign' in Sec. 4.12.12.
- **Sec. 4.12.2.i.** Consistency is needed as there are different references to 'Free Standing', 'Free-Standing', and 'Freestanding'.
- **Sec. 4.12.2.k.** The definition is not universal as there is a reference to a temporary 'identification sign' in Sec. 4.12.12.
- **Secs. 4.12.2.n and p.** The definitions may be duplicative as there does not appear to be any difference in the regulation of 'Off-Site' and 'Outdoor Advertising' Signs.
- **Sec. 4.12.2.q.** There is a consistency issue as Article XXI contains definitions for 'Lot Line' and 'Lot Line, Front', rather than 'Property Line, Front'.
- There is no definition for a 'Roof Sign' which is regulated in the section.

○ **Sec. 4.12.3 (Political Signs)**

It is my understanding that in *Reed et al. v. Town of Gilbert, Arizona et al.*, the U.S. Supreme Court ruled that it is not permissible to regulate signage based on content. Accordingly, it is not wise to regulate political signs specifically. It would be better to regulate signage by their physical characteristics (e.g., free-standing yard signs, banners, flags, etc.). There can still be differences in regulation by zoning districts (i.e., size, number, allowable duration, etc.). Political signs can simply be classified as a temporary freestanding yard signs along with real estate signs and other noncommercial signs. The City of Jackson has a good example which can be viewed on municode.com.

○ **Sec. 4.12.4 (General Sign Regulations)**

- **Sec. 4.12.4.a.** This regulation pertains, in part, to the location of signs so that they do not obstruct the view of traffic. This is a concern for any structure as well as vegetation and is often regulated by the terms 'visibility at intersections' and 'sight clearance triangle'. The City of Jackson has a good example which can be viewed on municode.com.
- **Sec. 4.12.4.e** pertains to lighting. Is the direct illumination of signs in agricultural and residential districts really desired?
- **Sec. 4.12.4.f.** The terms 'on-premise' and 'off-premise' are used, instead of 'on-site' and 'off-site', as defined in Sec. 4.12.2.
- **Sec. 4.12.4.g.** Is a height of 35-feet really desirable in all districts?

- **Sec. 4.12.4.h.** The setback modifier refers to $\frac{1}{4}$ of the setback for a 'structure'. It may be better to specify 'principal structure' as there is a less rigorous standard for an 'accessory structure'.
- **Sec. 4.12.5 (Prohibited Signs)**
 - **Sec. 4.12.5.e.** Per *Reed et al. v. Town of Gilbert, Arizona et al.*, it is my understanding that all flags should be regulated in the same way (i.e., content neutral). It may be wise to simply allow flags (up to a certain size) in all districts.
 - **Sec. 4.12.5.g.iv.** The citation is not correct. What is the reason for the prohibition?
- **Sec. 4.12.6 (Signs Permitted in All Districts)**
 - All other sections cite 'signs allowed' rather than 'signs permitted'.
 - **Sec. 4.12.6.a.** Consider limiting community welcome signs to the Township's borders on main roads (i.e., state trunk lines and county primary roads).
 - **Sec. 4.12.6.c.** Should Announcement Bulletins be regulated as a conditional use (or at least require site plan approval) in residential and agricultural districts? The setback modifier refers to $\frac{1}{4}$ of the setback for a 'structure'. It may be better to specify 'principal structure' as there is a less rigorous standard for an 'accessory structure'.
- **Sec. 4.12.7 (Signs Allowed in Residential Districts)**

Make sure the regulations regarding 'for rent' and 'vacancy' signs meet the requirements of *Reed et al. v. Town of Gilbert, Arizona et al.*
- **Sec. 4.12.8 (Signs Allowed in Agricultural District (AG))**
 - Why is the allowable sign size for home occupations *et al.* so much larger in the AG district than the residential districts
 - Make sure the regulations regarding 'state program signs' meet the requirements of *Reed et al. v. Town of Gilbert, Arizona et al.*
- **Sec. 4.12.9 (Signs Allowed in Commercial and industrial District(s))**
 - **Sec. 4.12.9.a.i.** 'Business center' is not defined and the section is confusing.
 - **Sec. 4.12.9.b.** Similar language should be used (see the note for Sec. 4.12.9.a.i)
 - **Sec. 4.12.9.d.** See the note for Sec. 4.12.4.a.
- **Sec. 4.12.10 (Electronic Message Signs)**

Consider appending 'as follows:' to the end of the sentence in Sec. 4.12.10.a.
- **Sec. 4.12.11 (Outdoor Advertising Signs (Off-Site Signs))**

The topic is defined as Off-Site Signs in Sec. 4.12.2. Consider reversing the terms in the title.

 - **Sec. 4.12.11.a.** Consider identifying the individual districts rather than broad categories.
 - **Sec. 4.12.11.b.** As this regulation pertains to content (i.e., seasonal agricultural signs), it does not conform to *Reed et al. v. Town of Gilbert, Arizona et al.*

- **Sec. 4.12.11.d.** There is a reference to ‘street’ in the section. Consider removing as the signs are only allowed on state or federal highways per Sec. 4.12.11.a.
- There is a potential for electronic billboards. Are they allowed?
- **Sec. 4.12.14 (Enforcement and Penalties)**
Article XXII already addresses the issue of ‘Violation – Penalty’. Why should there be separate enforcement and penalty section for signs in Sections 4.12.14.c-g?
- **Sec. 4.12.15 (Permits and Fees)**
Do all of the signs need a zoning compliance permit (e.g., temporary yard signs)? Will there be a separate application for those signs that need a permit?

CZC Staff Recommendation – Based upon the above analysis, staff advises the Planning Commission to recommend the following text amendments to the Franklin Township Board:

- **APPROVAL WITH COMMENTS** of the proposed amendment regarding **maximum allowable height of accessory buildings in residential districts.**
- **DISAPPROVAL WITH COMMENTS** of the proposed amendments regarding **self-service storage facilities, as currently written.** The approval status of the amendments is unclear and development standards should be considered.
- **DISAPPROVAL WITH COMMENTS** of the proposed amendments regarding **sign regulations, as currently written.** Further changes to the proposed regulations should be considered by the Township.

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

ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

THE Franklin 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 IV SECTION 4.04.2
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) Section 4.04.2
Amend Accessory Structures In R-1 Residential from a max. height
of 16 ft. to 25 ft. Section 4.12 is Comprehensive amnding of sign ord.

C. PUBLIC HEARING on the above amendment was held on: month Aug. day 6 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month July day 19 year 2019

(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.

Greg Wise (Chair or () Secretary Aug./ 8 / 19 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

- Date of Meeting: month _____ day _____ year _____
- 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:

- Date of Meeting: month _____ day _____ year _____
- 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

FRANKLIN TOWNSHIP PLANNING COMMISSION
3922 Monroe Rd.
Tipton, MI. 49287

NOTICE OF PUBLIC HEARING

The Franklin Township Planning Commission will meet Tuesday August 6, 2019 at 7 PM at the Township Hall in Tipton to consider amendments and additions to the Franklin Township Zoning Ordinance.

The 1st. proposed addition to the zoning ordinance is to add "Self- Service Storage Facilities" as a "Conditional Use" in C-1 General Commercial as Section 12.03.13, CR-Commercial Recreation District as Section 13.03.13 & M-1 Industrial District as 14.01.8.

The next proposed addition to the zoning ordinance is to add a definition of a "Self-Service Storage Facility" to Definitions in Article XXI (21) as "A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of consumer's goods or wares."

The next proposed item is to recommend amending Section 4.04.2 pertaining to height of accessory buildings in a R-1 Residential District. It currently states "one (1) story with a maximum height of sixteen (16) feet in height" to change to "twenty five (25) feet maximum height".

The final proposed amendment is pertaining to Section 4.12 of the Zoning Ordinance- "Sign Regulations". This proposed amendment significantly modernizes the existing sign ordinance with a comprehensive updating including electrical signs as well as other major changes. The text of this proposed amendment will be available at the Township office during regular business hours [\[redacted\]](#)

All interested parties are encouraged to attend and all will be heard. Written comments will also be considered if submitted prior to the meeting to the Township Clerk at the Township Hall.

Franklin Township Clerk

Sue Whitehead

Sue Whitehead

*This Proposed
Amendment was
Approved by the Plan. Com.
Per the Attached June 6, 2019
meeting minutes - This was not
Voted on During the Public
Hearings - Proposed to table along
w/ the Definition of Storage Facility
Dandhu*

FRANKLIN TOWNSHIP PLANNING COMMISSION
3922 Monroe Rd.
Tipton, MI. 49287

AGENDA

Tuesday August 6, 2019 Franklin Township Planning Commission Meeting

1. Call to Order – 7 PM
2. Electing new Secretary of the Plan. Com. & introduce new Plan. Com. Member
3. Minutes from the last meeting
4. Public Hearing for amendments and additions to the Zoning Ordinance
 - A. Add Self - Service Storage Facility as a Conditional use in C-1, CR & M-1
 - B. Add definition of Self-Service Storage Facility
 - C. Amend 4.04.2 to change accessory buildings in R-1 to max. height from 16' to 25'
 - D. Sign Ordinance – Amend Section 4.12
5. Old Business
6. New Business
7. Adjournment

FRANKLIN TOWNSHIP PLANNING COMMISSION
3922 Monroe Rd.
Tipton, MI. 49287

The June 6, 2019 Franklin Township Planning Commission meeting was called to order at 7:10 PM by Vice Chairman Doug Sherman.

Planning Commission members present were: Shea, Krueger, Van Valkenburg, Whelan, Sherman, Fineske and Murphy. Absent: Wise and Hinkley.

The minutes from the last meeting were considered. Shea moved to approve as printed. Joel Whelan supported. M/C

There was no business from those present.

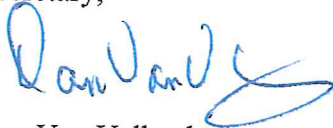
Under old business, the proposed sign ordinance was discussed. It was reviewed thoroughly. There were minor sections that were clarified and/or changed.. After much discussion, Jane Murphy moved to send to a public hearing with recommended changes being made. Jeff Fineske supported. M/C.

Storage units were discussed. There was brief discussion. Jane Murphy then moved to allow storage units as a "Conditional Use" in C-1 General Commercial, CR Commercial Recreational and in M-1 Industrial Zones. Larry Shea supported. M/C. Secretary Van Valkenburg stated that the proposed sign ordinance, this proposed storage unit zones just voted on and the proposed amending the maximum height of accessory buildings in R-1 Residential zoning be changed from 16 feet to 25 feet will all be included in the same hearing.

Under new business, Jeff Fineske asked about the Lake level of Evans Lake and if there were any set lake levels determined. Bruce Nickel suggested that the Lenawee Drain Commission be contacted to see what they say.

Hearing no further business, Vice Chairman Doug Sherman declared the meeting adjourned at 8:45 PM.

Secretary,



Dan Van Valkenburg

FRANKLIN TOWNSHIP PLANNING COMMISSION August 6, 2019 Minutes

The Franklin Township Planning Commission met for a regular meeting and held public hearings. Chairman Wise brought the meeting to order at 7 p.m. Members present: Greg Wise, Jane Murphy, Jeff Fineske, Doug Sherman, Joel Whelan, Larry Shea and John Hinkley. Absent: John Krueger and Gordy Whelan. Also present: Twp. Attorney Fred Lucas, Zoning Admin. Bruce Nickel, Supervisor Dan VanValkenburg and Clerk Sue Whitehead.

Chairman Wise announced that VanValkenburg had been appointed Township Supervisor and would no longer serve on the Planning Commission Board. New Township Board Trustee Gordon Whelan is the newest member of the Planning Commission and replaces Dan VanValkenburg who was the longest-serving Planning Commission member with 43 years of service.

First order of business was to appoint a Board Secretary to replace VanValkenburg. Murphy moved to appoint Joel Whelan as Board Secretary. Sherman supported. Motion carried 7-0. The Board discussed adding Township Clerk Sue Whitehead as Recording Secretary for the Commission. Whitehead discussed what the clerical duties would be under the role of Recording Secretary besides taking Board minutes. Those duties included preparation of notices, postings, publication of documents, and various other duties. The Commission agreed to have Whitehead perform the duties of Recording Secretary. If Whitehead is absent at a Commission meeting then Joel Whelan will take the minutes and be compensated at that time. The Township Board will approve compensation for both Secretary positions. Shea moved to approve the minutes from the last meeting as presented. Sherman supported. Motion carried 6-0. Hinkley abstained (absent-June).

Public Hearings: Commission considered the following amendments and additions to the Zoning Ordinance.

- A. Add Self-Service Storage Facility as a Conditional Use in C-1, CR and M-1.
- B. Add definition of Self-Service Storage Facility.

Chairman Wise opened up the Public Hearing on 4.A. & B. Public comment: None. Board comments: Attorney Lucas questioned whether fencing was necessary for a storage facility. Shea felt fencing was necessary if it was open air

storage such as for boats. Atty. Lucas stated lighting should not interfere with neighbors or neighboring land uses. Bruce Nickel said that would be part of the conditional use. Whelan questioned whether a Farmer could use his barn for outside storage. Murphy said that would not be self-service since the Farmer is putting in and retrieving the items. Atty. Lucas read Superior Township's wording as an example. Nickel said Franklin allows "Open Air Businesses". Wise suggested tabling both items. Murphy moved to table 4. A. & B. until the next meeting for additional changes. Sherman supported. Motion carried 7-0.

Chairman Wise opened the Public Hearing on 4 C: Amend 4.04.2 change accessory buildings in R-1 to maximum height from 16' to 25'. Public Comment: none. Board Comment: none. Sherman moved to approve amendment 4.04.2 as presented. Whelan supported. Motion carried 7-0.

Chairman Wise opened the Public Hearing on 4 D: Sign Ordinance – Amend Section 4.12. Public Comment: none. Board Comment: Atty. Lucas suggested where the proposed ordinance describes types of technology to have it read "or similar technology". Hinkley questioned whether there was a time limit on electronic signs. Wise said no 5b covers that. Murphy moved to approve Section 4.12 Sign Regulations allowing the change in wording and forward the proposal to Region 2 Planning Commission. Fineske supported. Motion carried 7-0. Region 2 will review the proposed ordinance. Then it will be forwarded to the Township Board for consideration. Wise closed the Public Hearing.

Old Business: none.

New Business: none.

Chairman Wise adjourned the meeting at 7:59 p.m.

Sue Whitehead
Recording Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #19-40

Applicant(s): Kimerer Family Trust
8537 Rose of Sharon Court
Onsted, MI 49265

Date: September 18, 2019

Local Government: Ridgeway Township

Purpose: *Enrollment application*

Location: The subject properties (ID #RD0-207-4760-00 and ID # RD0-208-3050-00) are located in Sections 7 and 8 of the Township (T6S, R5E) at the T-intersection of Blissfield Highway and Dibble Road (see Figure 1).

Description: The subject properties have a combined area of approximately 80 acres, with 78 acres cultivated for cash crops. The Spaulding Drain flows through the western property and the Sutton Drain borders the northeastern corner of the other property. There are no buildings located on the site (see Figure 3).

Term: 50 years is the proposed term.

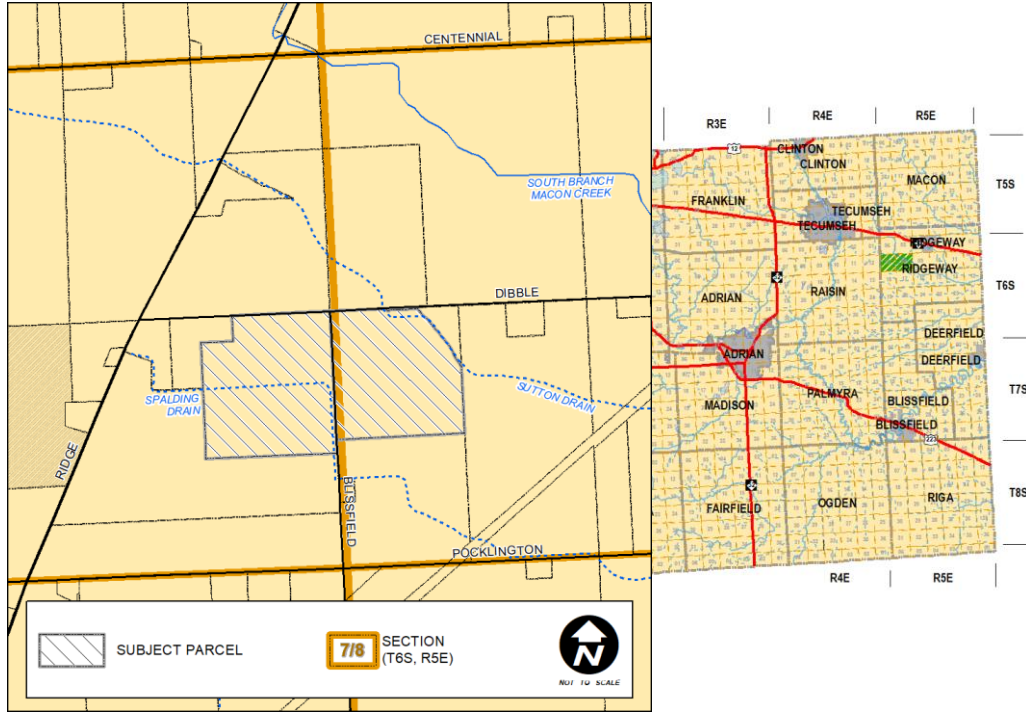
Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edge of an area recommended for 'Intensive Agricultural' uses (see Figure 2).

Staff Comments: The application contains various errors/omissions which need to be addressed:

- *Question #1:* The parcel owner of record, the Kimerer Family Trust according to property records, should be the applicant.
- *Question #8:* The Town No. should be 6 South and the Range No. should be 5 East.
- *Question #15:* The titles for the 2 members should be stated.
- *Question #16a:* The type of agricultural enterprise should be identified.
- *Question #16e:* Given the presence of the county drains, the remaining 2 acres (approximately) should be listed in the 'other' category.
- *Question #16g:* The number of buildings on the property is not indicated as 0; it just looks like the question is unanswered.
- *Question #17:* The recording of the average gross annual income per acre was not required as the farm has an area of ≥ 40 acres.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Ridgeway Township Board, provided that the applicant considers modifying the answers to Questions #1; #8; #15; #16a, e, and g; and #17, as suggested.

**Figure 1
Location**



**Figure 2
County Future Land Use**

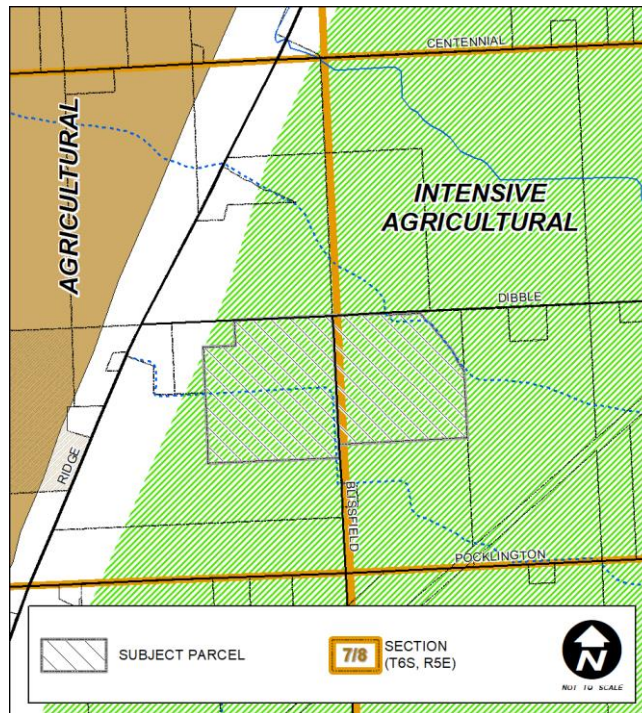
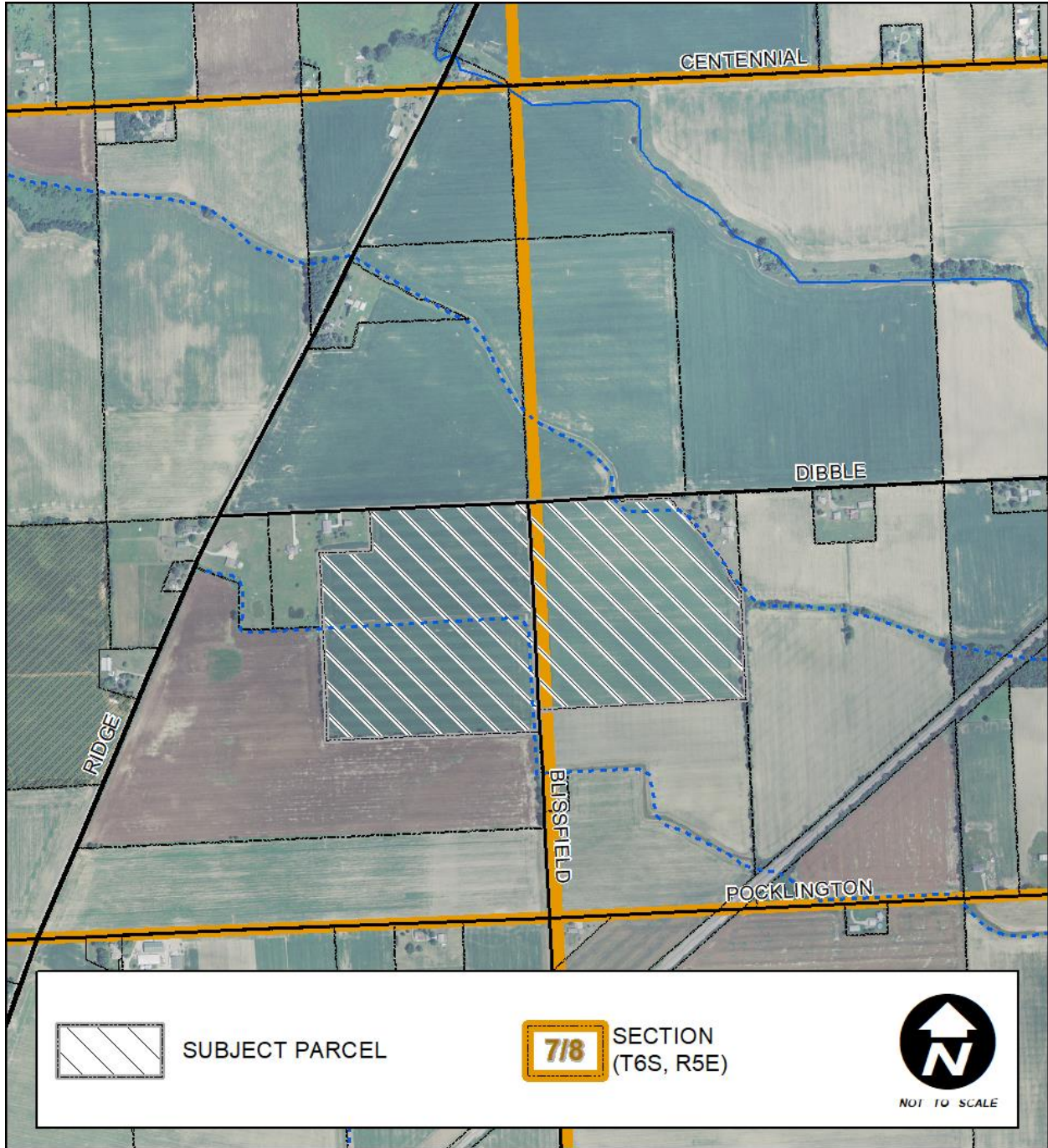


Figure 3
Aerial Photograph



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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

PA 116 FARMLAND AGREEMENT | FA #19-41

Applicant(s): Mathew and Angela Kimerer
8537 Rose of Sharon Court
Onsted, MI 49265

Date: September 18, 2019

Local Government: Ridgeway Township

Purpose: *Enrollment application*

Location: The subject properties (ID #RD0-207-3550-00 and ID # RD0-207-3275-00) are located in Section 7 of the Township (T6S, R5E) and front on Ridge Highway (see Figure 1).

Description: The subject properties have a combined area of approximately 76 acres, with 78 acres cultivated for cash crops and 10 acres in the 'other' category. There appears to be a dwelling and another large structure located along Ridge Highway (see Figures 3a and 3b).

Term: 20 years is the proposed term.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edge of an area recommended for 'Agricultural' uses (see Figure 2).

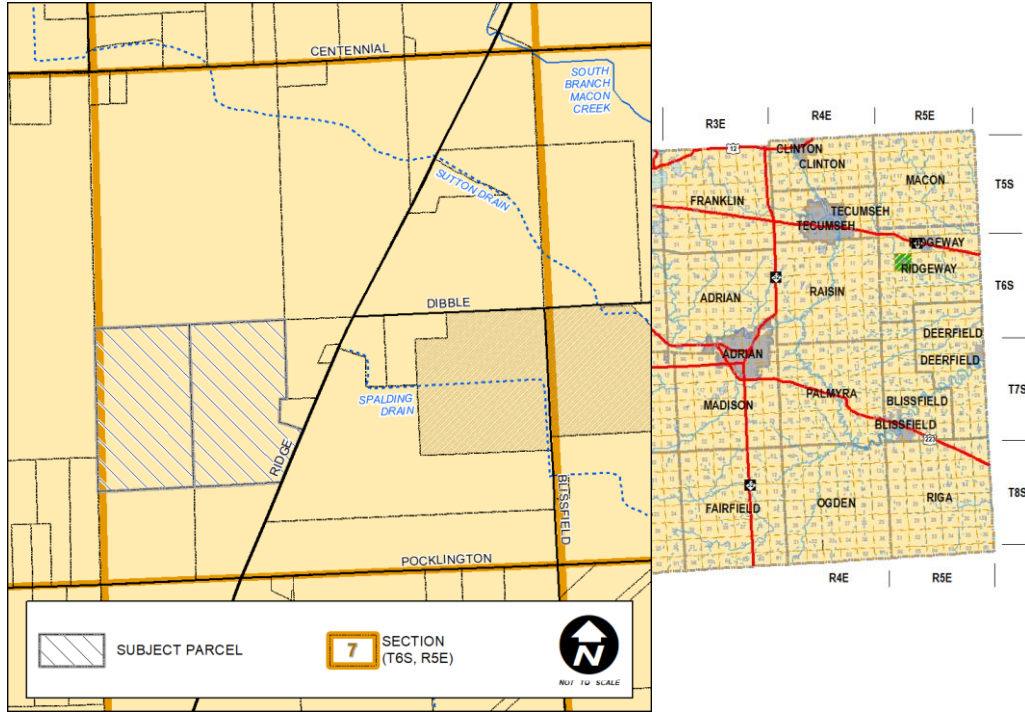
Staff Comments: The application contains various errors/omissions which need to be addressed:

- *Question #16g:* The number and types of buildings located on the property should be listed, including the total number.
- *Question #17:* The recording of the average gross annual income per acre was not required as the farm has an area of ≥ 40 acres.

The LCPC routinely recommends that any dwelling (and any associated structures) be excluded from an application in case it is sold separately at some point in the future, saving the applicant from possible financial penalties.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Ridgeway Township Board, provided that the applicant considers modifying the answers to Questions #16g and #17 and excluding the potential dwelling (and associated structures), as suggested.

**Figure 1
Location**



**Figure 2
County Future Land Use**

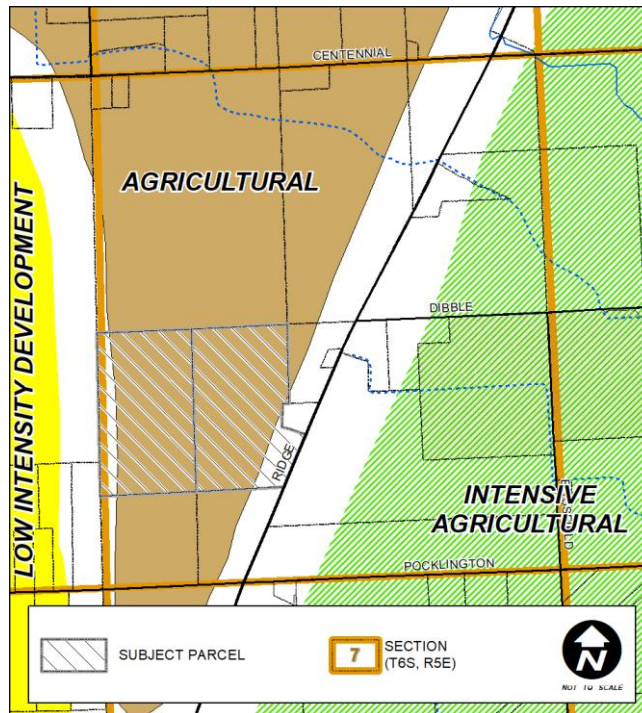


Figure 3a
USDA Aerial Photograph



Figure 3a
Google Aerial Photograph

