



# 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: July 15, 2021

TIME: 6:30 p.m.

PLACE: River Raisin Room | Human Services Bldg.

1040 S. Winter Street

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 June 17, 2021, Meeting [ACTION] ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s) — None
    - (1) #21-05 — Rollin Township [ACTION] ..... 7
    - (2) #21-06 — Rollin Township [ACTION] ..... 13
  - 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

*Please note that the meeting will take place in person.*

*The location is the River Raisin Room of the Human Services Building (1040 S. Winter Street).*

*The next meeting of the Lenawee County Planning Commission is scheduled for August 19, 2021*

[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

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## MEETING MINUTES

Thursday, June 17, 2021

zoom • Meeting ID: 981 4111 4072 • Passcode: 881469

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission (remotely from Adrian); Mr. Keith Dersham, LCPC Secretary (remotely from Adrian); Ms. Rebecca Liedel, LCPC Chair (remotely from Madison Township); Mr. Bruce Nickel (remotely from Onsted); Mr. Ralph Tillotson, Lenawee County Commission (remotely from Adrian Township); and Mr. Dale Witt (remotely from Raisin Township)

Members Absent: None

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary. There were also more than 40 members of the public participating in the Zoom meeting, mostly for the Cambridge Township rezoning proposal.

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:32 p.m. Those in attendance joined in a virtual Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 06/17/2021 meeting agenda for approval. Comm. Tillotson made a motion, seconded by Comm. Bolton, to approve the June 17, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 05/20/2021 meeting minutes for approval. Comm. Dersham made a motion, seconded by Comm. Nickel, to approve the May 20, 2021, 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) **#21-02 | Palmyra Township.** Commissioners reviewed proposed zoning ordinance text amendments regarding 'Solar Energy Systems (SES)' regulations. Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'Solar Energy Systems (SES)' regulations for the reasons addressed in his report (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Witt, to recommend disapproval with staff comments of the proposed 'Solar Energy Systems (SES)' to the Palmyra Township Board (see the staff report). *The motion passed unanimously.*

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[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

- (2) **#21-03 | Raisin Township.** Commissioners reviewed the proposed rezoning of a property (ID# RA0-104-1370-00) located south of Russell Road in Section 4 (T6S-R4E) of the Township. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed 'general service commercial (C-2)' rezoning of the subject parcel, noting that conditions cannot be placed on a rezoning (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the proposed 'general service commercial (C-2)' rezoning to the Raisin Township Board. *The motion passed by majority vote with Comm. Witt abstaining (he serves on the Raisin Township Planning Commission).*

- (3) **#21-04 | Cambridge Township.** Commissioners reviewed the proposed rezoning of a property (ID# CA0-126-1105-00) located on the western shore of Loch Erin in Section 26 (T5S-R2E) of the Township. Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'lake residential (RL-1)' and 'general commercial (C-2)' rezonings of the subject parcel (see the staff report).

Mr. Pete Buzby, the applicant, spoke in favor of the rezonings. He said that he is willing to take the commercial zoning (i.e., the proposed restaurant/bar, 75-dock marina, and boat launch) off the table and make it all 'lake residential (RL-1)'. Mr. Buzby also stated that he is local and that he will hire local people to construct the \$27 million investment. He confirmed that he wants to access the Village of Onsted sewer system.

Kathy Zmijewski spoke against any rezoning to C-2 or RL-1, citing the Township's master plan. Christian Malcom, Loch Erin Property Owners Association (LEPOA), also spoke against the rezonings, noting the potential impact of the proposed development on the water quality of Loch Erin. He also voiced concern over the use of Irish Mist Drive. Daphne Williams spoke against the rezonings and brought attention to the petition in opposition to the rezonings with 1,000+ signatures. Mark Rodan spoke in opposition to the rezonings, noting that his points mirror the staff report.

Comm. Tillotson noted that the property only has 10 dedicated sewer taps and there is already a shortage of taps available around Loch Erin. Mr. Buzby stated that he is willing to give the 10 dedicated sewer taps back to Loch Erin. Comm. Bolton thanked Mr. Buzby for his interest in the area and for listening to residents. She challenged residents to come together to speak with Mr. Buzby.

Comm. Dersham made a motion, seconded by Comm. Tillotson, to recommend disapproval with comments of the proposed 'lake residential (RL-1)' and 'general commercial (C-2)' rezonings to the Cambridge Township Board (please see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining (he is employed by Cambridge Township).*

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

- (1) **#21-07 | Macon Township.** Commissioners reviewed an application for an approximately 102-acre farm located in Section 8 (T5S-R5E) of the Township. The farm appears to be comprised of two separate parcels, but partial documentation was only provided for one of those parcels (ID #MA0-108-1400-00). Staff summarized his

memo and advised Commissioners to recommend disapproval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Witt, to recommend disapproval with comments of the PA 116 agreement to the Macon Township Board (see the staff report and these minutes). *The motion passed unanimously.*

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

Item 6 **Other Business.**

- a. **Old Business.** Staff informed Commissioners of the FOIA (Freedom of Information Act) request for documentation regarding the solar farm text amendments to the Macon Township Zoning Ordinance.
- b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 7:28 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary

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## Lenawee County Planning Commission

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### COORDINATED ZONING REPORT | #20-05

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, Principal Planner  
**Date:** July 7, 2021

**Proposal:** Text Amendments to the *Rollin Township Zoning Ordinance* regarding setback requirements and decks and patios

#### Analysis and Advisement

**Background** – Section 20.01H of the Zoning Ordinance states that “on lake front lots, the front yard setback requirement shall be increased to a minimum of fifty (50) feet” and that “for the purposes of this Ordinance, the lake frontage end shall be considered the front yard and the road frontage end shall be considered the back.” Section 20.01C currently states that “minimum front and rear yard setbacks shall be maintained unless existing dwellings immediately adjacent to the lot are located less than or more than the required front or rear yard setback in which case the dwelling may be erected so as to conform to the setbacks of the existing dwellings”. The Township reports that applicants for the exception have been including the presence of decks and patios when establishing the average setback of buildings on adjacent lakefront properties. That was not the intent of the exception and the proposed amendments are aimed at eliminating this potential loophole.

**CZC Staff Analysis** – The proposed amendments would do the following:

- Amend Section 20.01C
- Add a definition for ‘Decks and Patios’ to Section 25.01.04
- Amend the definition of ‘Lot Coverage’ in Section 25.01.12
- Replace the definition of ‘Patio’ in Section 25.01.16
- Amend the definition of ‘Setback’ in Section 25.01.19

The amendments are presented below. The proposed amendments are displayed in this color and staff comments are provided in ‘bubbles’ located in the right-hand margin of the page.):

Commented [GB21]: Example.

#### ARTICLE XX

...

#### SECTION 20.01 - FOOTNOTES TO SCHEDULE OF REGULATIONS

...

- C. Minimum front and rear yard setbacks shall be maintained unless existing dwellings immediately adjacent to the lot are located less than ~~or more than~~ the required front or rear yard setback in which case the dwelling may be erected so as to conform to the average setbacks of the existing dwellings. For purposes of determining the front yard and rear yard setback of adjacent properties, decks and patios shall not be treated as part of the principal structure. However, in those cases where adjacent properties [have] an open deck, or open decks, a person may add

an open deck which conforms to the open decks on adjacent properties. This provision shall not apply to side yard requirements.

**Commented [GB22]:** Staff suggests that this sentence appears to be missing the word [have]. Should the reference be to an 'open deck', which is undefined, or simply to a 'deck', which is defined? Should 'patio' be added to the reference?

ARTICLE XXV  
CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SECTION 25.01 - DEFINITIONS

04. "D" Definitions

DECKS and PATIOS

- A. Decks and patios are structures which are either free-standing or attached to a principal or accessory structure, without a roof, intended or designed for use as an outdoor living space.
- B. A structure meeting the definition in subsection A, above, is a patio if the structure has a uniform height of no greater than six (6) inches above grade and has no walls or roof, serving to enclose, divide or protect an area, regardless of the materials used in construction.
- C. A structure meeting the definition of subsection A, above, is a deck if it does not meet the definition of a patio.

**Commented [GB23]:** Staff suggests that 'freestanding' is the correct spelling. A hyphen is not needed.

**Commented [GB24]:** The reference to a 'roof' may be superfluous. Subsection A already specifies that neither decks nor patios have roofs.

12. "L" Definitions

LOT COVERAGE: The part or percent of a lot occupied by a building including any and all accessory buildings, decks, swimming pools, etc. ~~—excluding patios that are not enclosed or roofed, excluding patios.~~

16. "P" Definitions

PATIO: ~~An open living area adjacent to a residential building consisting of a wooden, stone, cement, or brick area no more than six (6) inches above the ground.~~

- A. ~~— A patio may or may not be furnished with a railing.~~
- B. ~~— An enclosed or roofed patio shall be considered an accessory building if not attached to the primary building/structure. See DECKS and PATIOS~~

19. "S" Definitions

SETBACK: The distance required to obtain minimum front, side or rear yard open spaces as provided by ~~this the~~ Ordinance. The Setback shall be measured from the "face, wall or outer edge

**Commented [GB25]:** Staff suggests that the reference to remain 'this Ordinance' rather than change to 'the Ordinance.'



of the structure” to the lot line. The face, wall or outer edge of the structure shall include wall projections including but not limited to, fireplace chimney, floor cantilevers, porches and decks ~~more than six (6) inches above grade.~~

**Commented [GB26]:** This is in conflict with Section 20.01C, which excludes decks from front and rear-yard setback requirements but not side yard setback requirements

Section 3.28 of the Zoning Ordinance also addresses decks. It does not appear that these regulations were reviewed in light of the proposed amendments. For example, Section 3.28.3 states that “decks that are attached to a primary building shall be considered an extension of that building and subject to the provisions applicable to such buildings within this Ordinance.” Section 3.28.2 references a gazebo, a roofed structure. Do gazebos have any impact on the issue of decks and setbacks?

**Commented [GB27]:** This is in conflict with Section 20.01C, which excludes decks from front and rear-yard setback requirements but not side yard setback requirements

**CZC Staff Advisement** – Based upon the above analysis, staff advises the County Planning Commission to recommend **DISAPPROVAL** of the proposed text amendment to the Rollin Township Board, noting the following:

- The conflict between Section 20.01C and the definition of ‘setback’ in Section 25.01.19 and
- The need to reconcile the proposed amendments with the deck regulations contained in Section 3.28.

**Recommended Actions:**

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

**Attachment(s):**

- Background information provided by the Township.

## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

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 XX SECTION 20.1

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

ATTACHED

- C. **PUBLIC HEARING** on the above amendment was held on: month JUNE day 03 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month MAY day 17 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)

- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: DAILY TELEGRAM

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

Douglas Kapnick ☒ Chair or ☐ Secretary JUNE 03 2021 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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

## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

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 XXV SECTION 25.01

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

NEW DEFINITIONS ARE ATTACHED

- C. PUBLIC HEARING on the above amendment was held on: month JUNE day 03 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MAY day 17 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: DAILY TELEGRAM

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

Douglas KAPNICK ☒ Chair or ☐ Secretary JUNE 03 2021 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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

## **SECTION 25.01 - DEFINITIONS**

### **DECKS and PATIOS**

- A. Decks and patios are structures which are either free-standing or attached to a principal or accessory structure, without a roof, intended or designed for use as an outdoor living space.**
- B. A structure meeting the definition in subsection A, above, is a patio if the structure has a uniform height of no greater than six (6) inches above grade and has no walls or roof, serving to enclose, divide or protect an area, regardless of the materials used in construction.**
- C. A structure meeting the definition of subsection A, above, is a deck if it does not meet the definition of a patio.**

**LOT COVERAGE:** The part or percent of a lot occupied by a building including any and all accessory buildings, decks, swimming pools, etc., excluding patios

**PATIO:** See DECKS and PATIOS

**SETBACK:** The distance required to obtain minimum front, side or rear yard open spaces as provided by the Ordinance. The Setback shall be measured from the "face, wall or outer edge of the structure" to the lot line. The face, wall or outer edge of the structure shall include wall projections including but not limited to, fireplace chimney, floor cantilevers, porches and decks.

## **SECTION 20.01 – FOOTNOTES TO SCHEDULE OF REGULATIONS**

- C. Minimum front and rear yard setbacks shall be maintained, unless existing dwellings immediately adjacent to the lot are located less than the required front or rear yard setbacks in which case the dwelling may be erected so as to conform to the average setbacks of the existing adjacent dwellings. For purposes of determining the front yard and rear yard setback of adjacent properties, decks and patios shall not be treated as part of the principal structure. However, in those cases where adjacent properties an open deck, or open decks, a person may add an open deck which conforms to the open decks on adjacent properties. This provision shall not apply to side yard requirements.**



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### COORDINATED ZONING REPORT | #20-06

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, Principal Planner  
**Date:** July 7, 2021

**Proposal:** Text Amendments to the *Rollin Township Zoning Ordinance* regarding the temporary occupancy of motor homes and/or recreational travel trailers

#### Analysis and Advisement

**Background** – There have been some long-term occupancies of motor homes and/or travel trailers, which the Township wishes to eliminate.

**CZC Staff Analysis** – The proposed amendments would do the following:

- Add Section 3.40

The amendments are presented below. The proposed amendments are displayed in this color and staff comments are provided in ‘bubbles’ located in the right-hand margin of the page.:

#### ARTICLE III GENERAL PROVISIONS

...

#### Section 3.40 – Motor Home and / or Recreational Travel Trailer as Temporary Dwelling

- A. A Motor Home and / or a Recreational Travel Trailer shall not be used as a dwelling, for a period that exceeds seven (7) consecutive days.
- B. A Motor Home and /or Recreational Travel Trailer shall be no closer than three (3) feet from the principal structure.
- C. A Motor Home and /or Recreational Travel Trailer shall not be parked in any public right-of-way.
- D. A Motor Home and / or Recreational Travel Trailer shall be limited to twenty-one (21) days in a twelve (12) month period for such temporary occupancy purposes.

**CZC Staff Advisement** – Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed text amendments to the Rollin Township Board, noting the questions posed in the staff report.

#### Attachment(s):

- Background information provided by the Township.

#### Recommended Actions:

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

**Commented [GB21]:** Example.

**Commented [GB22]:** What is this minimum 3-foot setback based upon? Was the fire department asked to provide an opinion on what the minimum setback should be?

**Commented [GB23]:** How will this regulation be enforced? Staff suggests that the time period should be a calendar year rather than an unspecified 12-month period. How will the Township know if the recreational vehicle has been occupied for more than 21 days in a given year?

## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

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

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE III SECTION 3.40

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

MOTOR HOME AND/OR RECREATIONAL TRAVEL TRAILER AS TEMPORARY DWELLING  
ATTACHED

- C. PUBLIC HEARING on the above amendment was held on: month JUNE day 03 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MAY day 17 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: DAILY TELEGRAM

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

Douglas Kapnick ☐ Chair or ☐ Secretary JUNE 1 03 2021 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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

Ordinance No. \_\_

## **AMENDMENT TO ZONING ORDINANCE**

AN ORDINANCE TO ADD SECTION 3.40 TO ARTICLE III OF THE ROLLIN TOWNSHIP ZONING ORDINANCE TO PROHIBIT THE USE OF MOTOR HOMES AND TRAVEL TRAILERS AS DWELLINGS AND TO REGULATE THE PARKING OF SUCH VEHICLES.

### **THE TOWNSHIP OF ROLLIN, LENAWEE COUNTY, MICHIGAN, ORDAINS:**

#### **Section 1. Amendment to Article III of the Rollin Township Zoning Ordinance by adding Section 3.40**

Article III of the Rollin Township Zoning Ordinance is amended by adding Section 3.40 to read in its entirety as follows:

##### **Section 3.40 Motor Home and / or Recreational Travel Trailer as Temporary Dwelling**

- A. A Motor Home and / or a Recreational Travel Trailer shall not be used as a dwelling, for a period that exceeds seven (7) consecutive days.
- B. A Motor Home and /or Recreational Travel Trailer shall be no closer than three (3) feet from the principal structure.
- C. A Motor Home and /or Recreational Travel Trailer shall not be parked in any public right-of-way.
- D. A Motor Home and / or Recreational Travel Trailer shall be limited to twenty-one (21) days in a twelve (12) month period for such temporary occupancy purposes.

#### **Section 2. Severability**

Should any section, clause, or provision of this ordinance be declared by any court to be invalid, the same shall not affect the validity of the remaining portions of such section of this ordinance or any part thereof than the part so declared to be invalid.

#### **Section 3. Repealer**

All ordinances, parts of ordinances or resolutions in conflict with any of the provisions of this ordinance are hereby repealed.

#### **Section 4. Effective Date**

This Ordinance shall become effective thirty (30) days after its adoption.

Ordinance declared adopted on \_\_\_\_\_, 2021.

YEAS:     ( ) \_\_\_\_\_

NAYS:     ( ) \_\_\_\_\_

ABSENT:   ( ) \_\_\_\_\_

Ordinance declared adopted on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Irma David  
Supervisor for the  
Township of Rollin

#### **CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Denice Combs, the duly elected Clerk of the Township of Rollin certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Township of Rollin on \_\_\_\_\_, 2021 and published in the \_\_\_\_\_, a newspaper circulated in the Township of Rollin, on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Denice Combs  
Township Clerk for the  
Township of Rollin