



# 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 16, 2021

TIME: 6:30 p.m.

PLACE: Lenawee 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 November 18, 2021, Meeting [ACTION] ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s) — None
    - (1) #21-16 — Rollin Township rezoning [ACTION] ..... 5
    - (2) #21-17 — Woodstock Township rezoning [ACTION] ..... 15
    - (3) #21-18 — Woodstock Township rezoning [ACTION] ..... 33
  - b. Consideration of PA 116 Farmland Agreement(s) — None
  - c. Consideration of Master Plan(s)
    - (1) #21-02 — City of Adrian [ACTION] ..... 53
    - (2) #21-03 — Rollin Township [ACTION] ..... 59
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 Lenawee Room of the Human Services Building (1040 S. Winter Street).*

*The next meeting of the Lenawee County Planning Commission is scheduled for January 20, 2022*

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

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## MEETING MINUTES

Thursday, November 18, 2021

Lenawee Room • Lenawee County Human Services Building • Adrian, Michigan

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: None

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:30 pm. Those in attendance joined in the Pledge of Allegiance.

Ms. Carrie Dillon, the recently appointed Education Representative, was welcomed back to the LCPC (she previously served on the Commission from 2015-2017). Commissioners introduced themselves to Ms. Dillon.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 11/18/2021 meeting agenda for approval.

Comm. Dersham made a motion, seconded by Comm. Witt, to approve the November 18, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 10/21/2021 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the October 21, 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).** None.

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

(1) **#21-27 | Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-107-2250-00) totaling 25.19 acres and located in Section 7 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval with comments of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Seneca Township Board (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business.**

- a. **Old Business.** None.
- b. **New Business.** – 2022 Meeting & Submittal Deadline Schedules.

Staff submitted the proposed meeting and submittal deadline schedules for 2022 for approval. Comm. Tillotson suggested an earlier meeting time. The issue was discussed and a meeting time of 6:00 pm was settled upon.

Comm. Dersham made a motion, seconded by Comm. Nickel, to approve the 2022 meeting and submittal deadline schedules as presented, but moving the meeting time to 6:00 pm. *The motion passed unanimously.*

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Comm. Bolton suggested a topic for the Annual Dinner is a summary of how ARPA funds are being spent by each community participating in the event.

Item 9 **Adjournment.** The meeting adjourned at 6:44 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary





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## Coordinated Zoning Report | #21-16

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** December 7, 2021

**Proposal:** **The rezoning of properties in Rollin Township**

### Request

The 3 subject properties are proposed for rezoning to a 'single-family residential (R-1)' district, from a 'local commercial (C-1)' district.

### Purpose

The Zoning Amendment Form states that the purpose of the proposed change is for a single-family dwelling.<sup>1</sup>

### Location and Size of the Property

- **Location** – The 3 subject properties (#RLO-685-0441-00, #RLO-685-0450-00, and #RLO-685-0442-00) are located primarily in Section 10 (T6S-R1E) of Rollin Township, south of Devils Lake (see Figure 1). Elm Street borders the 3 properties to the north.
- **Size** – The 3 subject parcels have a combined area of approximately 2.99 acres.

### Land Use and Zoning

- **Current Land Use** – Although the subject properties are currently vacant, they are assessed 'residential' according to property records (see Figure 2). According to the Township, properties to the north are used for multiple-family residential. Local commercial uses are located to the east. Single-family uses are located to the south and west.
- **Future Land Use** – Rollin Township's Future Land Use Map recommends 'low density residential' uses for all of the subject properties, as well as all parcels located on the south side of Elm Street (see Figure 3).
- **Current Zoning** – The 3 subject parcels are currently zoned 'local commercial (C-1)', as is the property to the east (see Figure 4).

<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

## Public Facilities and Environmental Constraints

- **Public Road/Street Access** – Elm Street, a county local roadway, provides direct access to the subject properties.
- **Public Water and Sewer** – Municipal sewer service is available according to the Township. Municipal water service is not available (see the background information).
- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

## Analysis and Recommendation

**Township Planning Commission Recommendation** – The Rollin Township Planning Commission recommends approval of the rezonings (see the background information).

**Staff Analysis** – Rollin Township has a Zoning Plan that includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**  
**Yes.** The Future Land Use Plan recommends ‘low density residential’ uses for all 3 of the subject properties (see Figure 3). The Zoning Plan equates ‘single family residential (R-1 and R-2)’ zoning with this Future Land Use Plan designation.
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**  
**Yes.** The 3 subject properties are already assessed for single-family residential uses. Existing ‘R-1’ zoning is located to the west and ‘R-2’ zoning is located to the south (see Figure 4).
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**  
**No.** Development of the properties for a single-family dwelling should not adversely impact Elm Road or the sanitary sewer that serves the area.
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**  
**Yes.** Properties to the south and west are already single-family residential in nature.

**Staff Advisement** – The criteria listed above support the rezoning of the 3 properties. Accordingly, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** (see the staff report) of the proposed rezoning to ‘single-family residential (R-1)’ of the 3 properties to the Rollin Township Board: the remnant of C-1 zoning located on the south side of Elm Street should also be rezoned at some point in the near future.

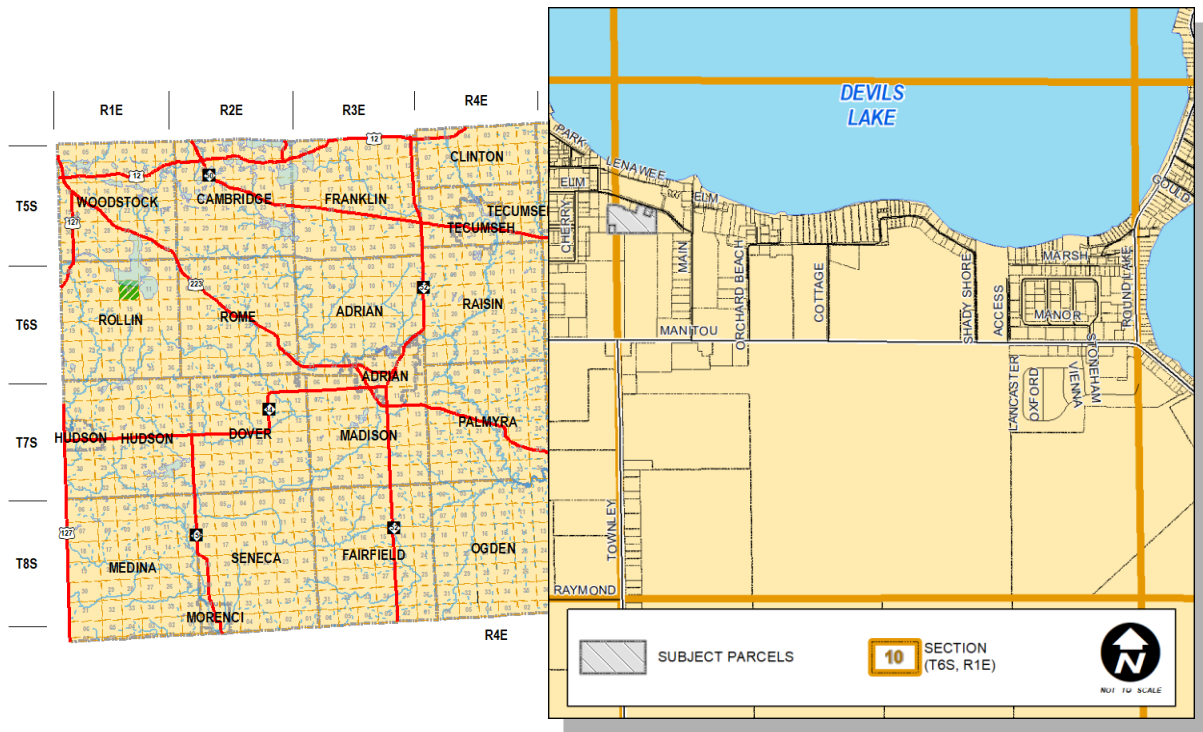
### Attachment(s):

- Background information provided by Rollin Township.

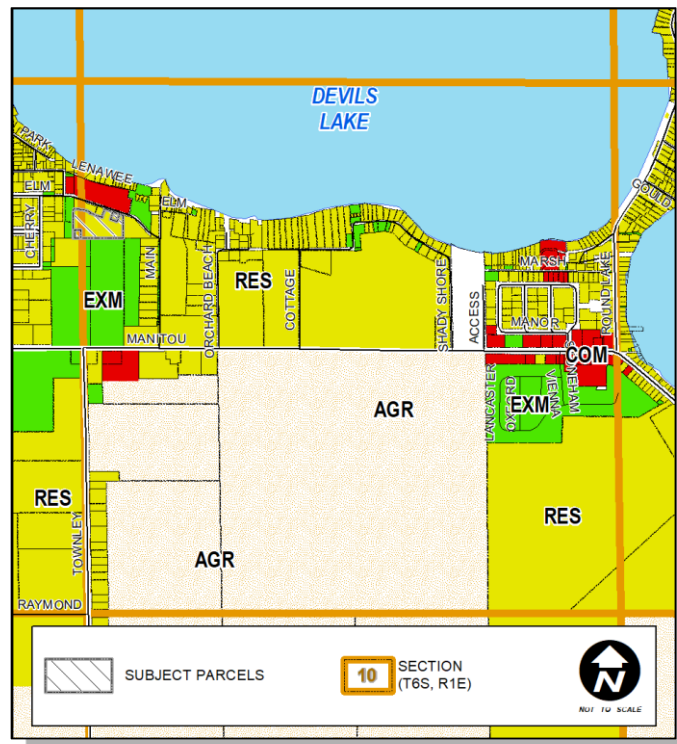
### Recommended Actions:

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

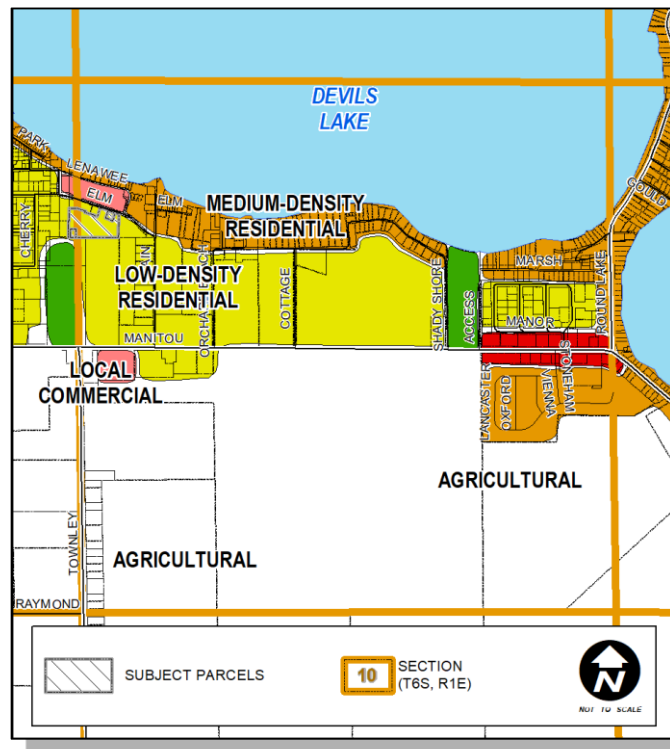
**Figure 1  
Location**



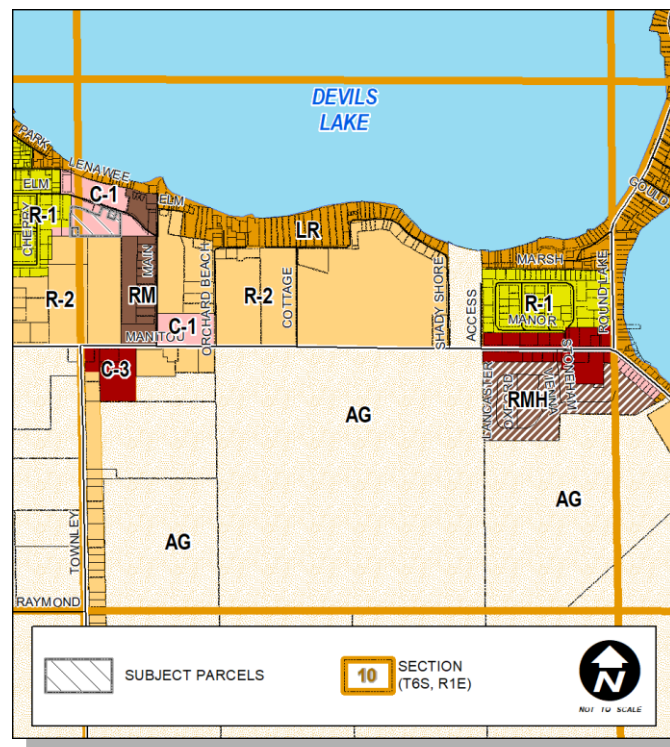
**Figure 2  
Property Assessment**



**Figure 3  
Municipal Future Land Use**

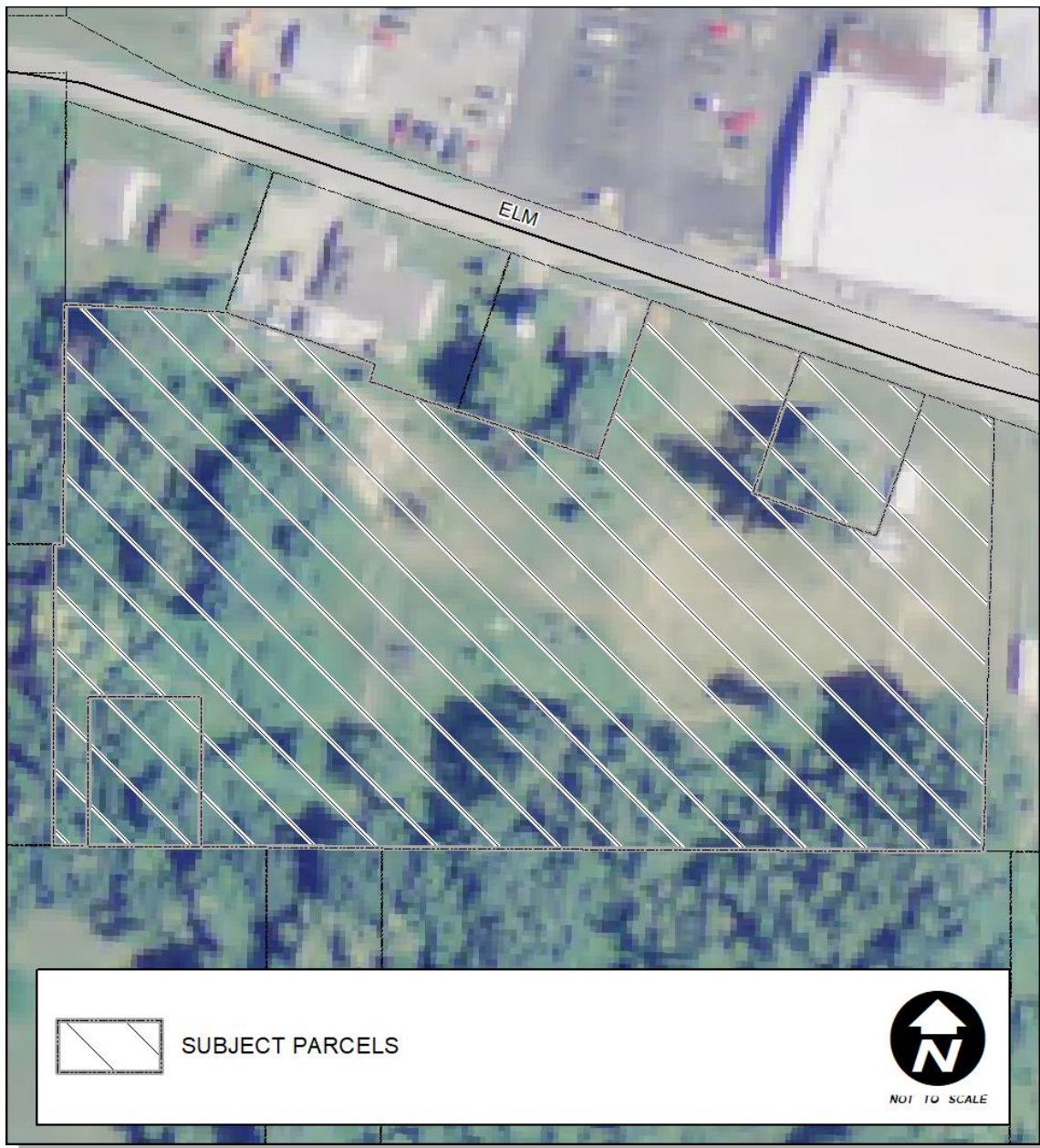


**Figure 4  
Municipal Zoning**





**Figure 5**  
**Aerial Photograph**



## 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.)

PARCEL #1 - RLD-685-0441-00, 2.75 ACRES, 12,000 SQ. FEET

PARCEL #2 - RLD-685-0450-00, 0.13 ACRES, 5,600 SQ. FEET

PARCEL #3 - RLD-685-0442-00, 0.11 ACRES, 4,800 SQ. FEET

1. The above described property has a proposed zoning change FROM Local Commercial (C-1)  
ZONE TO Single Family Residential (R-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Single Family Dwelling

#### B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

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

C. PUBLIC HEARING on the above amendment was held on: month NOV day 04 year 2021

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

Douglas Koppel ☐ Chair or ☐ Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

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

1. Date of Meeting: month NOV day 04 year 2021

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.



## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Rollin Township Case #: \_\_\_\_\_

Township official we may contact: Douglas Kapnick Phone #: (517) 260-6353

Applicant: TRACY VALENTINE Phone #: ( ) -

Rezoning Request: From: Local Commercial ( C-1 ) To: Single Family Residential ( R-1 )

Property Location: Section(s): \_\_\_\_\_ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE

Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): PARCEL #1 = RLD-685-0441-NO. 2.75 ACRES, 12,050 sq. feet  
PARCEL #2 = RLD-685-0450-NO. 1.18 ACRES, 5600 square feet, PARCEL #3 RLD-685-0442- .11 ACRES, 4863 sq. feet

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? VACANT LAND

What is the proposed use of the site? Single Family Residential

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

North: Multiple Family Residential (RM) South: Single Family Residential (R-U)

East: Local Commercial (C-1) West: Single Family Residential (R-1)

What are the surrounding Zoning Districts?

North: Multiple Family Residential ( RM ) South: Single Family Residential ( R1 )

East: Local Commercial ( C-1 ) West: Single Family Residential ( R1 )

What is the suggested use of the site on the Township's Land Use Plan map? Single Family Residential

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

☐ Yes, the minutes are attached. ☒ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☒ No, public comments are not attached.

**SPECIAL PUBLIC HEARING**

12

We will have a Special Public Hearing at 4:00 PM Thursday, November 4, 2021, at the Rollin Township Hall 730 Manitou Rd., Manitou Beach, MI 49253 to consider the following:

Rollin Township Rezoning Request Tracy Valentine

The Rollin Township Planning Commission will review the request by Tracy Valentine to change the Zoning District from Local Commercial District (C-1) to Single Family Residential District (R-1).

Any comments or concerns email to: rollintownship@comcast.net

Denice Combs  
Clerk Phone: (517) 547-7786

**AFFIDAVIT OF PUBLICATION**

In the Matter of:

Matthew B. Schepeler, being first duly sworn, says that he is the publisher of The Exponent, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published.

\_\_\_\_\_ A.D. 20 \_\_\_\_\_ A.D. 20  
\_\_\_\_\_ A.D. 20 \_\_\_\_\_ A.D. 20  
\_\_\_\_\_ A.D. 20 \_\_\_\_\_ A.D. 20  
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(Signed) \_\_\_\_\_

Subscribed and Sworn to before me this 19<sup>th</sup> day of Oct. A.D. 20 21.

Phyllis E. Pittman  
Notary Public, Jackson County, Michigan

My Commission expires \_\_\_\_\_ A.D. 20 \_\_\_\_\_

**PHYLLIS E. PITTMAN**  
NOTARY PUBLIC, Jackson County, MI  
My Commission Expires Mar. 9, 2022

**PRINTING BILL**

\_\_\_\_ Folios, \_\_\_\_ Times \$ 39.50  
Affidavit \$ 2.00  
Total Cost \$ 39.50

Received payment: \_\_\_\_\_



- Page #13



ROLLIN TOWNSHIP

LENAWEE COUNTY  
MICHIGAN

REQUEST FOR ZONING CHANGE  
OR  
CONDITIONAL RE-ZONING

DATE: 9-20-21

NAME: Tracy Valentine

ADDRESS: 6031 NW Swane Way  
Cocount Creek, FL 33073

PHONE: (954)829-4992

PROPERTY OWNER: Tracy Valentine

LEGAL DESCRIPTION: 1100 Block Elm St.  
46-RhO-685-0442-00  
46-RhO-685-0441-00  
46-RLO-685-0450-00

PRESENT ZONING: Commercial

REQUESTED ZONING: Residential

PROPOSED USE: Residential Home

PROPERTY OWNER SIGNATURE:



FEE: \$ 450.00

PLANNING COMMISSION CHAIRMAN

\_\_\_\_\_



# 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 | #21-17

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** December 9, 2021

**Proposal:** **The rezoning of property in Woodstock Township**

### Request

The subject property is proposed for rezoning to a 'highway service commercial (C-3)' district, from a 'rural non-farm residential (RNF)' district.

### Purpose

The Zoning Amendment Form states that the purpose of the proposed change is a motorcycle repair facility.<sup>1</sup>

### Location and Size of the Property

The subject property (WD0-136-4920-00) is located in Section 36 (T5S-R1E) of Woodstock Township, on the northeast side of US-223 (see Figure 1). Teachout Road is located to the southeast. The subject parcel has an area of approximately 1.63 acres.

### Land Use and Zoning

- **Current Land Use** – The parcel and surrounding properties are currently assessed for 'residential' uses according to property records (see Figure 2). The subject property is currently used as a residence.
- **Future Land Use** – Woodstock Township's Future Land Use Map recommends 'commercial' uses for the southwest side of US-223 between Slee and Teachout Roads. The subject property is located on the northeast side of that stretch of US-223, where 'agricultural' uses are recommended (see Figure 3).
- **Current Zoning** – The subject parcel is currently zoned 'rural non-farm residential (RNF)', as are the surrounding properties (see Figure 4).

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is adjacent to US-223, a state highway.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information). There are no plans to make those services available.

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<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

### **Analysis and Recommendation**

**Township Planning Commission Recommendation** – The Woodstock Township Planning Commission recommends approval of the rezoning (see the background information).

**LCPC Staff Analysis** – Sec. 22.3.3.D of the Woodstock Township Zoning Ordinance establishes the following amendment ‘review considerations’:

1. **Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?**  
Yes. ‘Highway service commercial (C-3)’ zoning is a recognized zoning district in Woodstock Township.
2. **Is the proposed amendment consistent with the comprehensive plan of the township?**  
No. ‘Commercial’ uses are proposed for the southwest side of US-223 between Slee and Teachout Roads. The subject property is located on the northeast side of that stretch of US-223 (see Figure 3). Other commercial areas are clearly identified on both sides of the pertinent roadway.
3. **Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?**  
No. Conditions have not changed.
4. **Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?**  
N/A.
5. **Will the amendment result in unlawful exclusionary zoning?**  
No. The proposed rezoning should not result in any exclusion.
6. **Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?**  
Yes. Commercial uses are proposed for the opposite side of the stretch of US-223 that the property abuts. The proposed commercial area does not extend to the northeast side of US-223.
7. **If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?**  
No. The subject property is surrounded by residential uses.
8. **If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?**  
Yes. The subject property meets the thresholds for minimum size and lot width.
9. **If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?**  
No. The closest commercial use to the subject property, situated on the northeast side of US-

223, is located west of Parker Highway.

10. If a rezoning is requested, what is the impact on the township infrastructure? The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.

US-223 should be able to handle the traffic generated by the use.

**Staff Advisement** – The proposed rezoning does not match the recommendation of the Future Land Use Plan. Consequently, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed rezoning to ‘highway service commercial (C-3)’ to the Woodstock Township Board. Please note that conditions cannot be instituted on a straight rezoning request.

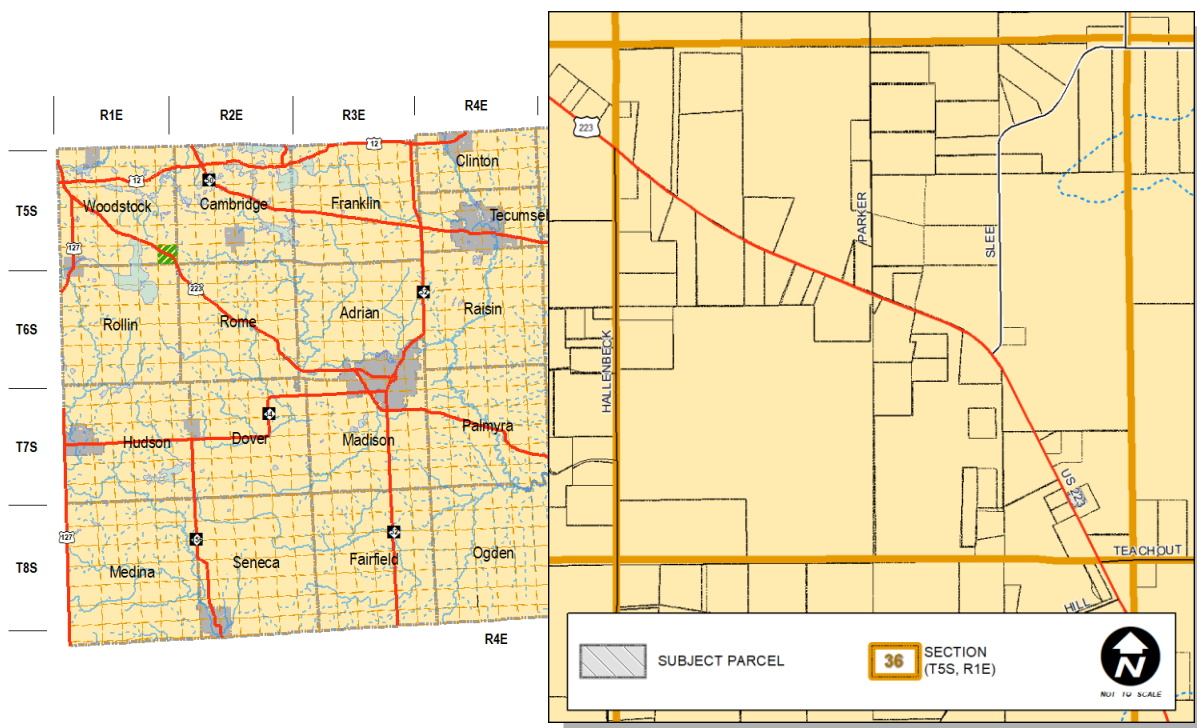
**Recommended Actions:**

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

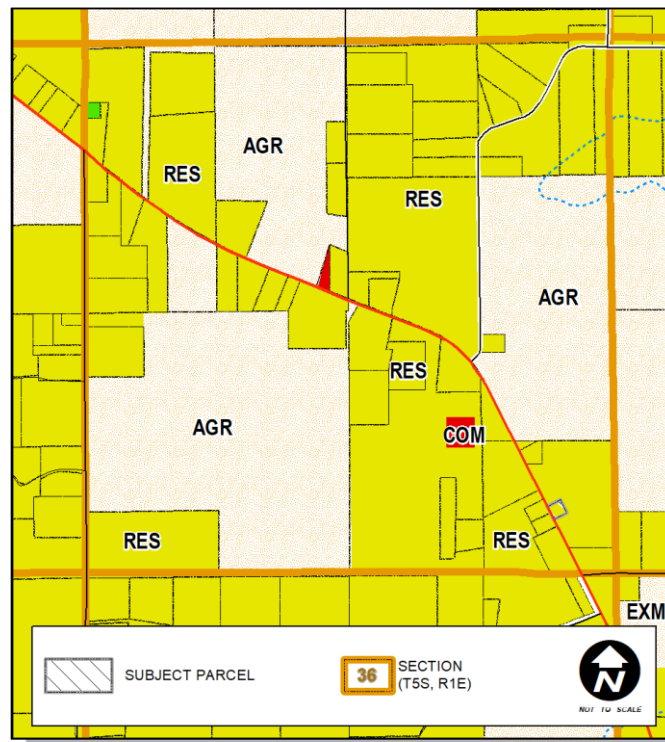
**Attachment(s):**

- Background information provided by Woodstock Township.

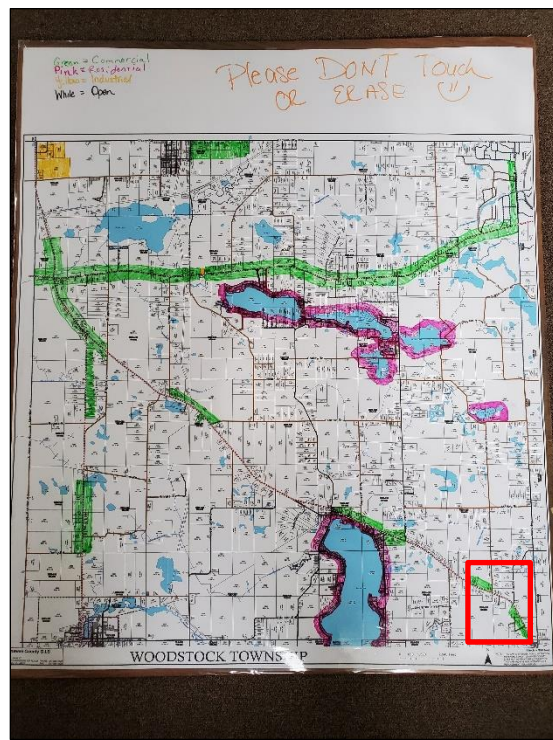
**Figure 1  
Location**



**Figure 2**  
**Property Assessment**

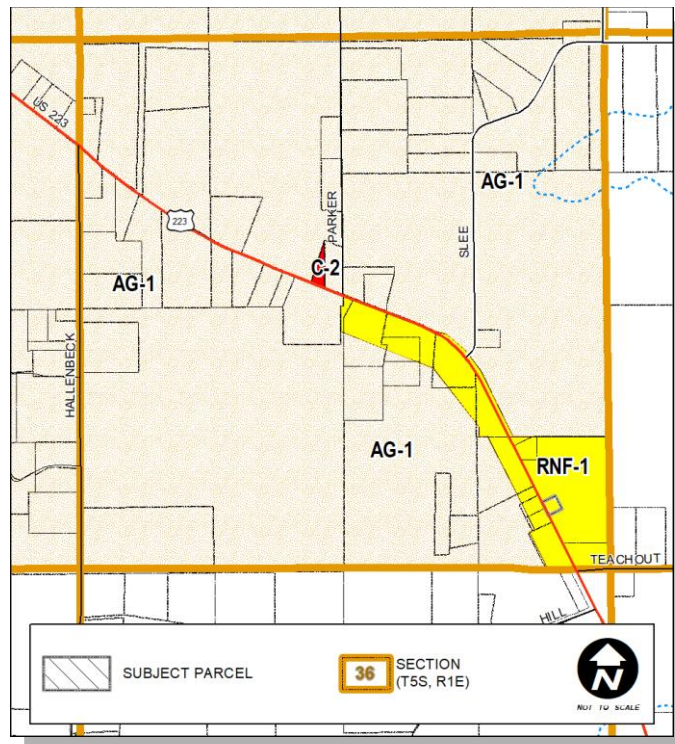


**Figure 3**  
**Municipal Future Land Use**





**Figure 4  
Municipal Zoning**



**Figure 5  
Aerial Photograph**



## 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 WOODSTOCK 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.)

WDO - 136-4920-00

1. The above described property has a proposed zoning change FROM RNF Rural Non-Farm ZONE TO C-3 Highway Service Commercial ZONE.
2. PURPOSE OF PROPOSED CHANGE: Motorcycle Repair Shop

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

- C. **PUBLIC HEARING** on the above amendment was held on: month 11 day 9 year 21
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 10 day 13 year 21  
(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.

Jeff Votale ☒ Chair or ☐ Secretary 11 / 9 / 21 (enter date)

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

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

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

**TOWNSHIP BOARD ACTION:**

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

Township Clerk



## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Woodstock Township Case #: WDD-136-4920-00  
Township official we may contact: Jeff Votzke Phone #: (517) 547-6598  
Applicant: Nathan Byars Phone #: (517) 206-0529  
Rezoning Request: From: RNF ( ) To: C-3 ( )  
Property Location: Section(s): 36 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☒ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): See ATTACHED

Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? Residential

What is the proposed use of the site? Motorcycle Repair Facility

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

What are the surrounding Zoning Districts?  
North: RNF ( ) South: RNF ( )  
East: RNF ( ) West: RNF ( )

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

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

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

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name US 223

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☐ No, public comments are not attached.

None

Please include any additional information or comments as an attachment.

**Woodstock Township  
6486 Devils Lake Hwy  
Addison, MI 49220**

**Planning Commission, Public Meeting**

**Date Posted** 10/13/2021 

Woodstock Township Planning Commission will hold meetings on **Tuesday, November 9th, 2021** at 6486 Devils Lake Hwy.

- 1) 5:30 pm- Meeting will review proposed text changes to the Zoning Ordinance.
- 2) 6:15 pm- Meeting for Rezoning Application for 13110 W US 223.  
WDO-136-4920-00, request rezoning from RNF Rural Non-Farm to C-3 Highway Service Commercial. Motorcycle repair facility.
- 3) Immediately following the conclusion of the 6:15 meeting- Meeting for Rezoning Application for 10000 W US 12 blk. WDO-107-4850-00, request rezoning from C-1 Local Commercial to C-3 Highway Service Commercial. Self-service storage facility.

John Nicholl- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to these meetings can be forwarded to:

Woodstock Township  
attn. Planning Commission  
6486 Devils Lake Hwy  
Addison, MI 49220

Or emailed to  
woodstocktownshipzoning@gmail.com

Jeff Votzke  
Zoning/Ordinance Administrator



cc  
PC Members  
Property owners to 300"  
file

WOODSTOCK TOWNSHIP  
PLANNING COMMISSION  
6486 Devils Lake Hwy  
Addison, MI 49220

11.09.21

Planning Commission Meeting (PC)

Attendees: J. Clark, D. Crawford, R. Kennard, J. Nicholl, R. Turner, J. Wheaton

Absent: B. Shipley (unexcused)

Recording Chairman J. Nicholl brought meeting to order at 6:15pm, followed by pledge of allegiance.

A. Letter of Correspondence – none

B. New Business

1. Meeting for review of Rezoning Application WDO-136-4920-00 from RNF (Rural No-Farm) to C-3 Highway Service Commercial to operate a Motorcycle Repair Shop.
  - i. Owner plans to repair motorcycles along with small part sales only, no selling of motorcycles.
  - ii. Concrete approach 40' deep and 60' wide; 4 parking spots.
  - iii. Safety Kleen will be used for waste oil and oil filter disposal.
  - iv. All batteries will be recycled at Battery Wholesale.
  - v. Tire disposal will be through Huffman Rubber, Inc.
  - vi. Private residential driveway will currently be used; state has already approved a commercial drive to be installed later.
  - vii. Owner has discussed with commercial surveyors to re-survey if/when needed.
  - viii. Lighting currently installed are normal can lights built into the building
  - ix. Planned operating hours will be 10am – 5pm, subject to change.
  - x. Recommendation to keep the house parcel as RNF, per photo description within file application.
  - xi. Recommendation to change the pole barn parcel to C3 to reflect the minimum frontage, per photo description within file application.

Motion made by R. Turner to recommend to Township Board to approve rezoning application to rezone the from RNF to C3 as stated in above communication, 2<sup>nd</sup> by J. Wheaton.

Roll Call: D. Crawford – Yes, R. Kennard – Yes, J. Clark – Yes, R. Turner – Yes, J. Wheaton – Yes, J. Nicholl – Yes. Motion passes, all documentation will be forwarded back to Township Zoning Administrator for further processing.

Meeting adjourned at 6:36pm.

Chairman J. Nicholl has reviewed and approved these minutes.

Respectfully submitted by J. Wheaton, Recording Secretary



## Application for Zoning Changes



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

- Application is hereby made by: Name(s): Nathan & Krystal Byers  
Address: 13110 W Hwy 223 Manitou Beach Telephone: 517-605-7772  
to obtain a change in zoning. MI 49253
- The applicant(s) is /are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
- Address of property involved: 13110 W Hwy 223 Manitou Beach, MI 49253
- Legal description: See Attached  
WDO - 136 - 4920 - 00
- The above property is presently zoned: RNF
- The proposed use(s) and nature(s) of operation is/are Small Motorcycle repair shop

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: Sept 12, 2021Applicant(s): Nathan Byers signatureFee Received \$ 420.00 <sup>✓</sup> 4697Township Clerk: Zoning Admin.
Krystal Byers signature  
[Signature] signature  
Votzke

## PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board the rezoning for the following reasons: See minutes
☒ Approve  
☐ Disapprove
Date: 11/9/2021Chairman: [Signature] signature

## CERTIFICATE OF ZONING CHANGE:

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

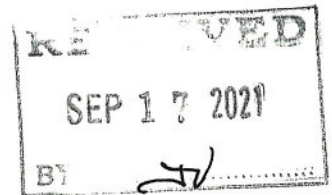
☐ Approve  
☐ Disapprove

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

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

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

## Application for Zoning Changes



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

- Application is hereby made by: Name(s): Nathan & Krystal Byers  
Address: 13110 US Hwy 223 Manitou Beach Telephone: 517-605-7772  
to obtain a change in zoning. Mt 49253
- The applicant(s) is /are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
- Address of property involved: 13110 US Hwy 223 Manitou Beach, Mt 49253
- Legal description: See Attached
- The above property is presently zoned: RNF
- The proposed use(s) and nature(s) of operation is/are Small Motorcycle repair shop

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: Sept 12, 2021

Applicant(s):

signature

signature

Fee Received \$ 420.00 4697

Township Clerk:

Zoning Admin.

signature

## PLANNING COMMISSION

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

- ☐ Approve  
☐ Disapprove

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

Chairman:

signature

CERTIFICATE  
The Township  
the zoning c

Nathan A. Byers  
Krystal N. Byers  
13110 W. 223  
Manitou Beach, MI 49253

Pay to the  
Order of

Woodstock town ship

Four hundred twenty &amp; 00/100

\$ 420.00

Dollars

Security  
Features  
Details on  
Back.

OLD NATIONAL BANK

For Zoning Application

MP

⑆086300012⑆ 5216885⑆ 4697



## **Exhibit A**

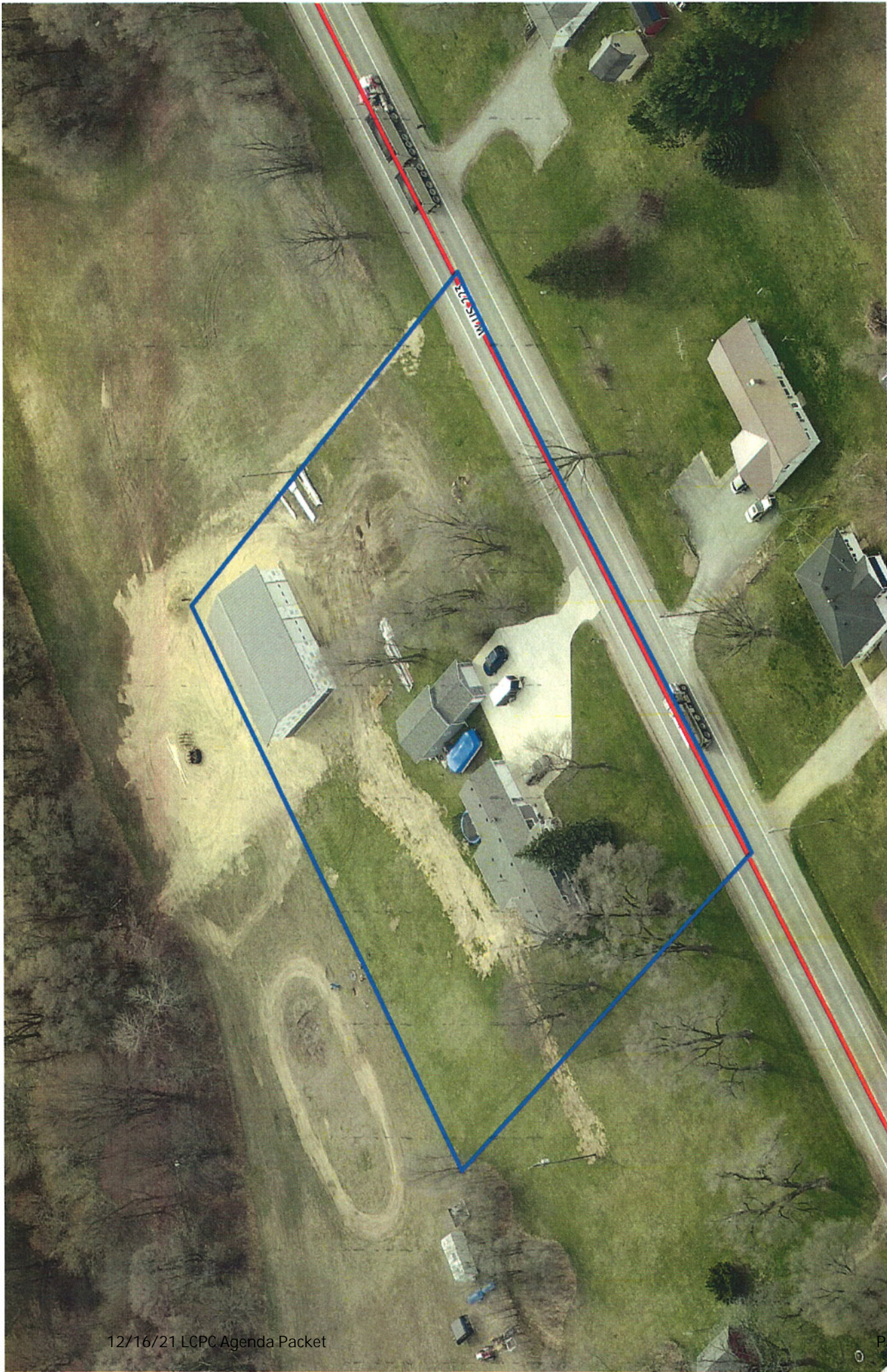
Land situated in the Township of Woodstock, County of Lenawee, State of Michigan, is described as follows:

All that part of the Southeast Quarter of the Southeast Quarter of Section 36, Town 5 South, Range 1 East, described as beginning on the centerline of Highway us-223 at a point located 344.89 feet North 89 degrees 27 minutes 44 seconds West along the South line of Section 36 aforesaid and 474.17 feet North 25 degrees 36 minutes 00 seconds West along said centerline from the Southeast corner of said Section 36; thence North 25 degrees 36 minutes 00 seconds West 125.00 feet along said centerline to a point recorded as being 344.70 feet North 89 degrees 47 minutes West and 600.92 feet North 25 degrees 36 minutes West from said Southeast corner of Section 36; thence North 64 degrees 24 minutes 00 seconds East 150.00 feet; thence North 25 degrees 36 minutes 00 seconds West 150.00 feet; thence South 64 degrees 24 minutes 00 seconds West 150.00 feet; thence North 25 degrees 36 minutes 00 seconds West 10.00 feet along said centerline; thence North 64 degrees 24 minutes 00 seconds East 250.00 feet; thence South 25 degrees 36 minutes 00 seconds East 285.00 feet; thence South 64 degrees 24 minutes 00 seconds West 250.00 feet to the point of beginning.

AND

All that part of the Southeast Quarter of the Southeast Quarter of Section 36, Town 5 South, Range 1 East, described as beginning on the center line of US-223 located 344.70 feet North 89 degrees 47 minutes West and 600.92 feet North 25 degrees 36 minutes West from the Southeast corner of Section 36 aforesaid; thence North 25 degrees 36 minutes West along the center line of said highway 150.00 feet; thence North 64 degrees 24 minutes East 150.00 feet; thence South 25 degrees 36 minutes East 150.00 feet; thence South 64 degrees 24 minutes West 150.00 feet to the place of beginning.





13110 W US 223

WDO-136-4920-00





# **Lenawee County G.I.S**

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221

PHONE: (517)264-4522  
 FAX: (517)264-4529

**WD0-136-4920-00 &  
 WD0-136-4925-00  
 13146 W US-223**



1 inch = 130 feet

\*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/  
 REFERENCE ONLY. LENAWEE COUNTY  
 DOES NOT WARRANT THE ACCURACY OF  
 THIS MAP AND IT IS NOT INTENDED AS A  
 REPLACEMENT FOR A SURVEY.



Parcel #: WD0-136-4920-00
Flag:

Owner: BYERS, NATHAN
Address: 13110 W US-223
Property Zip: 49253

1. General
2. Owner Info.
3. Tax Info.
4. PRE: 100
5. Misc.
6. Linked App Info
Z. Attach [1]
8. Sketches [1]

Rec. Status: Active
Tax. Status: TAXABLE
Prev. Tax. Status: TAXABLE
Cur. Class: 401 RESIDENTIAL-IMPROVED
Prev. Class: 401 RESIDENTIAL-IMPROVED
School: 46110 ONSTED COMMUNITY SCHOOLS
ECF Neigh: 401 RESIDENTIAL
Zoning: <None Specified>
Use Code: <none>
Note:

Land and Improvements

Land... 1.540
Land Improvements...
Residential Buildings... 1
Agricultural Buildings... 0
Commercial/Ind. Buildings... 0
Personal Property... 0

11 Sales (7/9/2013, 4,000)...
1 Permit (10/29/2019, BUILDING)...
Comments (G)
Legal/Tax Description...

Double-click or hit the [ENTER] key to view Year Details

| Year |   |        |
|------|---|--------|
| 2022 | C |        |
| 2021 | C |        |
| 2020 | C |        |
| 2019 | S |        |
| 2018 | C |        |
| 2017 | C |        |
| 2016 | C |        |
| 2015 | C |        |
| 2014 | C |        |
| 2013 | C | L      |
| 2012 | C |        |
| 2011 | S |        |
| 2010 | S |        |
| 2009 | S |        |
| 2008 | S | 84,900 |
| 2007 | S | 84,800 |
| 2006 | C | 81,100 |

Legal/Tax Description
Copy To Clipboard
Hit [Enter] to edit existing text or start typing to replace existing text.

LD BEG ON CTR LI US-223 LOC 344.70 FT W AND 600.92 FT N 25°36'W FROM SE COR SEC 36 RUNN TH N 25°36'W 150 FT TH N 64°24'E 150 FT TH S 25°36'E 150 FT TH S 64°24'W 150 FT TO POB SEC 36 ALSO LD DES AS BEG ON THE CNTRLI OF HWY US-223 AT A PT LOC 344.89 FT N89°27'44"W ALG THE S LI OF SD SEC 36 & 474.17 FT N25°36'00"W ALG SD CNTRLI FROM THE SE COR OF SD SEC TH N25°36'00"W 125 FT ALG SD CNTRLI TO A PT REC AS BEG 344.70 FT N89°47'W & 600.92 FT N25°36'W FROM SD SE COR OF SD SEC TH N64°24'00"E 150 FT TH N25°36'00"W 150 FT TH S64°24'00"W 150 FT TH N25°36'00'00"W 10 FT ALG SD CNTRLI TH N64°24'00"E 250 FT TH S25°36'00'E 285 FT TH S64°24'00"W 250 FT TO THE POB 7/12/2013 PT COMB FROM WD0-136-4950-00

Change Text Size [CTRL +/-]...
Close

STIER, BELLE  
2722 W CARD RD  
HILLSDALE MI 49242

CHESSER, JOHN M & POLLY L  
13149 W US-223  
MANITOU BEACH MI 49253

BEACH, JAMES G  
13192 W US-223  
MANITOU BEACH MI 49253

SANFORD, MICAH  
WISE, LYNZIE  
13147 US 223  
MANITOU BEACH MI 49253

MAJCHSZAK, REBECCA M  
13131 W US-223  
MANITOU BEACH MI 49253

TENNISWOOD, BRIAN  
13087 W US-223  
MANITOU BEACH MI 49253

BYERS, NATHAN  
13110 W US-223  
MANITOU BEACH MI 49253

BYERS, NATHAN A & KRYSTAL N  
13110 W US-223  
MANITOU BEACH MI 49253

LINDEMAN, BENJAMIN  
13601 SLEE RD  
MANITOU BEACH MI 49253

COPY

WDO-136-4920-20



---

**RE: 00278363 Woodstock Township Legal Notice**

1 message

---

**Gannett Legals Public Notices 5** <ganlegpubnotices5@gannett.com>  
To: Woodstock Zoning Inspector <woodstocktownshipzoning@gmail.com>

Thu, Oct 14, 2021 at 10:01 AM

Attached is an order confirmation and proof for your review. The ad is scheduled to run in the The Daily Telegram on 10/20. The cost is \$25.00. An affidavit will be mailed to you following the final run date of the ad.

Jonathan Johnston  
Public Notice Representative



Office: 844-678-3462

---

**From:** Woodstock Zoning Inspector <woodstocktownshipzoning@gmail.com>  
**Sent:** Wednesday, October 13, 2021 10:20 AM  
**To:** Gannett Legals Public Notices 5 <ganlegpubnotices5@gannett.com>; Woodstock Clerk <woodstocktownshipclerk@gmail.com>  
**Subject:** 00278363 Woodstock Township Legal Notice

Please place in the Daily Telegram at your earliest convenience.


Thanks

--

Jeff Votzke  
Woodstock Township  
Zoning/Ordinance Administrator  
517.206.0529

---

**2 attachments**

 00278363\_00000025.pdf  
6K

 ReceiptForAcct\_05114045\_Order\_00278363.pdf  
4K

AFFP

Woodstock TWSP. Rezoning Meet.

JEFF VOTZKE  
VOTZKE  
, MI

Woodstock Township 6486 Devils Lake Hwy Addison, MI 49220  
Planning Commission, Public Meeting

Date Posted 10/13/2021

Woodstock Township Planning Commission will hold meetings on Tuesday,  
November 9th, 2021 at 6486 Devils Lake Hwy.

1) 5:30 pm- Meeting will review proposed text changes to the Zoning  
Ordinance.

2) 6:15 pm- Meeting for Rezoning Application for 13110 W US 223. WDO-  
136-4920-00, request rezoning from RNF Rural Non-Farm to C-3 Highway  
Service Commercial. Motorcycle repair facility.

3) Immediately following the conclusion of the 6:15 meeting- Meeting for  
Rezoning Application for 10000 W US 12 blk. WDO-107-4850-00, request  
rezoning from C-1 Local Commercial to C-3 Highway Service Commercial.  
Self-service storage facility. John Nicholl- Planning Commission Chair. Copies  
of documents are available for review at 6486 Devils Lake Hwy. Any written  
comments relating to these meetings can be forwarded to: Woodstock  
Township Or emailed to: attn. Planning Commission  
woodstocktownshipzoning@gmail.com

6486 Devils Lake Hwy

Addison, MI 49220

Jeff Votzke

Zoning/Ordinance Administrator

1T October 20

## Affidavit of Publication

STATE OF MICHIGAN  
COUNTY OF LENAWEE


I, being duly sworn, says:

That I am the Legal Clerk of the The Daily Telegram, a  
daily newspaper of general circulation, printed and  
published in Adrian, Lenawee County, Michigan; that the  
publication, a copy of which is attached hereto, was  
published in the said newspaper in the issues dated:

October 20, 2021

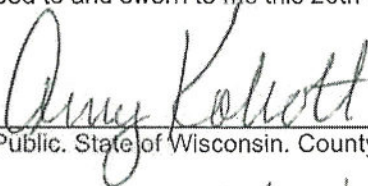
That said newspaper was regularly issued and circulated  
on those dates.

SIGNED:



Legal Clerk

Subscribed to and sworn to me this 20th day of October  
2021.



Notary Public, State of Wisconsin, County of Brown

My commission expires:

6/30/2025

05114045 00278363 ( ) -

AMY KOKOTT  
Notary Public  
State of Wisconsin





# 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 | #21-18

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** December 9, 2021

**Proposal:** **The rezoning of property in Woodstock Township**

### Request

The subject property is proposed for rezoning to a 'highway service commercial (C-3)' district, from a 'local commercial (C-1)' district.

### Purpose

The Zoning Amendment Form states that the purpose of the proposed change is a self-service storage facility.<sup>1</sup>

### Location and Size of the Property

The subject property (WD0-107-4850-00) is located in Section 7 (T5S-R1E) of Woodstock Township, on the south side of US-12 (see Figure 1). Briggs Highway also borders the property to the east. The subject parcel has an area of approximately 8.81 acres.

### Land Use and Zoning

- **Current Land Use** – The parcel and surrounding properties are currently assessed for 'residential' uses according to property records (see Figure 2). Commercial properties are located nearby to the west. The subject property is currently used for 'bulk landscape materials' according to the Township.
- **Future Land Use** – Woodstock Township's Future Land Use Map recommends 'commercial' uses for the subject property and other properties along US-12 (see Figure 3).
- **Current Zoning** – The subject parcel is currently zoned 'local commercial (C-1)' (see Figure 4). Surrounding properties are zoned 'agricultural (AG)' and 'recreation open space (RO)'. 'General commercial (C-2)' and 'highway service commercial (C-3)' zoning districts are located nearby to the west.

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is adjacent to US-12, a state highway. Briggs Highway, a county local roadway, also abuts the property to the east.

---

<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information). There are no plans to make those services available.
- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Woodstock Township Planning Commission recommends approval of the rezoning (see the background information).

**LCPC Staff Analysis** – Sec. 22.3.3.D of the Woodstock Township Zoning Ordinance establishes the following amendment ‘review considerations’:

1. **Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?**  
Yes. ‘Highway service commercial (C-3)’ zoning is a recognized zoning district in Woodstock Township.
2. **Is the proposed amendment consistent with the comprehensive plan of the township?**  
Yes. The subject property is located in an area along US-12 proposed for commercial development.
3. **Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?**  
No. Conditions have not changed.
4. **Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?**  
N/A.
5. **Will the amendment result in unlawful exclusionary zoning?**  
No. The proposed rezoning should not result in any exclusion.
6. **Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?**  
No. Commercial uses are proposed for the stretch of US-12 that the property abuts.
7. **If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?**  
Yes. Commercial uses/zoning are located nearby to the west of the subject property.
8. **If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?**  
Yes. The subject property meets the thresholds for minimum size and lot width.
9. **If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?**  
Other commercial uses are already located along the US-12 corridor nearby to the west.



10. If a rezoning is requested, what is the impact on the township infrastructure? The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.

US-12 should be able to handle the traffic generated by the existing use.

**Staff Advisement** – The proposed rezoning matches the recommendation of the Future Land Use Plan. Consequently, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'highway service commercial (C-3)' to the Woodstock Township Board. Please note that conditions cannot be instituted on a straight rezoning request.

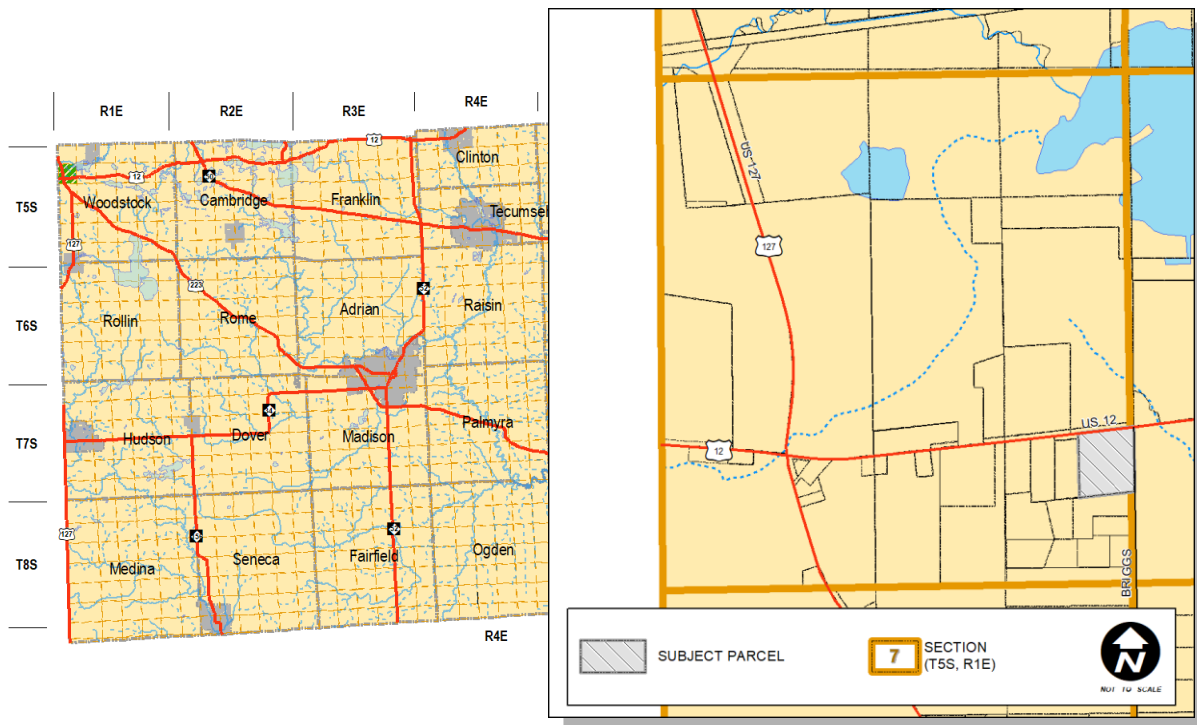
**Recommended Actions:**

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

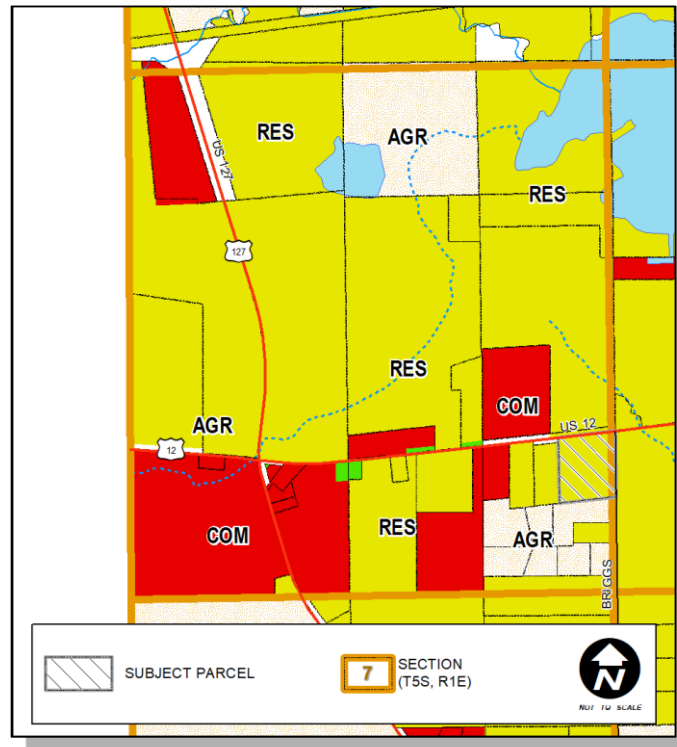
**Attachment(s):**

- Background information provided by Woodstock Township.

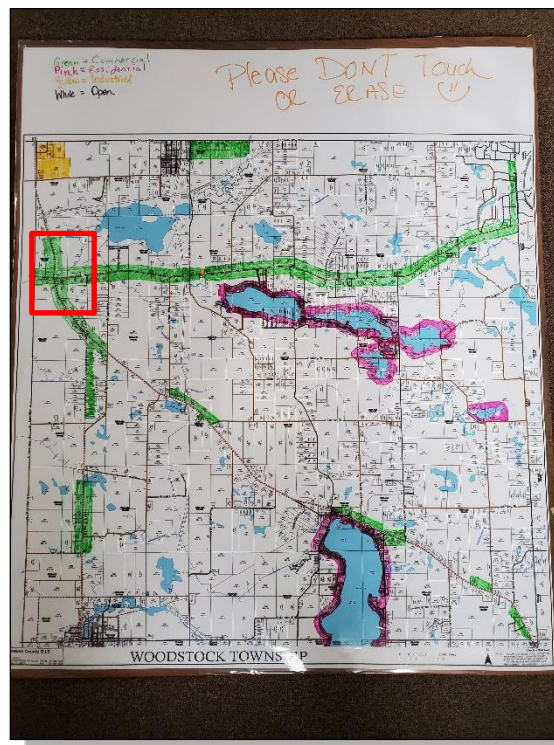
**Figure 1  
Location**



**Figure 2  
Property Assessment**

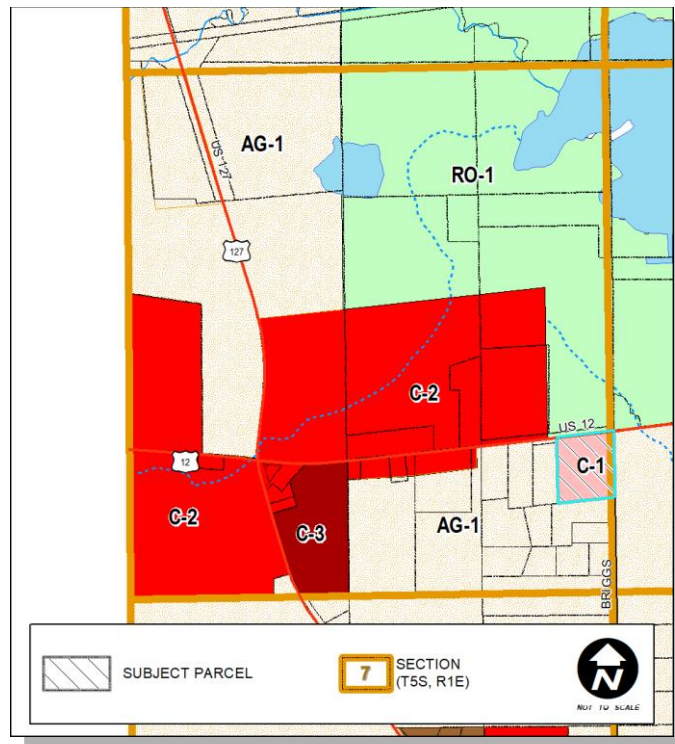


**Figure 3  
Municipal Future Land Use**

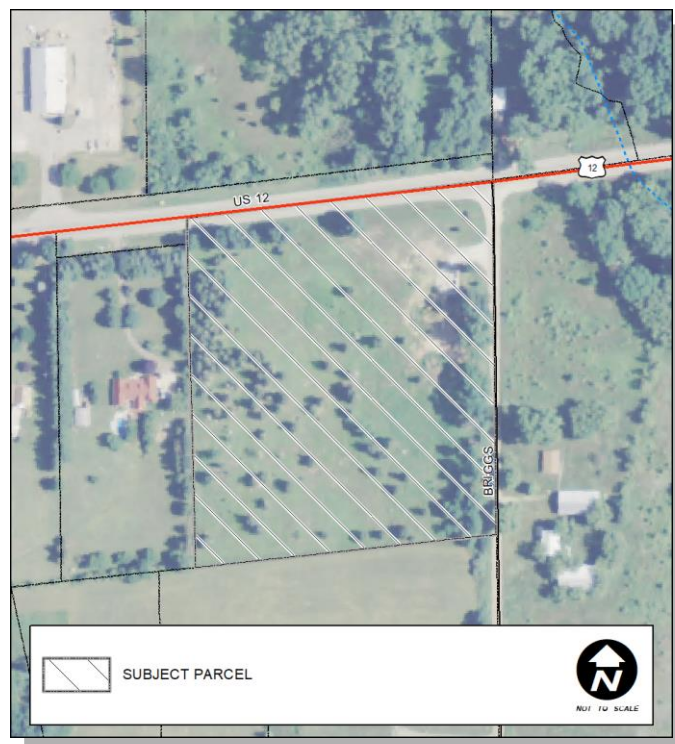




**Figure 4  
Municipal Zoning**



**Figure 5  
Aerial Photograph**



## 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 WOODSTOCK 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.)

WDO-107-4850-00

1. The above described property has a proposed zoning change FROM C-1 Local Commercial ZONE TO C-3 Highway Service Commercial ZONE.
2. PURPOSE OF PROPOSED CHANGE: Self-Service Storage Facility

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

- C. **PUBLIC HEARING** on the above amendment was held on: month 11 day 9 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 10 day 13 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 Telegraph

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

[Signature] ☒ Chair or ☐ Secretary 11 / 9 / 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.

\_\_\_\_\_  
Township Clerk



## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Woodstock Township Case #: WDO-107-4850-00  
Township official we may contact: Jeff Votzke Phone #: (517) 547-6598  
Applicant: Randall Traphouse Phone #: (517) 206-0529  
Rezoning Request: From: C-1 ( ) To: C-3 ( )  
Property Location: Section(s): 7 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☒ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): See Attached

Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? Bulk landscape materials.

What is the proposed use of the site? Self-Service Storage

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

North: Residential South: AG  
East: AG West: Residential

What are the surrounding Zoning Districts?

North: RO / C-2 ( ) South: AG ( )  
East: AG ( ) West: AG ( )

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached. ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

**Woodstock Township  
6486 Devils Lake Hwy  
Addison, MI 49220**

**Planning Commission, Public Meeting**

**Date Posted** 10/13/2021 

Woodstock Township Planning Commission will hold meetings on **Tuesday, November 9th, 2021** at 6486 Devils Lake Hwy.

- 1) 5:30 pm- Meeting will review proposed text changes to the Zoning Ordinance.
- 2) 6:15 pm- Meeting for Rezoning Application for 13110 W US 223.  
WDO-136-4920-00, request rezoning from RNF Rural Non-Farm to C-3 Highway Service Commercial. Motorcycle repair facility.
- 3) Immediately following the conclusion of the 6:15 meeting- Meeting for Rezoning Application for 10000 W US 12 blk. WDO-107-4850-00, request rezoning from C-1 Local Commercial to C-3 Highway Service Commercial. Self-service storage facility.

John Nicholl- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to these meetings can be forwarded to:

Woodstock Township  
attn. Planning Commission  
6486 Devils Lake Hwy  
Addison, MI 49220

Or emailed to  
woodstocktownshipzoning@gmail.com

Jeff Votzke  
Zoning/Ordinance Administrator



cc  
PC Members  
Property owners to 300"  
file

WOODSTOCK TOWNSHIP  
PLANNING COMMISSION

6486 Devils Lake Hwy  
Addison, MI 49220

11.09.21

Planning Commission Meeting (PC)

Attendees: J. Clark, D. Crawford, R. Kennard, J. Nicholl, R. Turner, J. Wheaton

Absent: B. Shipley (unexcused)

Recording Chairman J. Nicholl brought meeting to order at 6:37pm, followed by pledge of allegiance.

A. Letter of Correspondence – none

B. New Business

1. Meeting for review of Rezoning Application WDO-107-4850-00 from C-1 Local Commercial to C-3 Highway Service Commercial to open a Self-Service Storage Facility.
2. Property defined currently as a vacant 8.1 acres, southwest corner of Briggs Hwy and US 12.
3. Owners planned to start indoor Self-Storage Facility with option of outdoor storage, all fenced in.
4. Currently not planned to install climate control, however, may change later.
5. Current plan is to have electric installed to have electronic gate for access and lighting.
6. Planned 5x10, 10x20 and 10x40 spots, subject to change.
7. 2 metal buildings to start, possible a 3<sup>rd</sup> will be added at later date with a gravel lot.
8. Lighting will either be pole lighting or directly attached to building.
9. Follow proper signage for rules and regulations.

Motion made by J. Wheaton to recommend to Township Board to approve rezoning application to rezone from C-1 to C3 as stated in above communication, 2<sup>nd</sup> by R. Turner.

Roll Call: J. Clark – Yes, R. Kennard – Yes, D. Crawford – Yes, R. Turner – Yes, J. Wheaton – Yes, J. Nicholl – Yes. Motion passes, all documentation will be forwarded back to Township Zoning Administrator for further processing.

Meeting adjourned at 6:51pm.

Chairman J. Nicholl has reviewed and approved these minutes.

Respectfully submitted by J. Wheaton, Recording Secretary



## Application for Zoning Changes



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

1. Application is hereby made by: Name(s): RANDALL TAPHOUSE & COLLEEN TAPHOUSE  
 Address: 1000 TWIN LAKE DR, ONSTED MI 49265 Telephone: (517) 605-1031  
 to obtain a change in zoning.
2. The applicant(s) is /are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
3. Address of property involved: 10000 W. US 12, BROOKLYN MI 49230
4. Legal description: ATTACHED
5. The above property is presently zoned: C1 Local Commercial 8.81 ACRES
6. The proposed use(s) and nature(s) of operation is/are SELF-STORAGE FACILITY  
Self-Service Storage Facility is a conditional use in C-3  
Highway Service Commercial District.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 9/30/21

Applicant(s):

signature

signature

Fee Received \$ 420.00 ✓ \$1065

Township Clerk:

signature

## PLANNING COMMISSION

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

☐ Approve  
☐ Disapprove

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

Chairman: \_\_\_\_\_

signature

## CERTIFICATE OF ZONING CHANGE:

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

☐ Approve  
☐ Disapprove

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

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

signature

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

signature

\$4/20.00

# Application for Zoning Changes

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

1. Application is hereby made by: Name(s): RANDALL TAPHOUSE & COLLEEN TAPHOUSE  
Address: 1000 TWIN LAKE DR, ONSTED MI 49265 Telephone: (517) 605-1031  
to obtain a change in zoning.
2. The applicant(s) is /are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
3. Address of property involved: 10000 W. US 12, BROOKLYN, MI 49230
4. Legal description: ATTACHED  
WDO-107-4850-00 8.81 ACRES
5. The above property is presently zoned: C1
6. The proposed use(s) and nature(s) of operation is/are SELF-STORAGE FACILITY

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 9/30/21

Applicant(s): [Signature] signature  
Colleen Taphouse signature  
[Signature] signature  
Township Clerk: [Signature] signature  
Zoning Administration signature

Fee Received \$ 420.00 ✓ #1065

## PLANNING COMMISSION

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

☐ Approve  
☐ Disapprove

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

CERTIFICATE  
The Township  
the zoning ch

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

**COLLEEN K ROUX**  
1000 TWIN LAKES DR  
ONSTED, MI 49265

**9/30/21** DATE **1065** 74-8679/724

**PAY TO THE ORDER OF** WOODSTOCK TWP **\$420.00**

**FOUR HUNDRED TWENTY & 00/100** DOLLARS

**dfcu** FINANCIAL 400 TOWN CENTER DRIVE  
DEARBORN, MICHIGAN 48126  
dfcufinancial.com

**MEMO** C ROUX MP

**1065**

**1065**

signature



**Exhibit A**  
**Legal Description**

Land situated in the Township of Woodstock, County of Lenawee, State of Michigan, described as follows:

Land in part of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 7, Town 5 South, Range 1 East, described as commencing at the Southeast corner of said Section 7; thence North  $00^{\circ} 47' 26''$  East along the East line of said Section 7 and the centerline of Briggs Highway, 948.48 feet to the point of beginning of this description; thence continuing North  $00^{\circ} 47' 26''$  East, along said Section line, 669.51 feet to the centerline of U.S. 12; thence Southwesterly along said centerline of U.S. 12, a distance of 581.51 feet on the arc of a curve to the right with a radius of 26444.22 feet and a chord bearing South  $84^{\circ} 29' 10''$  West a distance of 581.49 feet; thence South  $00^{\circ} 37' 02''$  West 660.27 feet; thence North  $85^{\circ} 22' 27''$  East 578.56 feet to the point of beginning.

10000 W. US 12, BROOKLYN, MI  
RANDALL TAPHOUSE  
COLLEEN TAPHOUSE



10000 W. US 12, BROOKLYN, MI RAUNDAL TAPHOUSE, COLLEEN TAPHOUSE

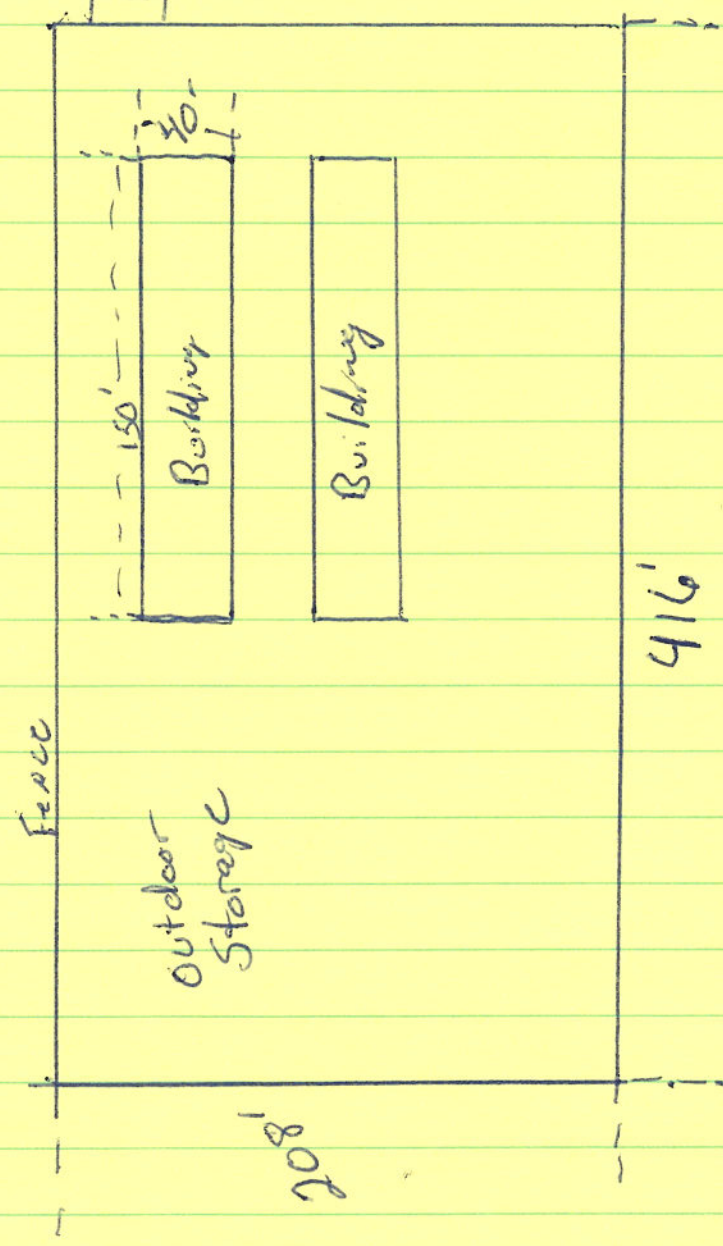
US 12

642.3'

Briggs Rd.

WDO-107-4850-00

8.81 ACRES



Boundary Property



Parcel #: **WD0-107-4850-00**
 Flag:

Owner: **GEDMAN, KIRK, & SON LLC**
 Address: **10000 W US-12 BLK**
 Property Zip: **49230**

1. General
 2. Owner Info. (\*)
 3. Tax Info.
 4. PRE: 0
 5. Misc.
 6. Linked App Info
 7. Attach [1]
 8. Sketches [0]

Rec. Status: **Active**
 Tax. Status: **TAXABLE**
 Prev. Tax. Status: **TAXABLE**
 Cur. Class: **402** **RESIDENTIAL-VACANT**
 Prev. Class: **401** **RESIDENTIAL-IMPROVED**
 School: **46020** **ADDISON COMMUNITY SCHOOLS**
 ECF Neigh: **401** **RESIDENTIAL**

Zoning: **<None Specified>**
 Use Code: **<none>**
 Note:

4 Sales (8/18/2005, 105,000)...
 0 Permits...
 Comments
 Legal/Tax Description...

Double-click or hit the [ENTER] key to view Year Details
 

| Year |   |
|------|---|
| 2022 | C |
| 2021 | C |
| 2020 | S |
| 2019 | S |
| 2018 | C |
| 2017 | C |
| 2016 | C |
| 2015 | C |
| 2014 | S |
| 2013 | S |
| 2012 | S |
| 2011 | S |
| 2010 | S |
| 2009 | S |
| 2008 | S |
| 2007 | C |
| 2006 | S |

Land and Improvements
 

|                              | # of  |
|------------------------------|-------|
| Land...                      | 8.810 |
| Land Improvements...         |       |
| Residential Buildings...     | 0     |
| Agricultural Buildings...    | 0     |
| Commercial/Ind. Buildings... | 0     |
| Personal Property...         | 0     |

Legal/Tax Description
 

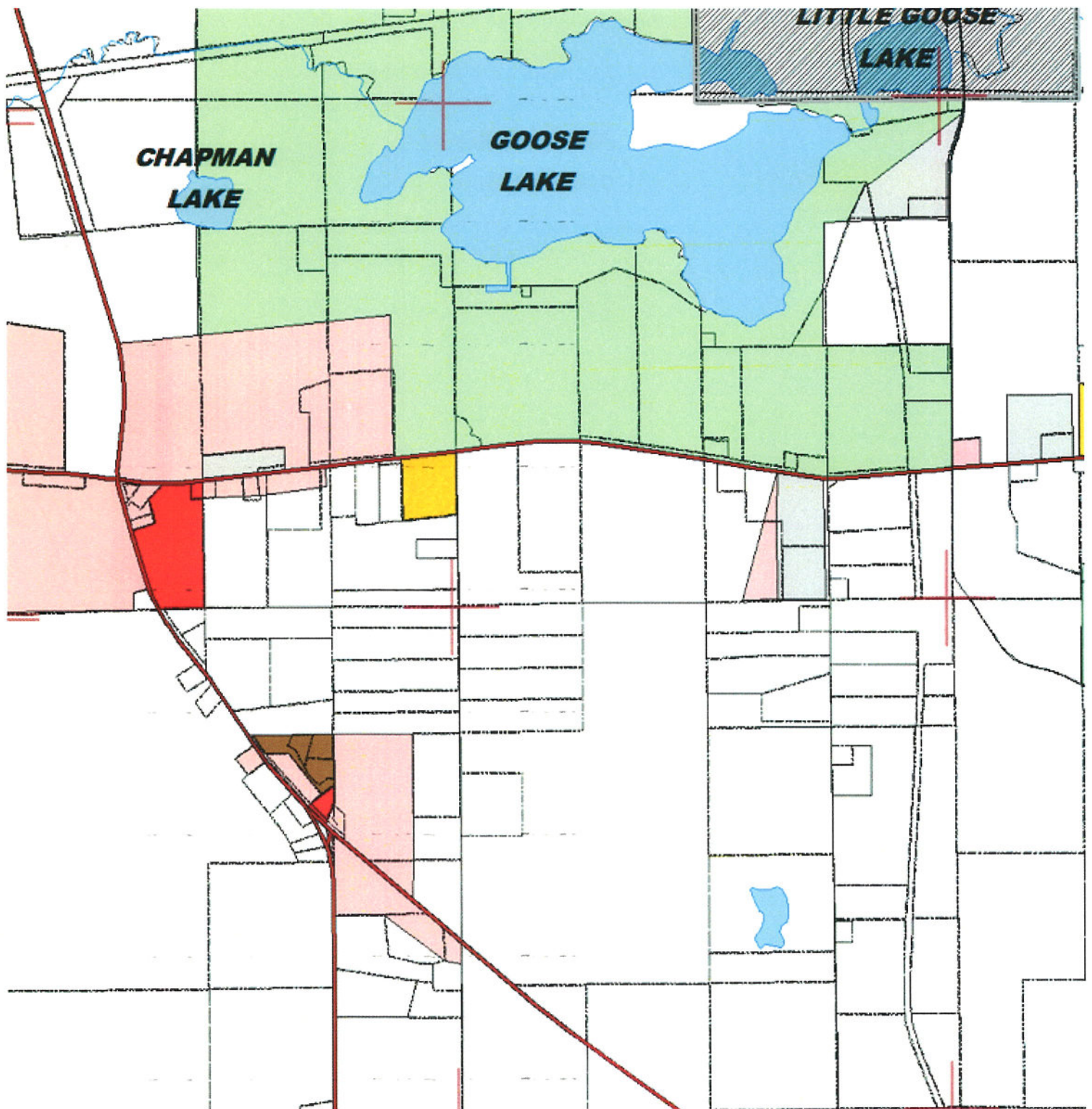
Copy To Clipboard

 Hit [Enter] to edit existing text or start typing to replace existing text.
 

LD BEG 948.48 FT N 0 DEG 47'26"E FROM SE COR SEC 7 RUNN TH N 0 DEG 47'26"E  
 669.51 FT TH ALG CURVE RIGHT CHD BRG & DIST S 84 DEG 29' 10"W 581.49 FT TH S 0  
 DEG 37'2"W 660.27 FT TH N 85 DEG 27'27"E 578.56 FT TO POB

Change Text Size [CTRL +/-]...
 Close





WPD-107-4850-00

WOODSTOCK TOWNSHIP  
3486 Devils Lake Highway  
Addison, MI 49220





WDO-107-4850-00

ISOPI, CLARA, L/T  
30167 LORRAINE, APT 2  
WARREN MI 48093

T C MOTORS, LLC  
18655 US-12  
CEMENT CITY MI 49233

KILGORE, DELORIS  
KILGORE, BRIAN K  
18317 W US-12  
CEMENT CITY MI 49233

BOONE, BRION K & TRACY R  
18305 W US-12  
CEMENT CITY MI 49233

TAPHOUSE, COLLEEN & RANDALL  
1000 TWIN LAKE DR  
ONSTED MI 49265

EATON, JOHN & PEGGY  
11023 BRIGGS HWY  
CEMENT CITY MI 49233

LIPPMAN, DONALD  
16470 WHEATON RD  
CEMENT CITY MI 49233

ISOPI, CLARA, L/T  
30167 LORRAINE, APT 2  
WARREN MI 48093

WINDLE FAMILY LIVING TRUST  
C, O THEODORE B & DIANN WINDLE  
17990 W US-12  
CEMENT CITY MI 49233

EATON, JOHN A & PEGGY A  
11023 BRIGGS HWY  
CEMENT CITY MI 49233

COPY

WDO-107-4850-00

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**RE: 00278363 Woodstock Township Legal Notice**

1 message

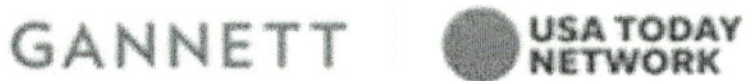
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**Gannett Legals Public Notices 5** <ganlegpubnotices5@gannett.com>  
To: Woodstock Zoning Inspector <woodstocktownshipzoning@gmail.com>

Thu, Oct 14, 2021 at 10:01 AM

Attached is an order confirmation and proof for your review. The ad is scheduled to run in the The Daily Telegram on 10/20. The cost is \$25.00. An affidavit will be mailed to you following the final run date of the ad.

Jonathan Johnston  
Public Notice Representative



Office: 844-678-3462

---

**From:** Woodstock Zoning Inspector <woodstocktownshipzoning@gmail.com>  
**Sent:** Wednesday, October 13, 2021 10:20 AM  
**To:** Gannett Legals Public Notices 5 <ganlegpubnotices5@gannett.com>; Woodstock Clerk <woodstocktownshipclerk@gmail.com>  
**Subject:** 00278363 Woodstock Township Legal Notice

Please place in the Daily Telegram at your earliest convenience.

Thanks

--

Jeff Votzke


Woodstock Township

Zoning/Ordinance Administrator

517.206.0529

---

**2 attachments**

 **00278363\_00000025.pdf**  
6K

 **ReceiptForAcct\_05114045\_Order\_00278363.pdf**  
4K



AFFP

Woodstock TWSP. Rezoning Meet.

JEFF VOTZKE  
VOTZKE  
, MI

## Affidavit of Publication

STATE OF MICHIGAN  
COUNTY OF LENAWEE

I, being duly sworn, says:

That I am the Legal Clerk of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper in the issues dated:

October 20, 2021

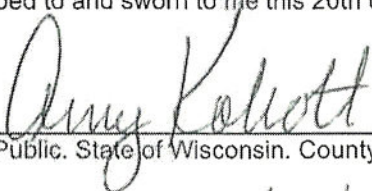
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Legal Clerk

Subscribed to and sworn to me this 20th day of October 2021,



Notary Public, State of Wisconsin, County of Brown

My commission expires:

6/30/2025

05114045 00278363 ( ) -

Woodstock Township 6486 Devils Lake Hwy Addison, MI 49220  
Planning Commission, Public Meeting

Date Posted 10/13/2021

Woodstock Township Planning Commission will hold meetings on Tuesday, November 9th, 2021 at 6486 Devils Lake Hwy.

1) 5:30 pm- Meeting will review proposed text changes to the Zoning Ordinance.

2) 6:15 pm- Meeting for Rezoning Application for 13110 W US 223. WDO-136-4920-00, request rezoning from RNF Rural Non-Farm to C-3 Highway Service Commercial. Motorcycle repair facility.

3) Immediately following the conclusion of the 6:15 meeting- Meeting for Rezoning Application for 10000 W US 12 blk. WDO-107-4850-00, request rezoning from C-1 Local Commercial to C-3 Highway Service Commercial. Self-service storage facility. John Nicholl- Planning Commission Chair. Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to these meetings can be forwarded to: Woodstock Township Or emailed to attn. Planning Commission woodstocktownshipzoning@gmail.com  
6486 Devils Lake Hwy  
Addison, MI 49220  
Jeff Votzke  
Zoning/Ordinance Administrator  
1T October 20

AMY KOKOTT  
Notary Public  
State of Wisconsin

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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

### Master Plan Report | #21-02

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** December 9, 2021

**Proposal:** *Proposed City of Adrian 2021 Comprehensive Plan*

#### Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

#### Staff Analysis

##### **Is the proposed master plan inconsistent with the master plan of any adjacent municipality?**

Two townships surround the City of Adrian. The comparison of their proposed land use patterns with the City of Adrian’s future land use (FLU) map are discussed along the cardinal points of the compass:

- **North.** The *Adrian Charter Township Master Plan* recommends residential uses along the majority of the common boundary, with the exception of mixed use areas proposed along the US-223 and M-52 corridors (see Map 2). The City of Adrian FLU map proposes a predominant mix of residential and quasi-public/college or university uses along its northern border, complimenting what is proposed in the Township (see Map 1). A flexible development area proposed in the northeastern sector of the City meshes well with the neighboring mixed use area proposed by the Township.
- **South.** The *Madison Township Master Plan* identifies industrial uses along the City of Adrian’s common border to the southeast; commercial uses to the south; and predominantly residential uses to the southeast, with industrial and commercial development proposed along the M-34 corridor (see Map 3). The City of Adrian FLU map recommends a similar distribution of uses along the common border (see Map 1).

##### **Is the proposed master plan inconsistent with Lenawee County’s master plan?**

The *Lenawee County Comprehensive Land Use Plan* includes the City of Adrian in its intensive development area (see Map 4). A greenway is proposed along the River Raisin. The land use pattern proposed in the City of Adrian FLU map generally compliments this pattern (see Map 1).



**Staff Recommendation**

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to state that, in its opinion, the future land use map contained in the proposed *City of Adrian 2021 Comprehensive Plan* is:

- generally consistent with the *Lenawee County Comprehensive Land Use Plan*, and
- generally compliments the master plans of adjacent municipalities in Lenawee County.

# Map 1 Raisin Charter Township Proposed Future Land Use Map

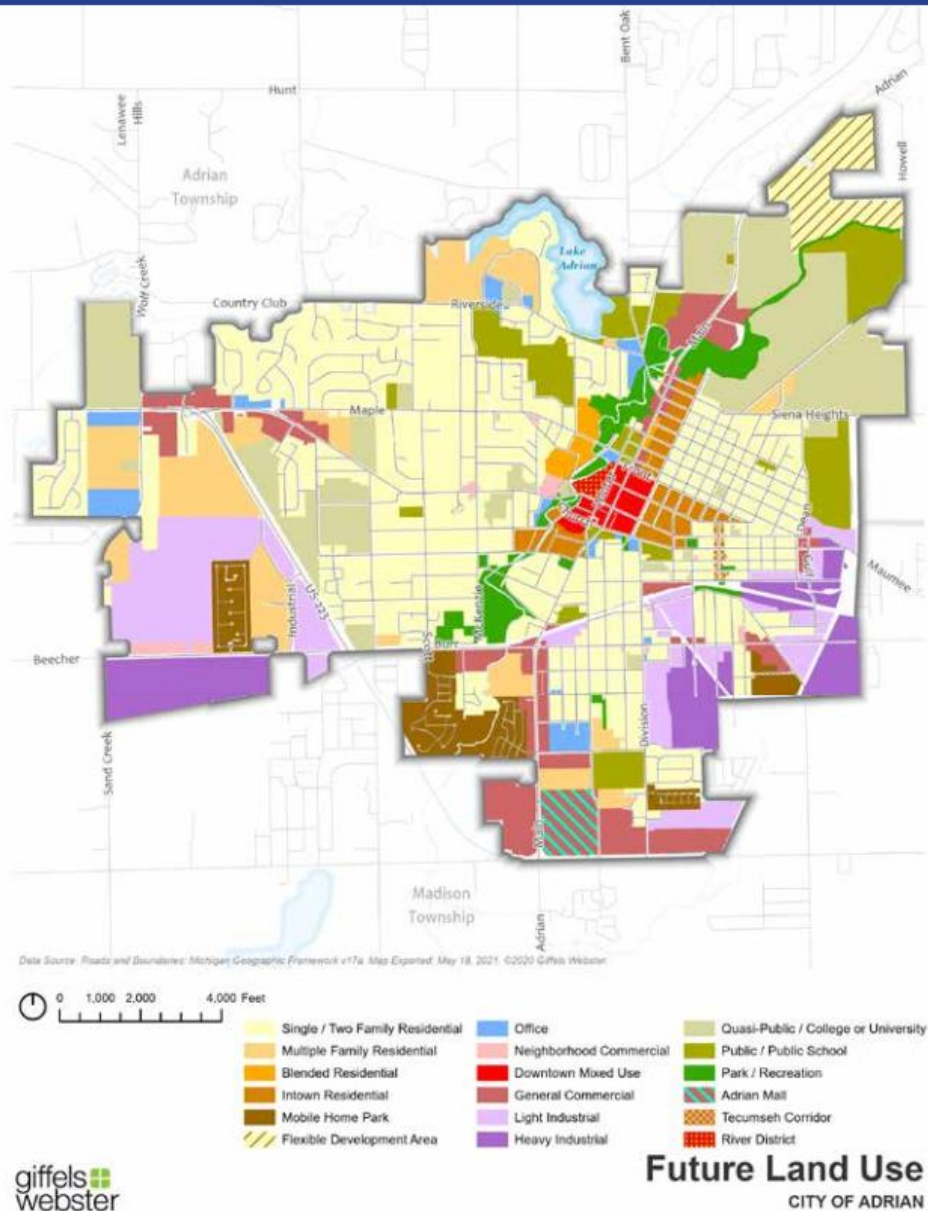
CITY OF ADRIAN 2021 Comprehensive Plan

SEPTEMBER 2021 DRAFT

## Land Use Plan

CITY OF ADRIAN

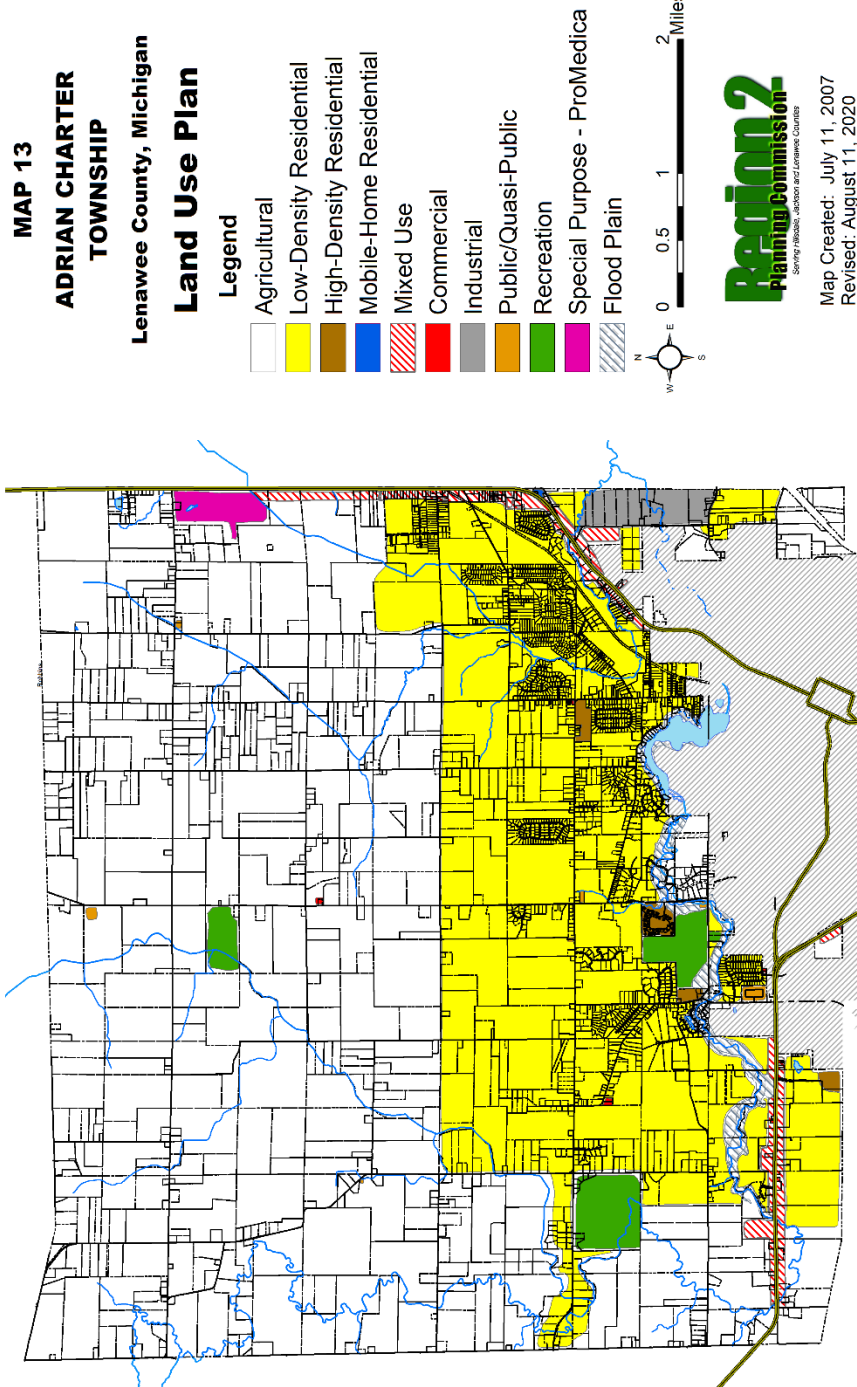
MAP 11.1: 2021 FUTURE LAND USE



PREPARED WITH THE ASSISTANCE OF GIFFELS WEBSTER.

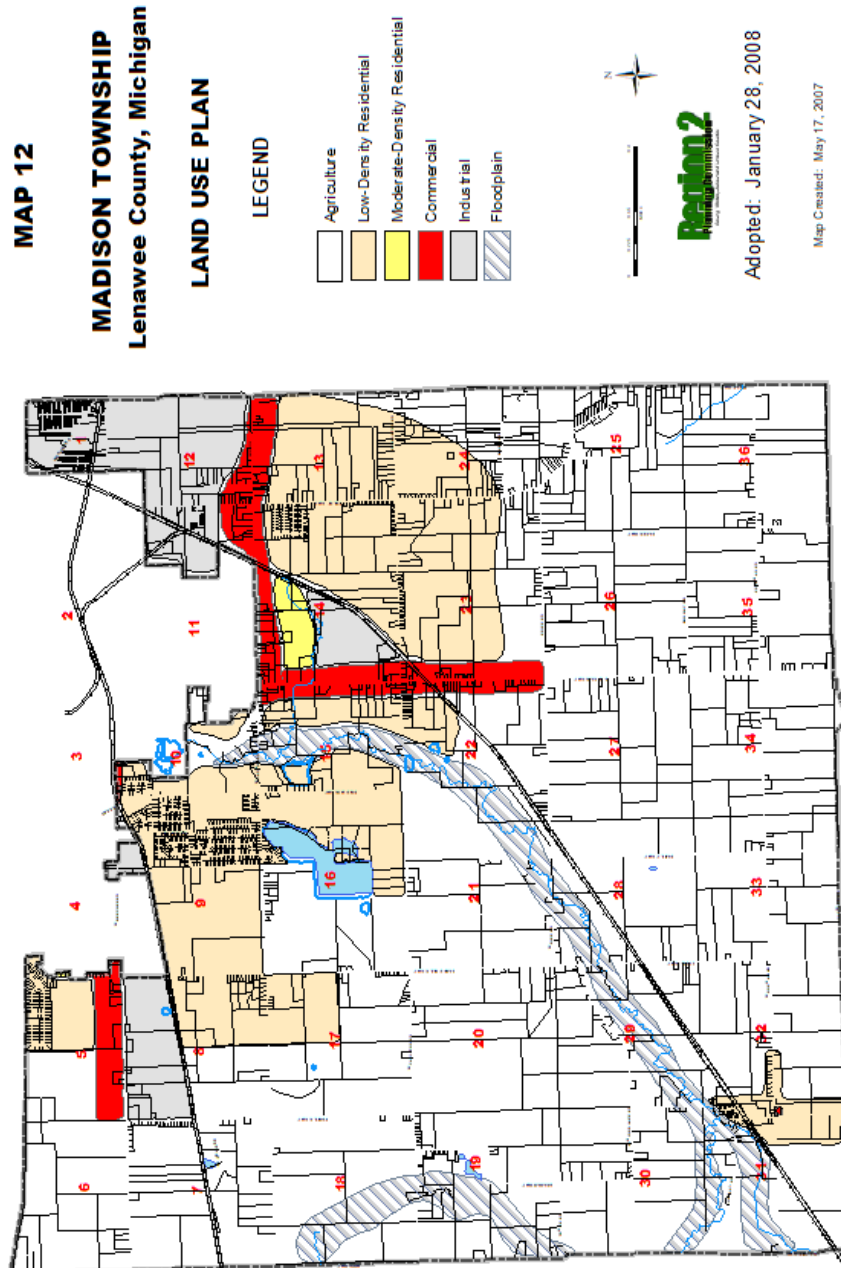
66

## Map 2 Adrian Township Future Land Use Map

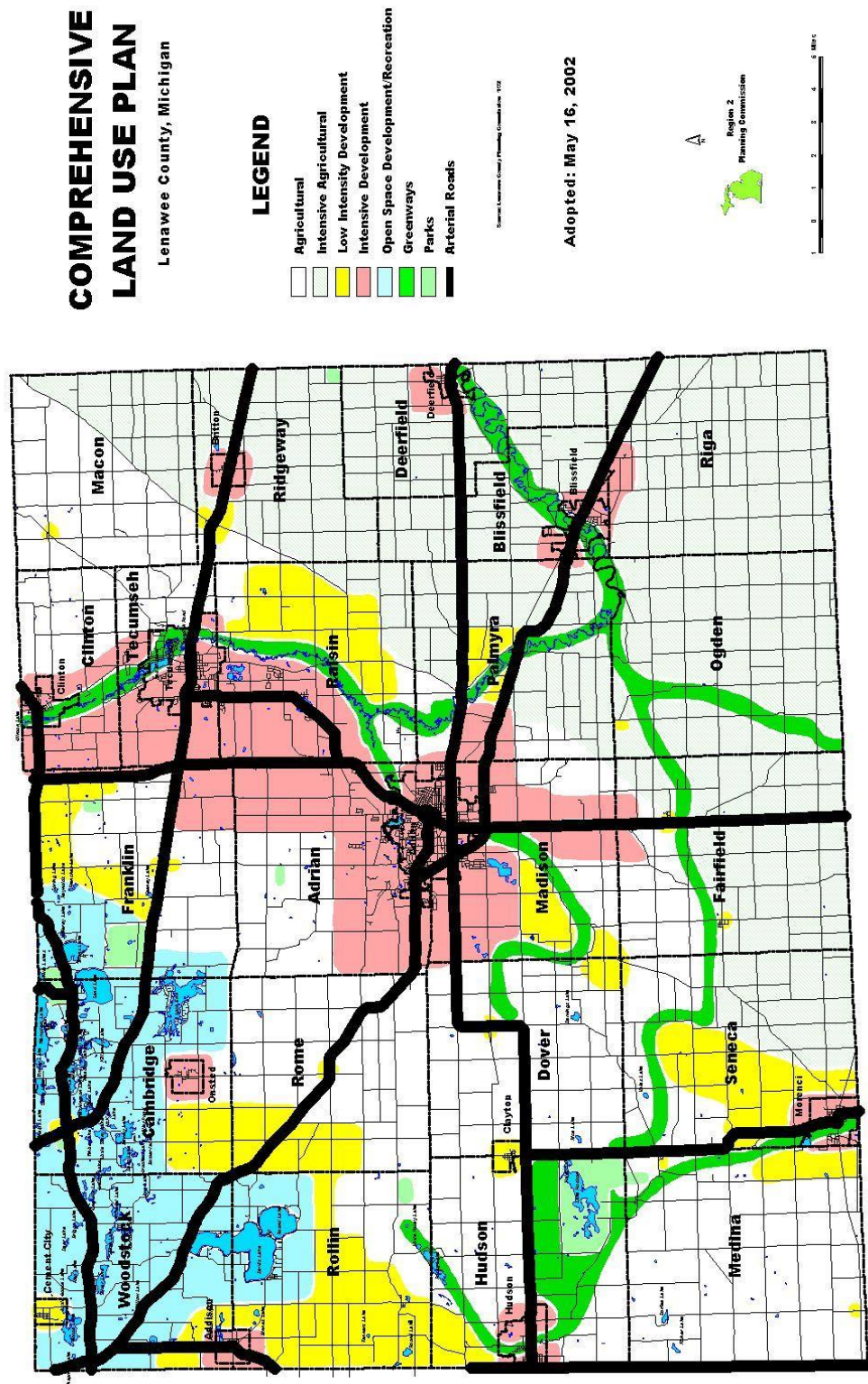




# Map 3 Madison Township Future Land Use Map



# Map 4 Lenawee County Future Land Use Map





## Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

### Master Plan Report | #21-03

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** December 9, 2021

**Proposal:** **Proposed 2021 edition of the Rollin Township Master Plan**

#### Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

#### Staff Analysis

##### Is the proposed master plan inconsistent with the master plan of any adjacent municipality?

Four townships and one village surround Rollin Township in Lenawee County. The comparison of their proposed land use patterns with Rollin Township’s future land use (FLU) map are discussed along the cardinal points of the compass:

- **North.** The *Woodstock Township Master Plan* recommends agricultural uses along the majority of the common boundary, with the exception of residential development along Devils Lake and some commercial development along US-223 (see Map 2). The Rollin Township FLU map proposes agricultural uses along most of that border, with residential development along Devils Lake (see Map 1). Staff was not able to locate a future land use map for the Village of Addison. Consequently, no analysis is provided.
- **East.** The *Cambridge Township Master Plan* recommends agricultural uses in its southwestern corner (see Map 3), as does Rollin Township in its northeastern corner (see Map 1). The *Rome Township Master Plan* recommends a mix of agricultural, agricultural estates (i.e., rural residential), and low-density residential uses along the common border (see Map 4). Rollin Township proposes agriculture and open space uses along its eastern border (see Map 1).
- **South.** The *Hudson Township Master Plan* identifies agricultural uses along the majority of the common border, with a residential area proposed in the vicinity of Posey Lake (see Map 5). The Rollin Township FLU map recommends agricultural uses for most of the border too, with residential development proposed around Posey Lake (see Map 1).



**Is the proposed master plan inconsistent with Lenawee County's master plan?**

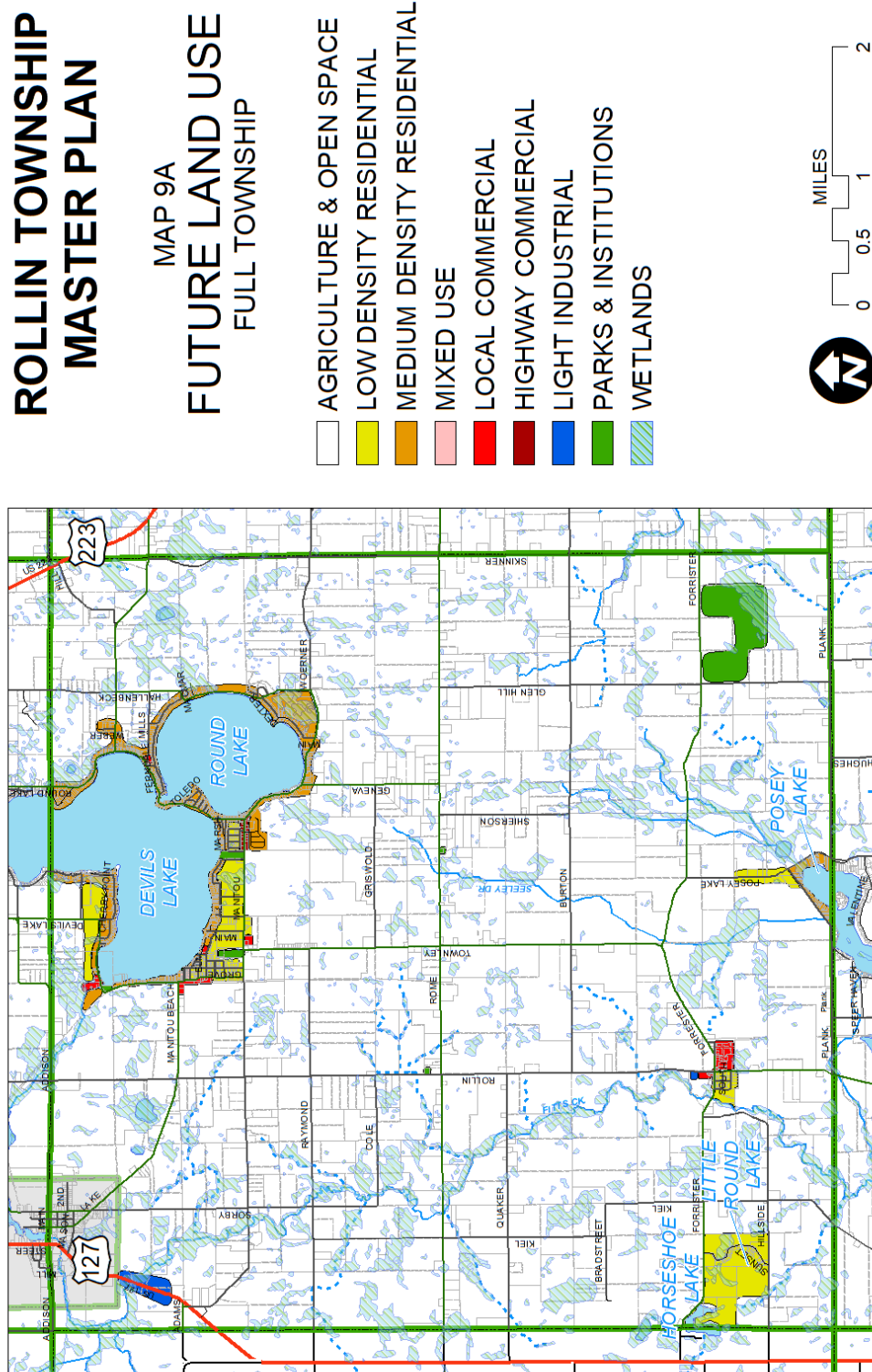
The *Lenawee County Comprehensive Land Use Plan* recommends intensive development around the outskirts of the Village of Addison; open space development/recreation in the vicinity of Devils Lake and Round Lake; low-intensity development to the southwest (which has yet to occur); and agricultural uses to the southeast (see Map 6). The Rollin Township FLUP proposes agricultural uses for the overwhelming majority of the Township. Residential uses and associated commercial development are recommended along the shores of the various lakes located in the Township (see Map 1).

**Staff Recommendation**

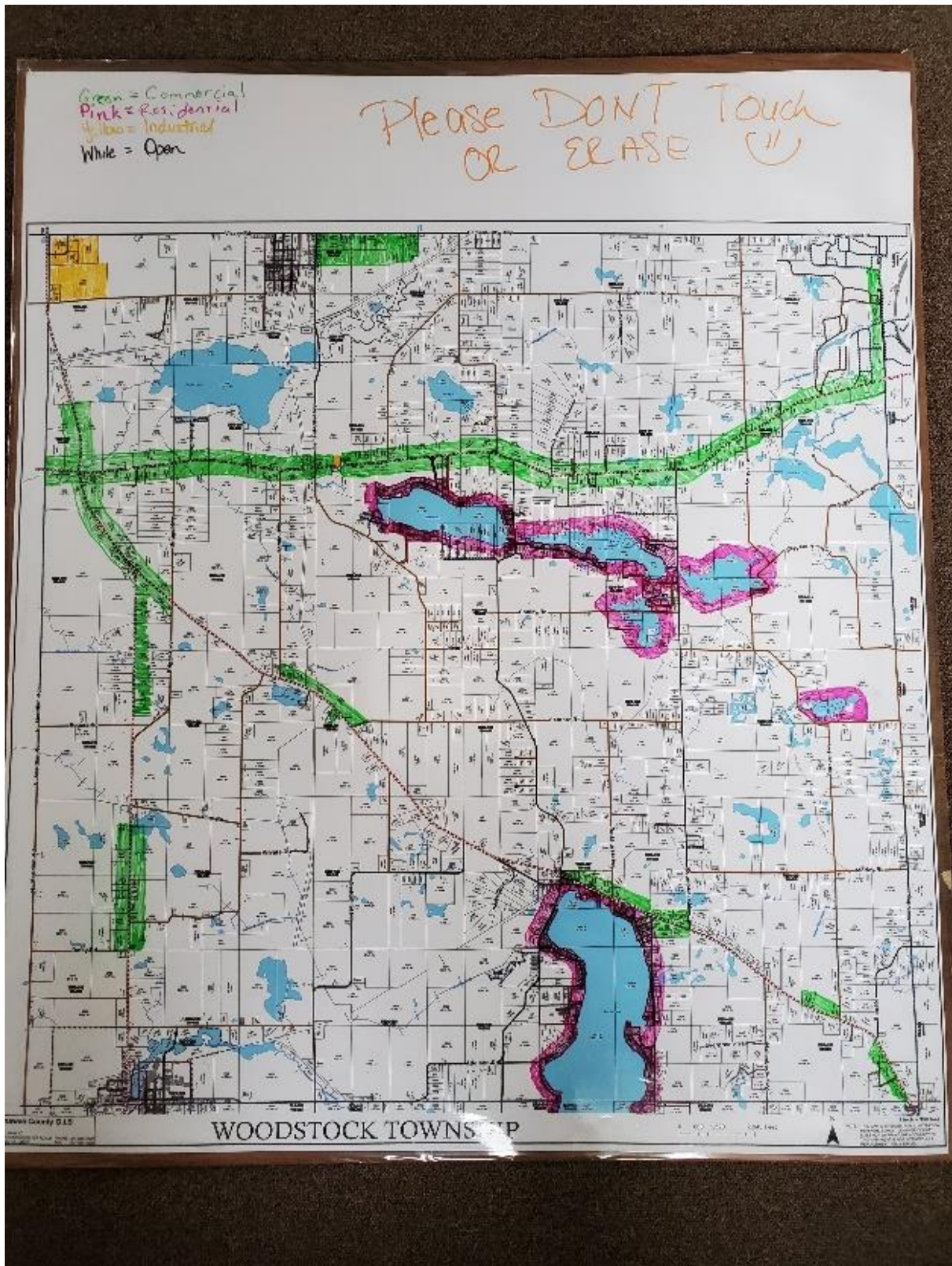
Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to state that, in its opinion, the future land use map contained in the proposed edition of the *Raisin Township Master Plan* is:

- generally consistent with the *Lenawee County Comprehensive Land Use Plan*, and
- generally compliments the master plans of adjacent municipalities in Lenawee County.

**Map 1**  
**Raisin Charter Township Proposed Future Land Use Map**



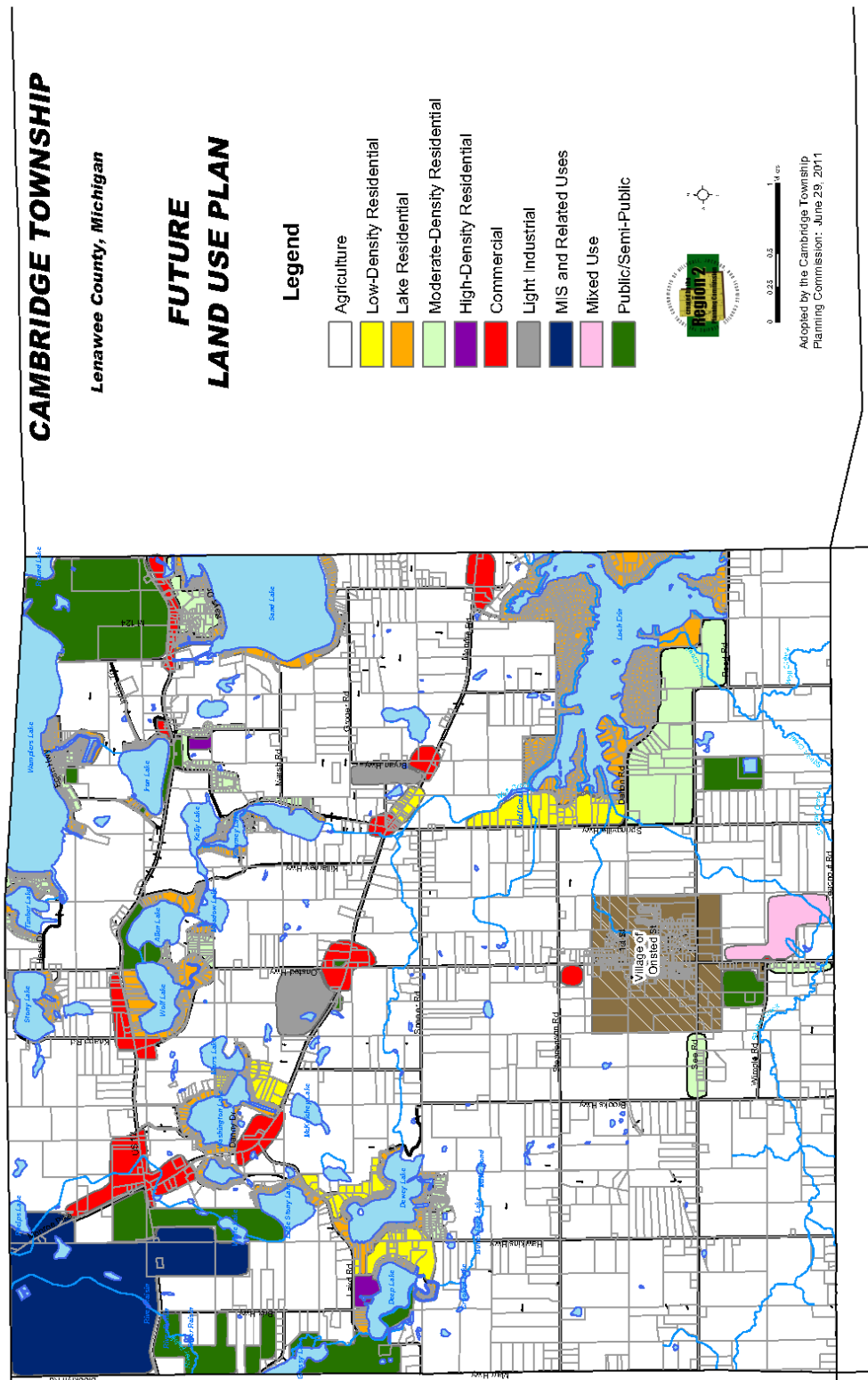
**Map 2**  
**Woodstock Township Future Land Use Map**





### Map 3

#### Cambridge Township Future Land Use Map













# Map 4 Rome Township Future Land Use Map

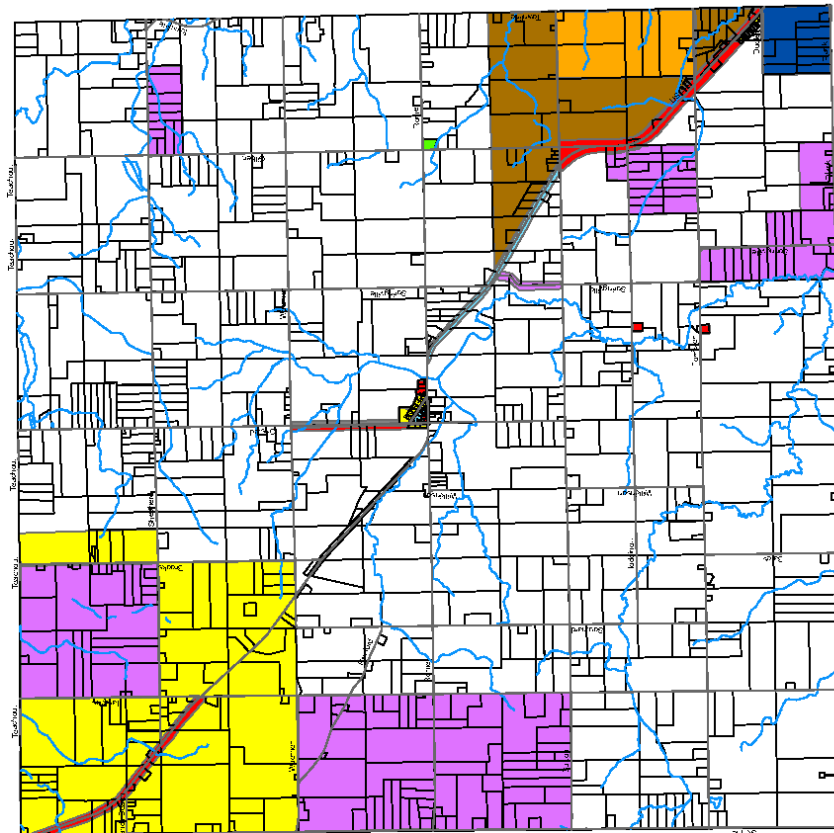
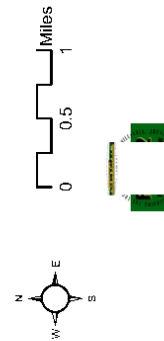
## **ROME TOWNSHIP**

Lenawee County

## **LAND USE PLAN**

### **Legend**

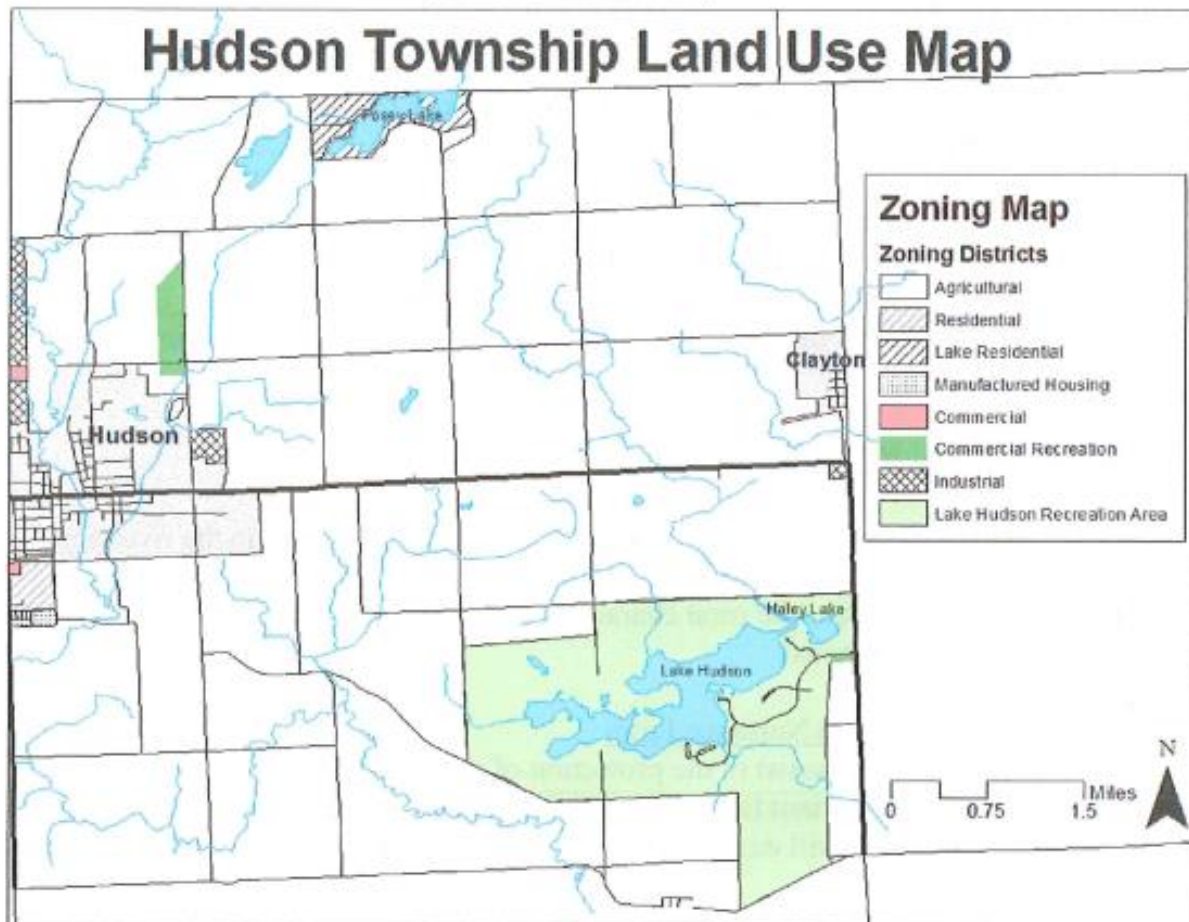
-  Agriculture
-  Agricultural Estates, AE
-  Low-Density Residential, LDR
-  Manufactured Homes, MH
-  Multiple-Family Residential, RM-1
-  High-Density Residential
-  Commercial 1, C-1
-  Commercial 2, C-2
-  Industrial, I
-  Public



**Map 5**  
**Hudson Township Future Land Use Map**

Hudson Township Master Plan

**Future Land Use Map**



.3.14>



# Map 6 Lenawee County Future Land Use Map

