



# 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@mijackson.org](mailto:gbauman@mijackson.org)

DATE: February 17, 2022

TIME: 6:00 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 December 16, 2021, Meeting [ACTION] ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #22-01 — Ridgeway Township rezoning [ACTION] ..... 7
  - 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 — Election of 2021 LCPC officers [ACTION]
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 March 17, 2022*

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

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# Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING MINUTES

Thursday, December 16, 2021

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

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

Members Absent: Mr. Keith Dersham, LCPC Secretary; and Mr. Ralph Tillotson, Lenawee County Commission

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.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 12/16/2021 meeting agenda for approval. Comm. Dillon made a motion, seconded by Comm. Bolton, to approve the December 16, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 11/18/2021 meeting minutes for approval. Comm. Nickel made a motion, seconded by Comm. Witt, to approve the November 18, 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) **#21-16 | Rollin Township.** Commissioners reviewed the proposed rezoning of properties (#RL0-685-0441-00, #RL0-685-0450-00, and #RL0-685-0442-00) to the 'Single-Family Residential (R-1) district. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning, noting that 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 (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed rezoning of the subject properties (#RL0-685-0441-00, #RL0-685-0450-00, and #RL0-685-0442-00) to the 'Single-Family Residential (R-1)' district to the Rollin Township Board, noting that 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 (see the staff report). *The motion passed unanimously.*

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- (2) **#21-17 | Woodstock Township.** Commissioners reviewed the proposed rezoning of a property (#WD0-136-4920-00) to the 'Highway Service Commercial (C-3)' district. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning, noting that it conflicts with the Township's future land use map (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend disapproval of the proposed rezoning of the subject property (#WD0-136-4920-00) to the 'Highway Service Commercial (C-3)' district to the Woodstock Township Board. *The motion passed unanimously.*

- (3) **#21-18 | Woodstock Township.** Commissioners reviewed the proposed rezoning of a property (#WD0-107-4850-00) to the 'Highway Service Commercial (C-3)' district. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning, noting that it conforms to the Township's future land use map (see the staff report). It was also noted that conditions cannot be placed on a straight rezoning request.

Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed rezoning of the subject property (#WD0-107-4850-00) to the 'Highway Service Commercial (C-3)' district to the Woodstock Township Board. *The motion passed unanimously.*

b. **Consideration of PA 116 Farmland Agreement(s).** None.

c. **Consideration of Master Plan(s).**

- (1) **#21-02 | City of Adrian.** Commissioners reviewed the proposed *City of Adrian 2021 Comprehensive Plan* per Section 41(3) of the Michigan Planning Enabling Act. Staff summarized his memo and advised the Commission to state that, in its opinion, the future land use map contained in the *City of Adrian 2021 Comprehensive Plan* is (see the staff report):

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

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement that the *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 (see the staff report). *The motion passed unanimously.*

- (2) **#21-03 | Rollin Township.** Commissioners reviewed the proposed 2021 edition of the *Rollin Township Master Plan* per Section 41(3) of the Michigan Planning Enabling Act. Staff summarized his memo and advised the Commission to state that, in its opinion, the future land use map contained in the proposed edition of the *Rollin Township Master Plan* is (see the staff report):

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



Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement that the *Rollin 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 (see the staff report). *The motion passed unanimously.*

Item 6 **Other Business.**

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

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Comm. Nickel reminded everyone that meetings will begin at 6:00 pm starting in January. Moving the meeting location back to the Old County Courthouse was also discussed. Staff was directed to look into that possibility. Comm. Bolton announced that County Administrator Marty Marshall will retire in April.

Item 9 **Adjournment.** The meeting adjourned at 7:30 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary

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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

## Coordinated Zoning Report | #22-01

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** February 8, 2021

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

### Request

The subject property is proposed for rezoning to a 'Light Industrial (LI)' district, from an 'Agricultural 1 (AA-1)' district.

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is for "agriculture supply, fertilizer warehouse, custom application, agronomy — possible future fertilizer blending".<sup>1</sup>

### Location and Size of the Property

The subject property (RD0-203-3900-00) is located in Section 3 (T6S-R5E) of Ridgeway Township, on the south side of M-50 (i.e., Chicago Boulevard/Monroe Road) (see Figure 1). Centennial Road borders the property to the south and the Coats Drain flows through it. The Village of Britton abuts the parcel to the north and the west. The subject parcel has an area of approximately 52.84 acres.

### Land Use and Zoning

- **Current Land Use** – The parcel is a vacant manufactured housing park with an internal street system (see Figures 2 and 3). Commercial development is located to the north, on the south side of M-50; industrial development is located on the north side of the highway. Agricultural uses are located to the east and the south, with some dwellings. To the west, residential development occurs north of Coats Drain and agricultural development occurs south of the drain.
- **Future Land Use** – Ridgeway Township does not have a future land use map. However, the Village of Britton recommends general commercial on its properties on the south side of M-50 and manufacturing on the north side of the highway.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural 1 (AA-1)'. Village of Britton properties on the south side of M-50 are zoned 'General Business (B-2)'. Village properties on the north side of the highway are zoned 'Manufacturing (M)'. Township properties to the east and south are zoned 'AA-1'. Village properties to the west are zoned 'Two-Family Residential (RA-2)' north of Coats Drain and 'Single-Family Residential (RA-1)' south of the drain.

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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.

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is adjacent to M-50 (i.e., Chicago Boulevard/ Monroe Road), a state highway. Centennial Road, a county local roadway, also abuts the property to the south.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information). There is an opportunity to hook up to Village water, but three wells are located on the property.
- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information). However, LCPC staff notes that the Coats Drain flows through the property.

### Analysis and Recommendation

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

**LCPC Staff Analysis and Advisement** – The subject property is a vacant mobile home park in need of redevelopment. Existing commercial and industrial land uses/zoning abut the property to the north along M-50. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Light Industrial (LI)' to the Ridgeway Township Board. There are also several properties on the south side of M-50 within the Township that will remain an island of 'AA-1' zoning; they should be rezoned at some point in the near future.

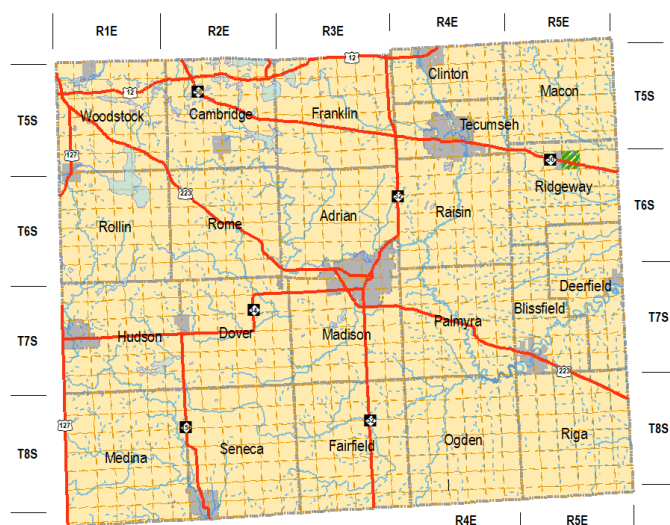
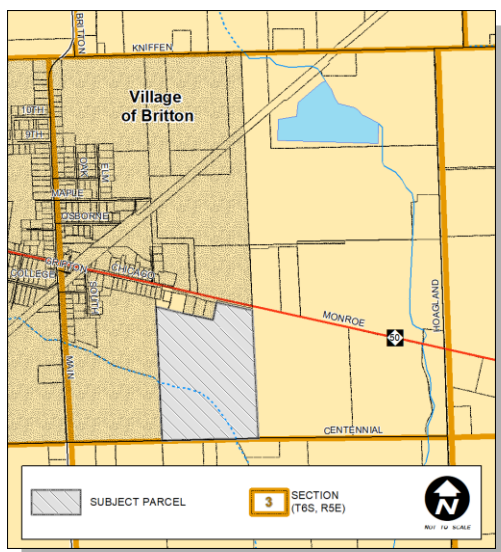
#### Recommended Actions:

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

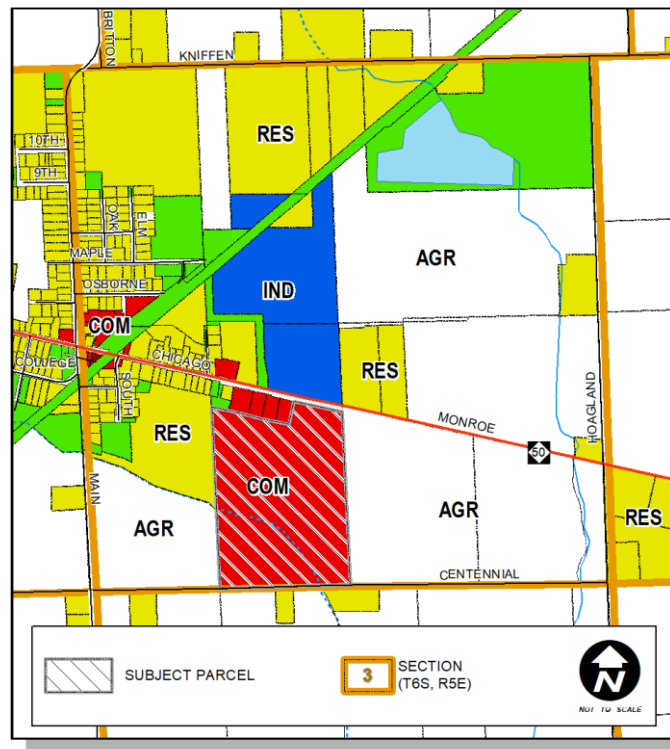
#### Attachment(s):

- Background information provided by Ridgeway Township and LCPC staff.

**Figure 1  
Location**



**Figure 2  
Property Assessment**



**Figure 3  
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 Ridgeway 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.)

RDO-203-3900-00 - 52.84 Acres Section 3 - East 1/2 of the  
SW. 1/4 of Section 3; see attached paper.

1. The above described property has a proposed zoning change FROM agricultural  
ZONE TO light industrial ZONE.

2. PURPOSE OF PROPOSED CHANGE: Ottawa Lake Co-op has purchased this property,  
is requesting to construct & operate an agricultural supply + service ctr.

**B. ZONING ORDINANCE TEXT AMENDMENT: for fertilizer, chemicals & agronomy**

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 1 day 12 year 2022

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 30 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: The Tecumseh Herald

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.

Deborah A. Marks ☐ Chair or ☒ Secretary 01 / 12 / 2022 (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.

## 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: Ridgeway Township Case #: \_\_\_\_\_  
Township official we may contact: \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Applicant: Ottawa Lake Cooperative Elevator Co. Phone #: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Rezoning Request: From: Agricultural (\_\_\_\_) To: Light Industrial (\_\_\_\_)  
Property Location: Section(s): 3 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"): 52.84 Acres

Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? abandoned uncompleted trailer park.  
What is the proposed use of the site? agriculture supply, fertilizer warehouse, custom application, agronomy - possible future fert. blending.  
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
North: highway/general business(village) South: single family residential/agricultural/highway  
East: agricultural West: agricultural  
What are the surrounding Zoning Districts?  
North: Agricultural (\_\_\_\_) South: Agricultural (\_\_\_\_)  
East: Agricultural (\_\_\_\_) West: Agricultural (\_\_\_\_)  
What is the suggested use of the site on the Township's Land Use Plan map? N/A  
Is municipal water currently available? ☒ Yes ☐ No Will it be made available? ☒ Yes ☐ No If yes, when? they will hook up as needed.  
Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☒ Yes ☐ No If yes, when? they have 3 wells on property  
Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name M-50 + Centennial Rd.  
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.



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That M50, LLC, a Michigan limited liability company whose address is 343 Lawrence Rd, Adrian, MI 49221 convey(s) and warrant(s) to Ottawa Lake Cooperative Elevator Company, a Michigan Corporation, whose address is 7433 Lynch Road, Ottawa Lake, MI 49267, the following described premises:

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

All that part of the East 1/2 of the Southwest 1/4 of Section 3, Town 6 South, Range 5 East, lying South of Highway M-50, described as follows: Beginning at the South 1/4 corner of said Section 3; thence North 88°28'08" West 1308.02 feet along the South line of Section 3 (centerline of Centennial Road) to the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 3; thence North 00°06'10" West 1816.57 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 3; thence South 74°44'00" East 798.57 feet; thence North 15°16'00" East 240.00 feet to the South right-of-way line of Highway M-50; thence South 74°44'00" East 137.03 feet along said South right-of-way line to a point of curvature in said line; thence 362.97 feet along the arc of a curve to the right having a central angle of 00°03'38", a radius of 343834.80 feet, a chord bearing and length of South 74°40'14" East, 362.97 feet to the intersection of the North-South 1/4 line of Section 3; thence South 00°09'55" West 1740.74 feet along said North-South 1/4 line to the point of beginning.

Commonly known as: 474 E. Chicago Blvd., Britton, MI 49229  
Parcel ID No(s): RD0-203-3900-00

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right of Farm Act.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the sum set forth on the Real Estate Transfer Tax Valuation Affidavit filed in connection with this Warranty Deed.

Subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 6th day of April, 2021.

M50, LLC

BY: 

A.J. Brown  
Member

COPY

STATE OF MICHIGAN }

} ss

COUNTY OF Lenawee }

On this 6th day of April, 2021, before me personally appeared A. J. Brown, Member of M50, LLC, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.



Application for Rezoning/Land Use Plan Amendment

RIDGEWAY TOWNSHIP  
103 W. CHICAGO BLVD.  
BRITTON, MI 49229  
Phone: 517-451-4111

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

By: D. Marks

Fee Paid: 600.00

1.) Petitioner: Ottawa Lake Co-op Elevator  
Mailing Address: 7433 Lynch Rd  
Ottawa Lake, MI 49267  
Phone Number: 734 856 2909 Fax Number: \_\_\_\_\_

2.) Are you the Owner of the property involved: Yes: X No: \_\_\_\_\_

3.) State your interest in the property (land contract, purchase agreement, etc.)  
100% ownership

4.) State briefly the proposed Zoning Amendment or Change: AA-1 Agriculture to  
L1 Light Industrial

5.) State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the Property: The Rezoning Request is to allow Ottawa Lake Co-op to construct and operate an agricultural supply and service center on the property.  
(See attached)

6.) Briefly describe the property being considered and give the general location:  
The former manufactured housing park located at 474 E. Chicago Blvd Britton, MI. The property is located on the south side of Chicago Blvd between Britton Hwy and Hoagland Hwy, just east of the Village

7.) List the parcel number(s) (RDO Number) involved in this request:  
RDO - 203 - 3900 - 00

8.) Attach the legal description: Attached: X

9.) Attach a sketch plan of the area involved showing adjoining streets: Attached: X

10.) The applicant shall submit or attach any other information requested or may include any additional information that will assist in reaching an equitable decision. Attached: \_\_\_\_\_

I, the undersigned, acknowledge that approval of this Rezoning Application by Ridgeway Township Board constitutes an agreement to comply with Ridgeway Township ordinances.

Applicant's Signature: Jason Heendegen, manager Date: 12-6-21





**enawee County G.I.S**  
 31 N. MAIN ST  
 LD COURTHOUSE 1ST FLOOR  
 ORIAN, MI. 49221  
 PHONE: (517)264-4522  
 FAX: (517)264-4529

**RD0-203-3900-00 with 300ft selection**



1 inch = 350 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.



## **Ridgeway Township Planning Commission**

**January 12, 2022**

The January meeting of the Ridgeway Township Planning Commission was called to order by Chairman Brad Faust at 7:50 p.m.

Present were: Brad Faust, Tim Logan, Jim Wallash, David Creger, Paul Prielipp, and Deb Marks.

Absent :Brian Tiede

Guests: Bob Downing

The minutes were read from the December 27, 2021 meeting by Marks. A motion was made by Logan supported by Wallisch to approve the minutes as read. All in favor.

Old Business: Prielipp had questions pertaining to the sewer with Ottawa Lake Coop. It was said that Ottawa Lake has decided to utilize the sewer by using a grinder/lift pump. This has been ok'd by Britton Village. Ottawa Lake Co-op also was told by the Village that they can have access to the municipal water system if the wells on their property are not adequate for their use. This will be decided at a later date.

New Business:

A recommendation by this planning commission was made by Marks as follows: We the Ridgeway Township Planning Commission recommend that the zoning request by Ottawa Lake Coop to have parcel # RD0-203-3900-00 be rezoned from Agricultural to Light Industrial, and that this recommendation be forwarded to the Lenawee County Planning Commission, and the Ridgeway Township Board. Creger seconded this recommendation. All in favor.

Deb was to call Mr. Lucas to see if there is a Lenawee County Planning Commission, and if not how do we get to be a member of the region 2 planning commission.

Deb reminded everyone of the educational meeting scheduled with Mr Lucas on January 19, at 7:00 p.m.

A motion was made by Creger, supported by Faust to adjourn the meeting. All in favor, meeting adjourned at 8:43p.m.

Respectfully submitted,



Deborah A. Marks

Secretary, Ridgeway Twp. Planning Commission

Special Hearing of Ridgeway Twp Planning Commission

January 12, 2022

This hearing was opened by chairman Brad Faust with the Pledge of Allegiance. Commission members present were : Brad Faust, David Creger, Jim Wallasch, Deb Marks, Tim Logan, and Paul Prielipp. Absent: Brian Tiede.

Faust stated the purpose of this hearing was to give any residents the time to voice their concerns or ask any questions concerning Ottawa Lake Cooperative's request to change the zoning on parcel # RDO-203-3900-00 located at 474 E Chicago Blvd, Britton, MI, from Agricultural to Light Industrial.

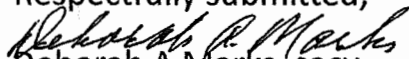
Faust then opened up the hearing to public comments. Rebecca DeBruyne asked if the value of her house would go down if Ottawa Lake built and operated their business on the site. Marks said she didn't have a definite answer, but her opinion was that it would not make a difference and said she would check with the assessor on that.

Victor DeBruyne asked what kind of a business it would be. Jason Heerdegan, representing Ottawa Lake Coop said it would be a fertilizer and chemical warehouse and they would deliver and custom apply for farmers. He told them there would be no grain elevator. He also stated they may sell some prebagged agricultural products in the future.

Deborah DeBruyne said "chemicals" scare her. Jason assured her that the chemicals were contained and that they would be following all the mandated safety measures that this business required. He said that there would be dikes installed as required by law. He said their company wants to be a "good neighbor".

With no further comments or questions, Faust closed the public comments. Wallasch made a motion to adjourn the hearing, and supported by Marks. All in favor, motion passed. Hearing adjourned at 7:43 p.m.

Respectfully submitted,

  
Deborah A Marks, secy

**Ridgeway Township Planning Commission**

**December 27, 2021**

A Special meeting of the Ridgeway Township Planning Commission was called to order by President Brad Faust at 7:00 p.m. with a pledge to the flag.

Present were Brad Faust, Deb Marks, Tim Logan, David Krieger, and Jim Wallisch.

Absent: Paul Prielipp and Brian Tiede

Guests present: None

This special meeting was to inform the commission that the zoning request by Ottawa Lake Co-op had been changed by them. Ottawa Lake Co-op now requested that the entire parcel be zoned light Industrial, since we received a clarification from our assessor, Carol Garcia that the assessing and zoning are two totally different things, and don't necessarily coincide with each other.

A motion was made by Krieger and supported by Wallasch to amend the motion from the December 15, 2021 meeting to read "we recommend that the entire parcel # RD0-203-3900-00 be rezoned to Light Industrial". All were in favor, and motion passed. A notice of a public hearing was posted on the door, mailed to all surrounding property owners, and was printed in the Tecumseh Herald newspaper. This will be held during the regularly scheduled planning commission meeting Wednesday, Jan 12, 2022 at 7:30 p.m.

Some questions arose about the accuracy of the zoning map that is dated 1974. It was decided to follow up on that at a later date. The commission gave Marks the permission to have Attorney Lucas see if this rezoning was consistent with the Ridgeway Land Use Plan.

Marks will follow through on the rezoning checklist given her by township attorney Fred Lucas.

A motion was made by Krieger and supported by Logan to adjourn the meeting at 7:37 p.m. All in favor.

Respectfully submitted,

*Deborah A. Marks, secy*

*Ridgeway Twp Planning Commission*

# Ridgeway Township

Ridgeway Township  
103 E.Chicago Blvd, Britton,MI49229  
517-451-4111  
[Email]

December 27, 2022

**Ridgeway Township Resident,**

There will be a meeting for a proposed rezoning of parcel # RD0-203-3900-00, the address being 474 E Chicago Blvd, Britton, MI 49229. This is the trailer park property that has been purchased by Ottawa Lake Co-op.

The present zoning is “agricultural”, and the request is to rezone this parcel to “light Industrial”.

The meeting to consider this zoning request is Wednesday January 12, 2022 at 7:30pm, At the Ridgeway Township Hall located at 103 E. Chicago Blvd., Britton, MI. Any concerns may be voiced at this meeting.

All written comments must be received by Tuesday, January 11, 2022.

Warm regards,



**Deborah A. Marks, Secretary**

**Ridgeway Township Planning Commission**

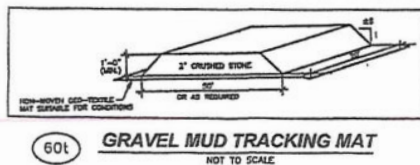
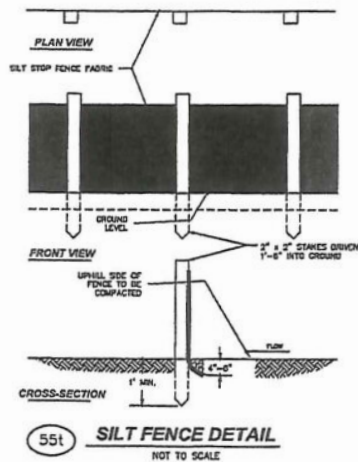
5. State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the property: The proposed rezoning is requested in order to allow Ottawa Lake Co-Op Elevator to construct and operate an agricultural supply and service center on the property. This will involve sales of seed, fertilizer, chemicals, and other farm-related operations. "Wholesale warehousing and material distribution centers, provided all products and materials are enclosed within a building," is listed as a permitted use in the LI district. As there will be some storage of materials outdoors, the LI district also allows "open air display areas for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items or nursery stock, or the rental of manufactured products or equipment" as a conditional use.



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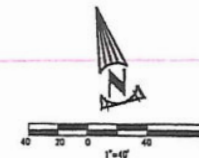
4	Seeding with Mulch and/or Mailing	55	Geotextile Silt Fence
5	Seeding	58	Drumming along and Behind Dandy Curb Back or Grate Guard
15	Paving	60	Mud Tracking

1. ALL UPLOADED DISTURBANCE AREAS WILL BE TOPSOILED, SEEDDED AND MULCHED, SLOPES GREATER THAN 6:1 WILL BE SEEDDED AND MATTED, WITHIN 5 DAYS OF ESTABLISHING THE FINAL GRADING.
2. CONTRACTOR WILL MAINTAIN ALL NECESSARY SOIL EROSION CONTROL DEVICES UNTIL SOIL STABILIZATION IS COMPLETE.
3. APPROPRIATE EMERGENCY ACCESS WILL BE PROVIDED AND DOCUMENTED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR BALANCING THE EARTHWORK AND FOR TRUCKING OFF AND DISPOSING OF ALL EXCESS SOIL MATERIAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND MEANS TO PROPERLY CONTAIN, FILTER, REMOVE AND DISPOSE OF THE SEDIMENT GENERATED BY THE CONSTRUCTION OPERATIONS.
6. CONSTRUCTION SAFETY AND ROAD, BIODIVERSITY AND SITE ACCESS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT IS REQUIRED FROM THE LENAVEN COUNTY ENGINEERING DEPARTMENT.
8. THE CONTRACTOR SHALL CLEAR THE STREETS DAILY AFTER EACH MAJOR TRACKING EVENT.



This is a detailed site plan for a fertilizer plant. The plan shows the layout of existing and proposed buildings, roads, and topographical features. Key elements include:

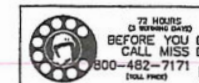
- Topography:** Contour lines are drawn across the site, with elevations ranging from 100 to 150 feet.
- Existing Structures:**
  - WAREHOUSE:** A large rectangular building with dimensions 72x135' and a finished floor elevation of 63.75.
  - OFFICE:** A smaller rectangular building adjacent to the warehouse.
  - EXIST. LUMPY STORAGE:** An area designated for existing lumpy storage.
- Proposed Structures:**
  - FUTURE DRY FERTILIZER PLANT:** A large rectangular building with dimensions 80x200' located at the bottom of the plan.
- Roads and Access:**
  - ASPHALT:** Several areas are labeled as asphalt, including a main access road on the left and a road along the bottom.
  - ROADWAY:** A road is shown on the right side of the plan.
- Other Features:**
  - SCALE (1"=50')**: A scale bar is provided for reference.
  - UTILITY:** Various utility lines and structures are indicated throughout the site.
  - Grading:** The plan shows proposed grading for the site, with different areas marked for different elevations.





1. PROVIDE UNIFORM SLOPE BETWEEN NOTED ELEVATIONS.
2. NOTIFY THE RIDGEWAY TOWNSHIP A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF RIDGEWAY TOWNSHIP.
4. RAMPS SHALL MEET ALL ADA GUIDELINES. SLOPES ARE NOT TO EXCEED 1/2 SLOPE.
5. THE CONTRACTOR WILL FIELD VERIFY ALL EXISTING UTILITY LEADS AND CONNECTION

1. ALL LAWN AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL; ALL PLANTING AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL.
2. ON-SITE STOCKPILED TOPSOIL MAY BE USED.
3. TOPSOIL SHALL BE FREE FROM ADMIXTURE OF SUBSOIL, HEAVY CLAY, COARSE SAND, STONE, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL.
4. AREAS TO BE GRADED ARE TO BE FREE FROM WEEDS AND ROCKS 3/4" DIAMETER OR LARGER.
5. ALL AREAS DISTURBED SHALL BE MACHINE RAKED A MINIMUM OF ONE TIME TO PREPARE THE GRADED AREAS AND LEVEL AND READY FOR THE LANDSCAPE CONTRACTOR.

A BALANCED GRADING PLAN IS NOT PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS AS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



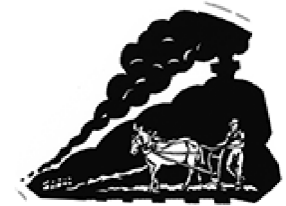
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAINAGE ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

6	GRADING & SESC PLAN	BRITTON FACILITY SITE DEVELOPMENT  BRITTON, MI 49729	 <p>OTAWA LAKE CO-OP ELEVATOR</p>	 <p>231 N. HOOD ROAD BRITTON, MI 49729</p>	<p>PROJECT NO. 04-02-2231 PROJECT NO. 03-02-020 DRAWN BY JPP</p>	<p>NO. DATE BY 1 1/2/04 JPP</p> <p>231 N. HOOD ROAD BRITTON, MI 49729 REV. 03/04/04</p>
9						



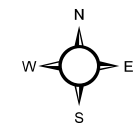


# Village of Britton Future Land Use Map

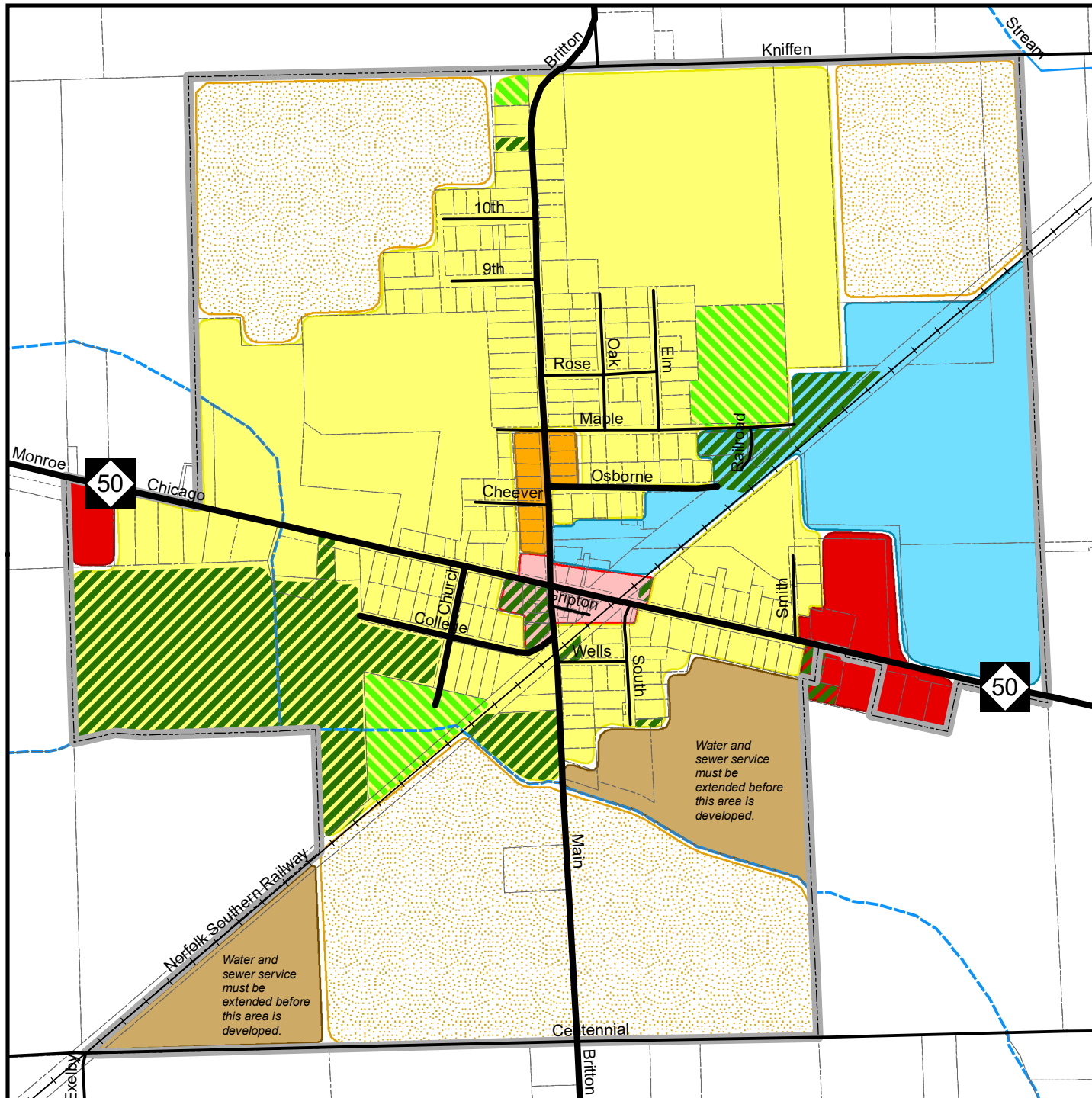


## Legend

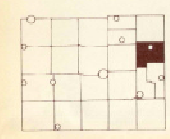
- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Commercial
- General Commercial
- Manufacturing
- Institution
- Park



0 0.125 0.25 Miles  
Page #22














RIDGWAY TOWNSHIP


# OFFICIAL ZONING MAP OF RIDGWAY TOWNSHIP

## LEGEND

-  AA DISTRICT : Agricultural
-  AB DISTRICT : Agricultural
-  RA DISTRICT : Low Density Residential
-  RB DISTRICT : Medium-High Density Residential
-  NS DISTRICT : Commercial
-  LI DISTRICT : Industrial



REGION II  
PLANNING COMMISSION  
JACKSON COUNTY BUILDING (517) 787-3800



LENAAEE COUNTY, MICHIGAN  
JANUARY 1972

**CERTIFICATION**

This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Ridgway Township adopted on \_\_\_\_\_

Township Supervisor \_\_\_\_\_ Date \_\_\_\_\_

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

Comp Date - July 23, 1974 Revisions: \_\_\_\_\_

# Official Zoning Map Village of Britton



## Legend

### Zoning Districts

RA-1	Single-Family Residential
RA-2	Two-Family Residential
RM	Multi-Family Residential
B-1	Central Business
B-2	General Business
M	Manufacturing

Last Rezoning: N/A  
Map Updated: 05/03/16



0 0.125 0.25 Miles

