



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

DATE: March 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
 - (2) #22-02 — Woodstock Township rezoning *[ACTION]* 25
 - (3) #22-03 — Woodstock Township rezoning *[ACTION]* 45
 - 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
 - (1) Election of 2021 LCPC officers *[ACTION]*
 - (2) 2021 LCPC Annual Report *[ACTION]* 61
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 April 21, 2022

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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

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".¹

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.

¹ 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**

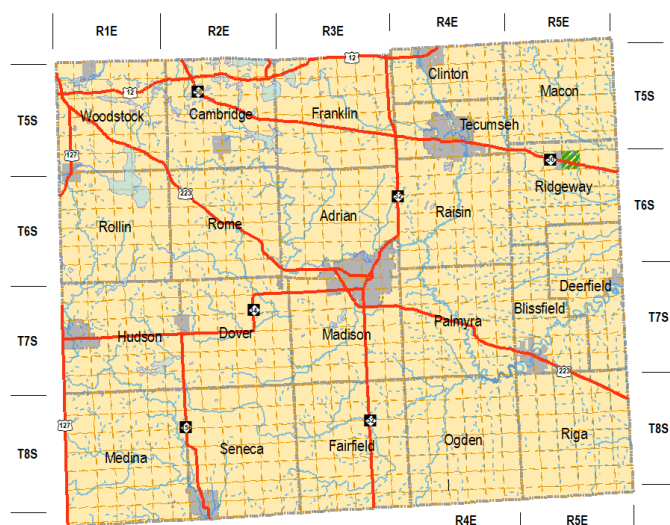
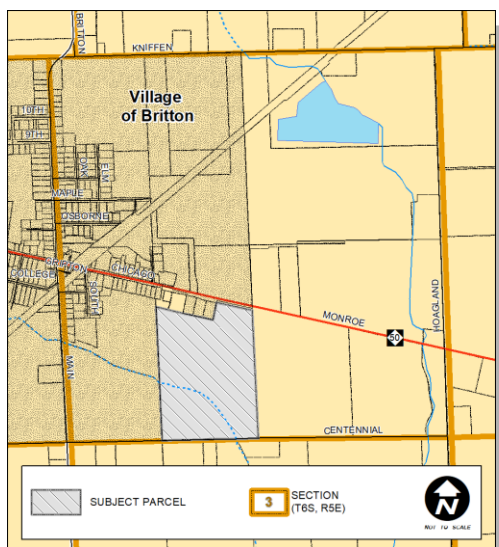


Figure 2
Property Assessment

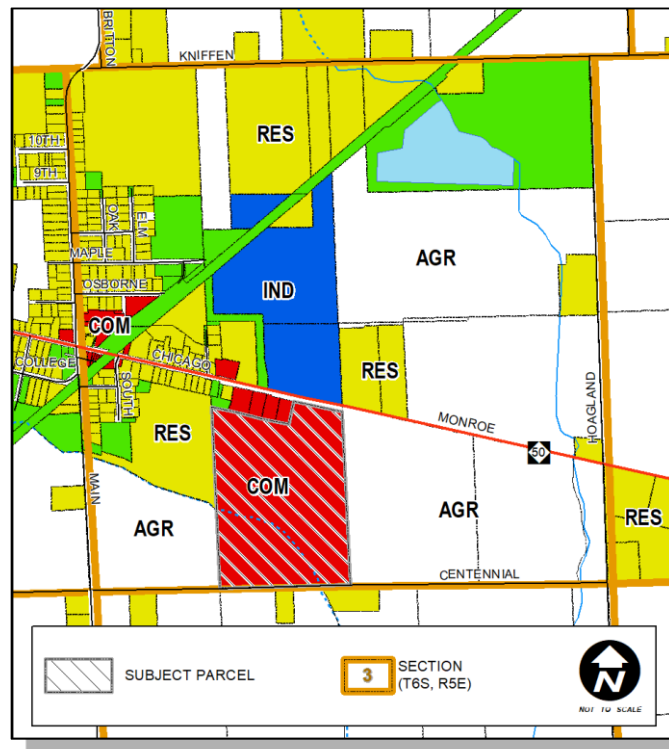


Figure 3
Aerial Photograph



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.

Township Clerk
Page #10

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: 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.

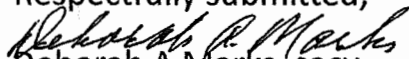
Faust then opened up the hearing to public comments. Rebecca DeBruyne asked if the value of her house would go down if Ottawa Lake built and operated their business on the site. Marks said she didn't have a definite answer, but her opinion was that it would not make a difference and said she would check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

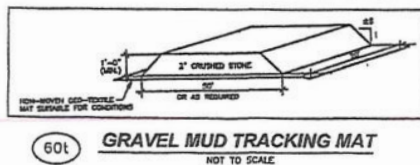
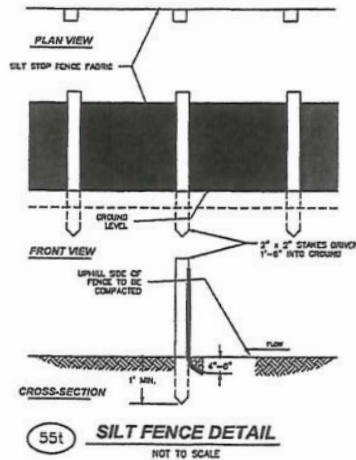
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

t - INDICATES TEMPORARY CONTROL MEASURE
P - INDICATES PERMANENT CONTROL MEASURE

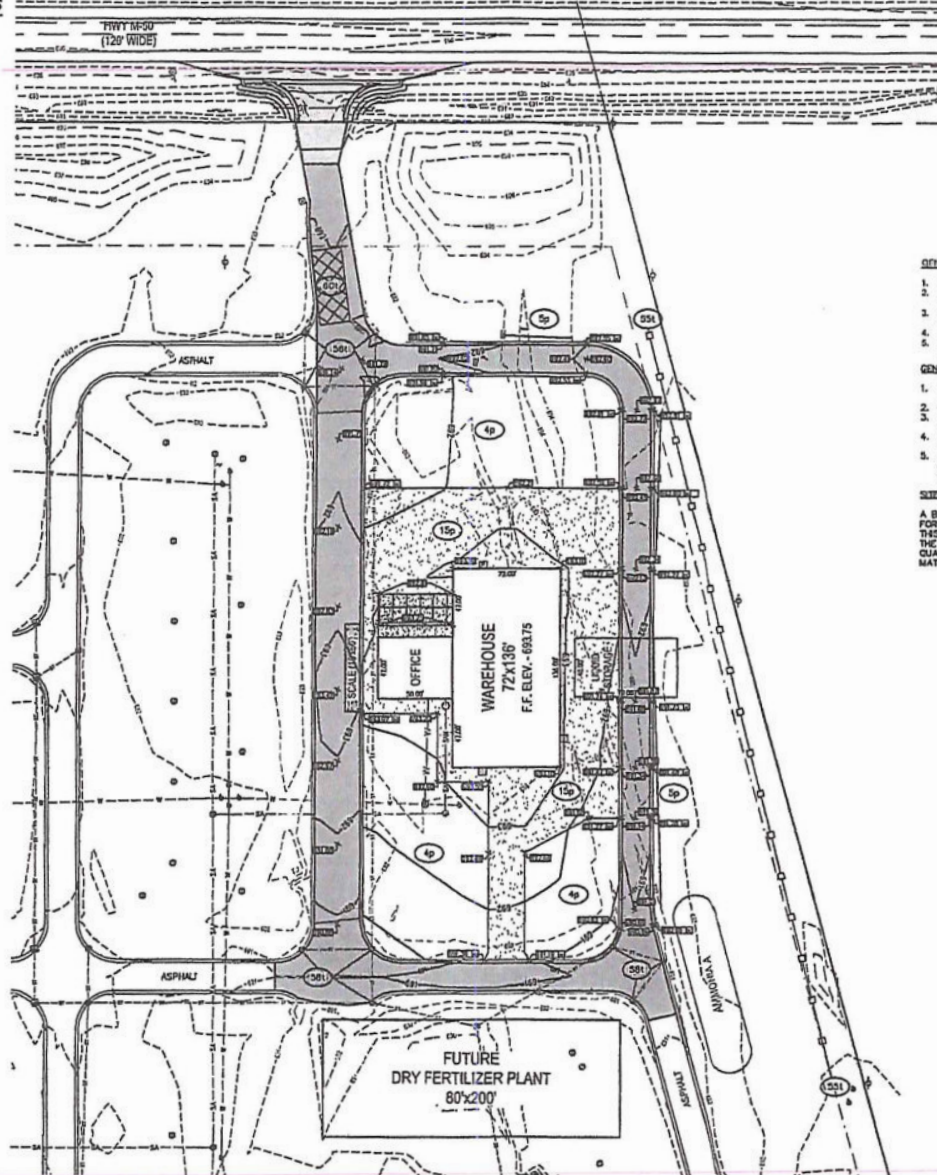
4	Seeding with Mulch and/or Mailing	55	Geotextile Silt Fence
5	Seeding	58	Temporary Silt Sack or Grate Guard
15	Paving	60	Mud Tracking

SOIL EROSION CONTROL NOTES:

1. ALL UNPAVED DISTURBED AREAS WILL BE TOPSOILED, SEEDED AND MULCHED. SLOPES GREATER THAN 6:1 WILL BE SEEDED AND MULCHED, WITHIN 5 DAYS OF ESTABLISHING THE FINAL GRADES.
2. CONTRACTOR WILL MAINTAIN ALL NECESSARY SOIL EROSION CONTROL DEVICES UNTIL SOIL STABILIZATION HAS OCCURRED.
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 THE METHODS AND MEANS TO PROPERLY CONTAIN, FILTER, REMOVE AND DISPOSE OF THE SEDIMENT GENERATED BY THE CONSTRUCTION OPERATIONS.
6. CONSTRUCTION SAFETY AND ROAD, SIDEWALK AND SITE ACCESS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT IS REQUIRED FROM THE LENAWEE COUNTY DRAIN COMMISSION.
8. THE CONTRACTOR SHALL CLEAN THE STREETS DAILY AFTER EACH MUD TRACKING EVENT.



NOTE: INTERNAL DRIVES AND EXTERNAL STREETS SHALL BE CLEANED OF TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.



GENERAL NOTES:

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 CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF RIDGEWAY TOWNSHIP.
4. RAMP SHALL MEET ALL ADA GUIDELINES. SLOPES ARE NOT TO EXCEED 1:12 SLOPE.
5. THE CONTRACTOR WILL FIELD VERIFY ALL EXISTING UTILITY LEADS AND CONNECTION LOCATIONS.

GENERAL GRADING SPECIFICATIONS:


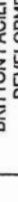





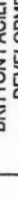




1. ALL LAWN AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL; ALL PLANTING AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL.
2. ON-SITE STOCKPILED TOPSOIL MAY BE USED.
3. TOPSOIL SHALL BE FREE FROM ADVENTURES OF SUBSOIL, HEAVY CLAY, COARSE SAND, STONE, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL.
4. ALL AREAS TO BE SEEDED 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 ENSURE THE GRADED AREAS ARE LEVEL AND READY FOR THE LANDSCAPE CONTRACTOR.

SWP GRADING NOTE:

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.

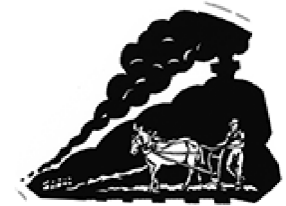


LOCATION OF EXISTING UTILITIES
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT 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.

<div>BRITTON FACILITY SITE DEVELOPMENT</div> <div>OTAWA LAKE CO-OP ELEVATOR</div> <div>BRITTON, MI 49229</div>	<div></div>	PROJECT NO.	022200	DATE	12/2/2021	
		PROJECT NAME	BRITTON FACILITY SITE DEVELOPMENT			
		PROJECT LOCATION	BRITTON, MI 49229			
		PROJECT ADDRESS	10000 BRITTON AVENUE			
		PROJECT PHONE				
		PROJECT FAX				
		PROJECT EMAIL				
		PROJECT WEBSITE				
		PROJECT CONTACT				
		PROJECT STATUS				
<div>GRADING & RESC PLAN</div>	<div></div>	PROJECT NO.	022200	DATE	12/2/2021	
		PROJECT NAME	BRITTON FACILITY SITE DEVELOPMENT			
		PROJECT LOCATION	BRITTON, MI 49229			
		PROJECT ADDRESS	10000 BRITTON AVENUE			
		PROJECT PHONE				
		PROJECT FAX				
		PROJECT EMAIL				
		PROJECT WEBSITE				
		PROJECT CONTACT				
		PROJECT STATUS				
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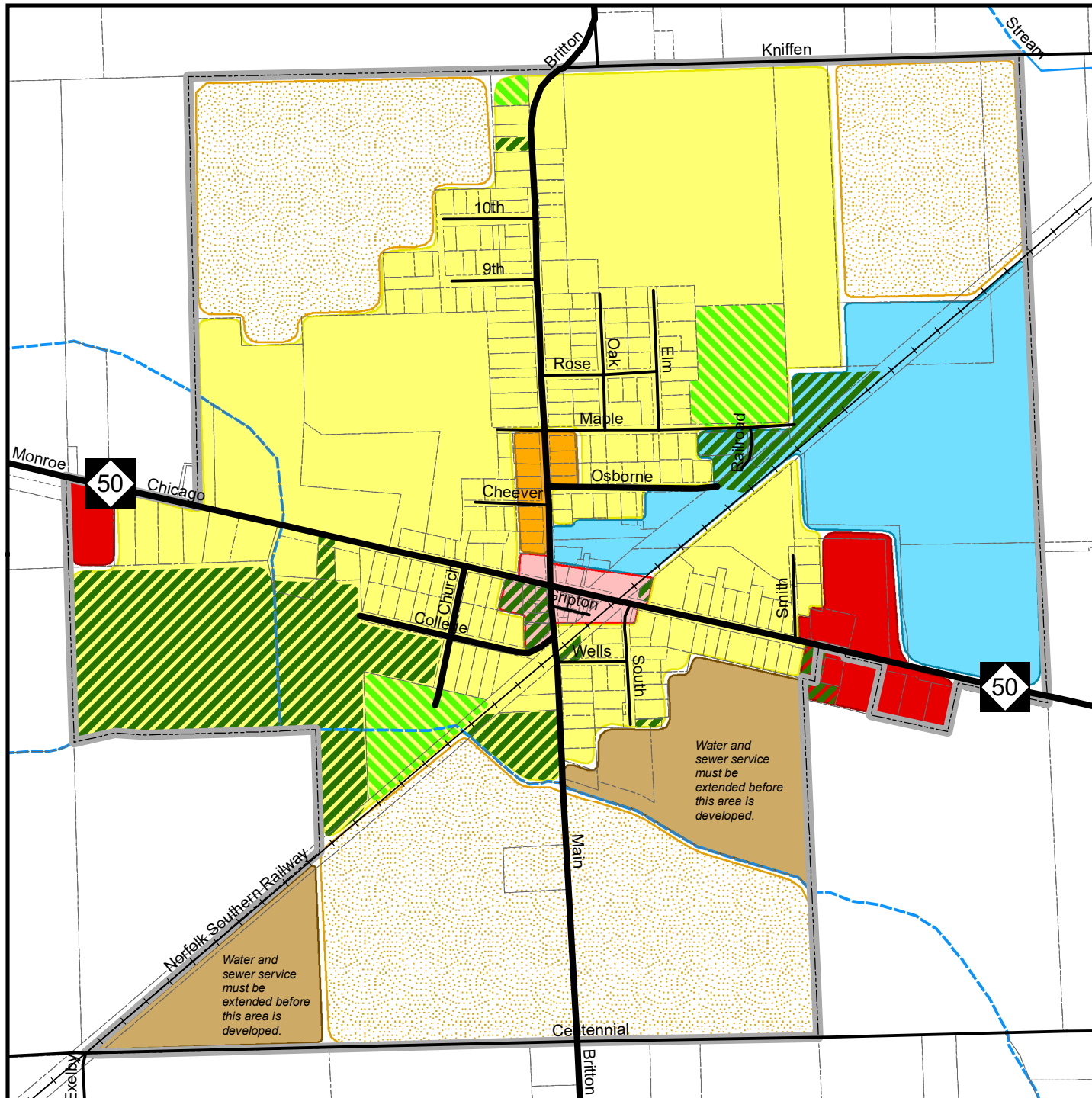
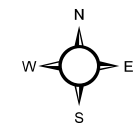


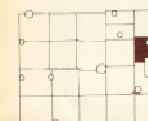
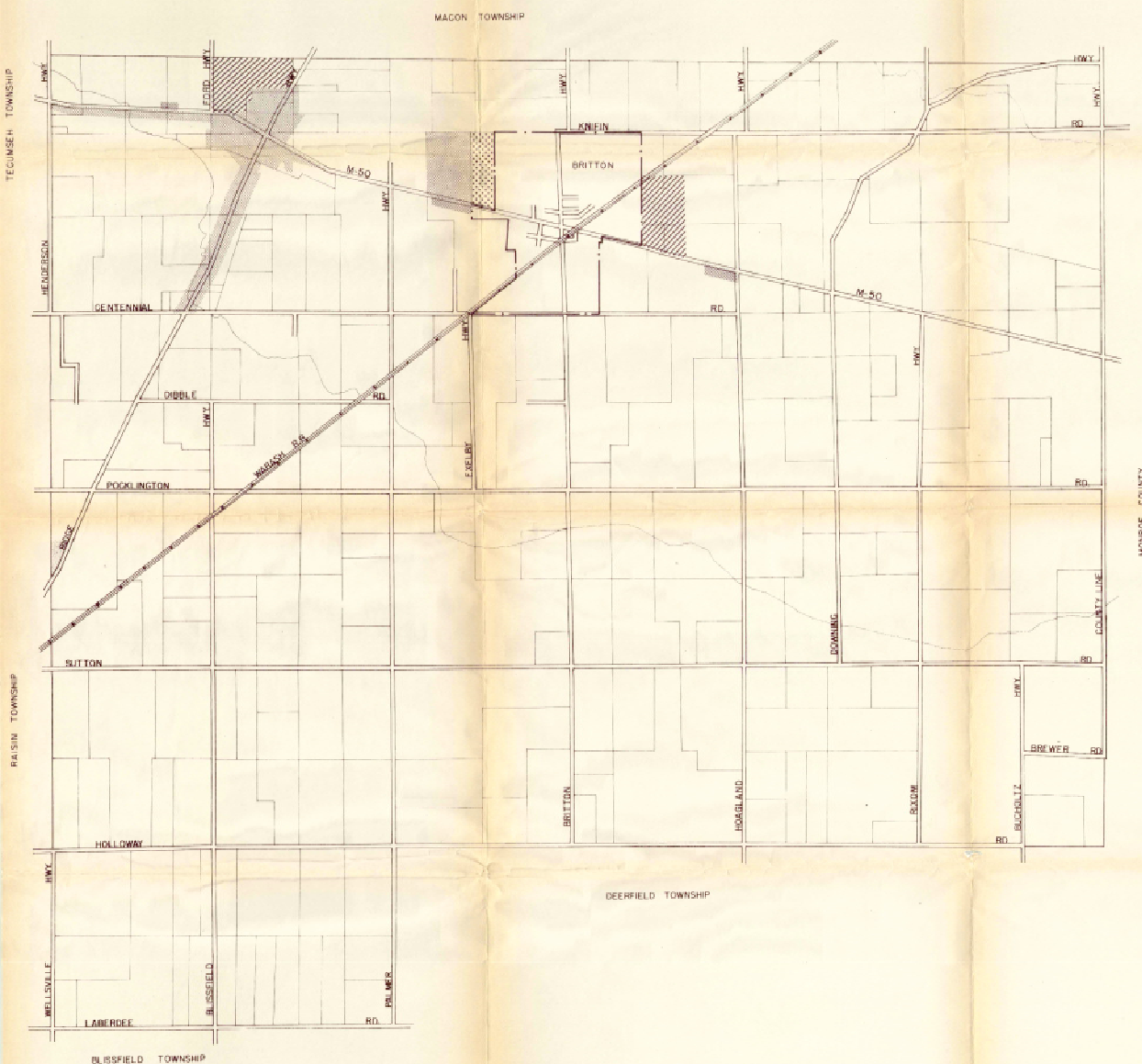
Village of Britton Future Land Use Map



Legend

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





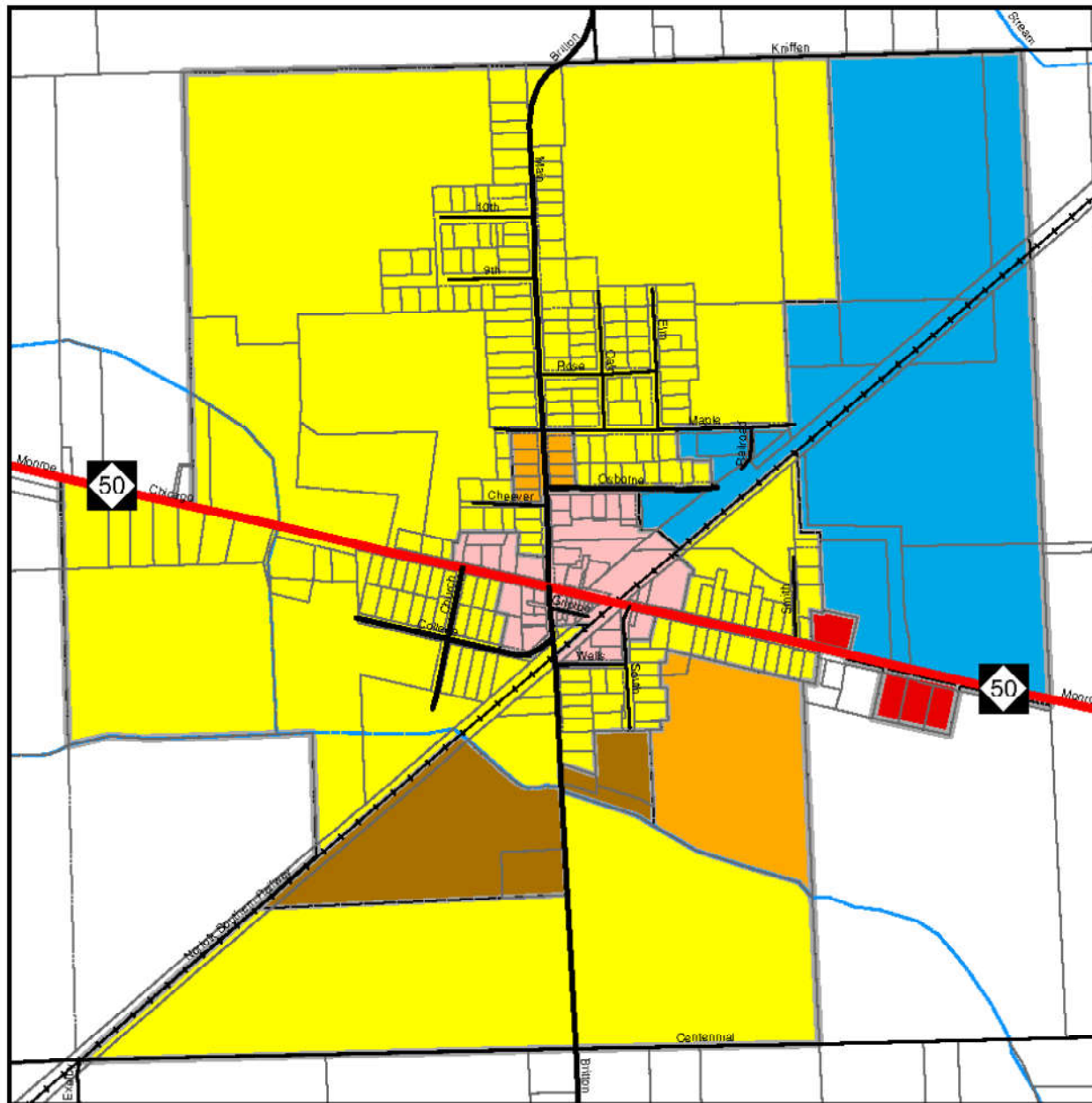
RIDGEWAY TOWNSHIP

OFFICIAL ZONING MAP OF RIDGEWAY 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

<p>REGION II PLANNING COMMISSION JACKSON COUNTY BUILDING (517) 787-3800</p>	<p> LENAAEE COUNTY, MICHIGAN JANUARY 1972</p>	<p>CERTIFICATION This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Ridgeway Township adopted on _____ Township Supervisor _____ Date _____ Township Clerk _____ Date _____ Comp Date - July 23, 1974 Revisions:</p>
--	---	--



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



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 | #22-02

To: County Planning Commissioners

From: Grant E. Bauman

Date: March 11, 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 'general commercial (C-2)' district.

Purpose

The Zoning Amendment Form states that the purpose of the proposed change is a "fenced outdoor storage and mini-storage facility".¹

Location and Size of the Property

The subject property (WD0-110-3025-00) is located in Section 10 (T5S-R1E) of Woodstock Township, on the north side of US-12 (see Figure 1). Silver Lake Highway is located further to the east (on the north side of US-12). The subject parcel has an area of approximately 9.78 acres.

Land Use and Zoning

- **Current Land Use** – The subject property is currently vacant, but is assessed for 'commercial' uses according to property records (see Figure 2). The adjacent parcels located to the east and west on the north side of US-12 are also assessed for commercial use.
- **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 'general commercial (C-2)' (see Figure 4). Surrounding properties are zoned 'agricultural (AG)'. 'Highway service commercial (C-3)' zoning districts are located nearby to the east.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is adjacent to US-12, 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.

¹ 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 notes that there are wetlands on the subject property (see the background information).

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission recommends approval of the rezoning of Parcel # WD0-110-3025-00, but excluding “all wetlands and protected land located on the parcel based on wetlands mapped pulled from EGLE” (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 (see Figure 3).
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 already located in the vicinity 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 pertinent stretch of the US-12 corridor.

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.

The Township Planning Commission recommends that the “wetlands and protected land located on the parcel based on wetlands mapped pulled for EGLE” be excluded from the rezoning. LCPC staff recommends that the entire parcel be rezoned for ease of mapping. The Conditional Use Permit (CUP) issued for the proposed self-storage facility should pinpoint where facilities can be located, taking into account wetlands.

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 of the entire property (WD0-110-3025-00) to ‘highway service commercial (C-3)’ to the Woodstock Township Board.

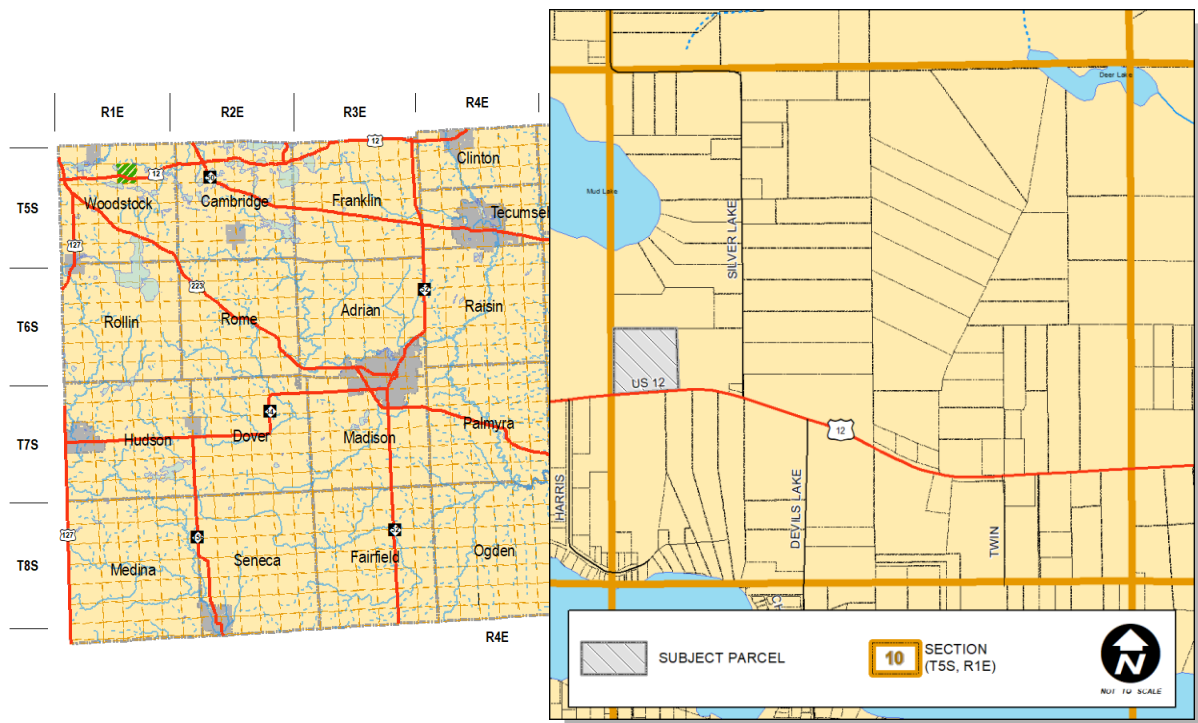
Recommended Actions:

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

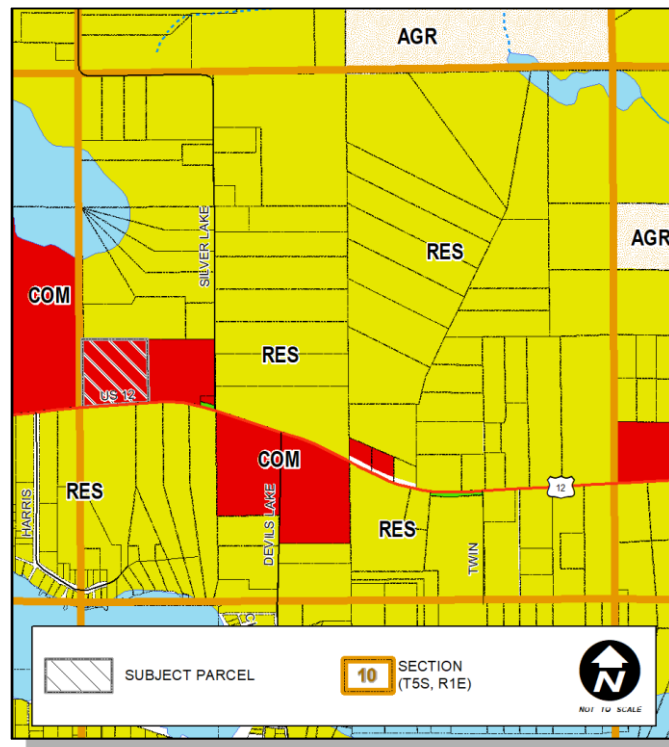
Attachment(s):

- Background information provided by Woodstock Township.

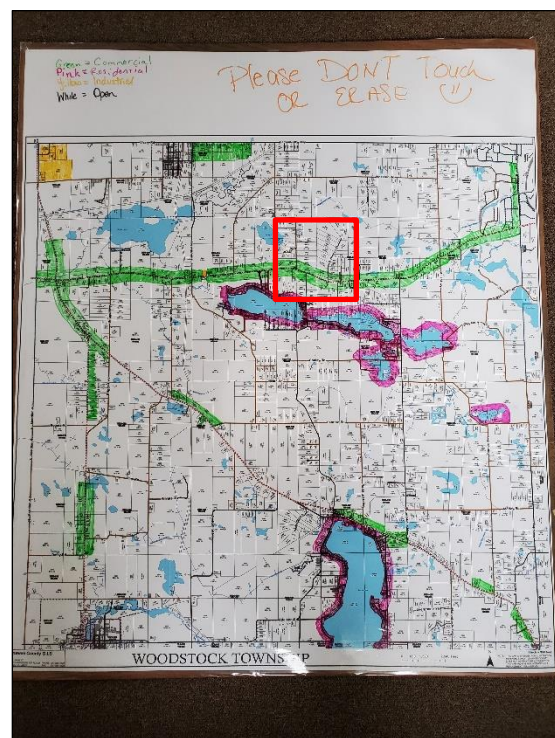
Figure 1
Location



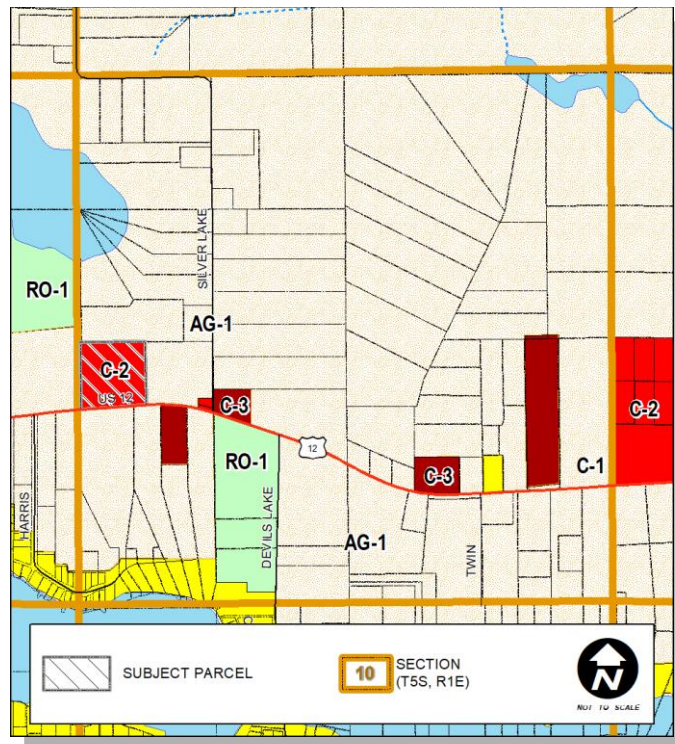
**Figure 2
Property Assessment**



**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-110-3025-00, see Attached

1. The above described property has a proposed zoning change FROM General Commercial C-2 ZONE TO Highway Service Commercial C-3 ZONE.
2. PURPOSE OF PROPOSED CHANGE: Fixed outdoor storage and mini-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 02 day 24 year 2022
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 02 day 05 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Adrian 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.

John Nichol ☒ Chair or ☐ Secretary 02 / 24 / 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.

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-110-3025-00
Township official we may contact: Jeff Voreke Zoning Phone #: (517) 626-0529
Applicant: Alvin Mattison Phone #: (517) 620-1745
Rezoning Request: From: General Commercial (C-2) To: Highway Service Commercial (C-3)
Property Location: Section(s): 10 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"): 9.78 Acres

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

What is the proposed use of the site? Fenced outdoor storage and mini-storage facility.

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

North: _____ South: _____
East: Vineyard West: Amalgamated

What are the surrounding Zoning Districts?

North: AGRICULTURE (AG) South: AGRICULTURE (AG)
East: AGRICULTURE (AG) West: AGRICULTURE (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 US-12

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.

Application for Zoning Changes

FEB 05 2022

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

1. Application is hereby made by: Name(s): Alvin Mattson, Mike Ottenbacher
 Address: WDO-110-3025-00 Telephone: 517-610-1745
 to obtain a change in zoning. 11000 Silver Lake Hwy Blk 586-453-6205
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: WDO-110-3025-00
4. Legal description: Appx 9.8 acres vacant land in 11000 Block of Silver Lake Hwy. WDO-110-3025-00 Parcel ID.
5. The above property is presently zoned: C2
6. The proposed use(s) and nature(s) of operation is/are Propose Fenced outdoor storage and mini-storage facility.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 1-25-22

Applicant(s):

signature

Fee Received \$

420

Towship Clerk:

signature

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
See attached minutes

Date:

2/24/22

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

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

Planning Commission, Public Meeting

Date Posted 2/5/2022

Woodstock Township Planning Commission will hold a meeting on **Thursday, February 24, 2022** at 6486 Devils Lake Hwy.

- 1) 6:30 pm- Meeting for recommendation on Rezoning Application for 11000 Silver Lake Hwy blk. WDO-110-3025-00. Property is approx. 9.8 acres on US-12. Applicant is requesting rezoning from AG to C3 for the purpose of fenced outdoor storage and mini-self-storage facility.

John Nicholl- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this meeting 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
file

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

February 24, 2022

Planning Commission Meeting (PC)

Attendees: J. Clark, J. Nicholl, B. Shipley, R. Turner, J. Wheaton

Absent: D. Crawford (excused); R. Kennard (excused)

Recording Chairman J. Nicholl brought meeting to order at 6:30pm, followed by pledge of allegiance.

A. Letter of Correspondence – none

B. New Business

1. Meeting for recommendation Rezoning Application for 11000 Silver Lake Hwy blk. WDO-110-3025-00. Property is approx. 9.8 acres on US-12. Applicant is requesting rezoning from AG to C3 for the purpose of fenced outdoor storage and mini self-storage facility.
 - i. Correction in above that was posted via Township Website, should reflect property is currently C2 and being requested to rezone to C3.
 - ii. Estimated number of buildings is not site current but planned for inside and outside storage.
 - iii. MDOT curb cut will have to be obtained
 - iv. This WDO technically does not actually touch Silver Lake Hwy, as this was a split off from prior splits.
 - v. Concern about current property from surrounding neighbor as this property is majority wetlands (West side). This will be addressed by EGLE and/or MDNR.
 - vi. J. Votzke to research the wetlands language and map for PC to obtain a better understanding.
 - vii. Any fencing material will be covered at the site plan meeting, if approved.

Motion made by R. Turner to recommend to Township Board to approve Rezoning Application for 11000 Silver Lake Hwy blk. WDO-110-3025-00 based on outlined discussion but exclude all wetlands and protected land located on parcel based on wetlands mapped pulled from EGLE, 2nd by J. Clark.

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

Meeting was adjourned at 6:54pm.

Chairman J. Nicholl has reviewed and approved these minutes.

Respectfully submitted by
J. Wheaton, Recording Secretary

ALL FIELDS DETAIL



(41) MLS # 201904592
(44) Class Lots/Land
(48) Address 11000 BLK SILVER LAKE HWY
(49) Address 2 11000 BLK US 12
(50) City Brooklyn
(51) State MI
(52) Zip 49230
(45) Type Commercial
(46) Area 60-Woodstock, Cambridge, Franklin Twp
(47) Listing Price \$85,000
(54) Status Active
(55) Sale/Rent For Sale
(60) IDX Include Y



Google

Map data ©2020



GENERAL

(56) Originating MLS	Jackson	(61) VOW Include	Yes
(62) VOW Address	Yes	(63) VOW Comment	Yes
(64) VOW AVM	Yes	(65) Verified Listing	Confirmed
(66) List Agent	The Riggle Team - Main: 517-547-3340	(67) List Office	RE/MAX IRISH HILLS REALTY - Main: 517-547-3340
(70) Additional Contact Info	Contact Mark Riggle at 517-206-4474	(71) Type Of Listing Contract	ERS
(72) Exclusive Agency	No	(73) Sub Agency	0
(74) Buyer Agency	4.0	(75) Transaction Broker	0
(76) Commission Remarks	NO COMM ON CONCESSIONS	(77) Listing Date	1/1/2020
(78) Expiration Date	12/31/2020	(82) Owner Name	Breitowich
(83) Lake Name	None	(84) Directions/Cross Streets	West of Silver Lake Hwy.
(85) School District	Columbia	(86) Subdivision	None
(87) Township	Woodstock	(88) County	Lenawee
(89) Tax ID	WDO-110-3025-00	(90) Zoning	Commercial
(91) Part/Larger Parcel	No	(92) Splits Available	No
(93) Legal Description	LD DES AS COMM AT W1/4 COR OF SD SEC 10 & RUNN TH	(94) Lot Size	651X676X649X635
(95) Lot Front	651	(96) Frontage RF/LF	RF
(97) Estimated Acreage	9.78	(99) Associated Document Count	2
(100) Crops Reserved	No	(101) Oil/Gas Lease	No
(102) Oil/Gas/Mineral Rights	Unknown	(103) PA116	No
(104) Designated Wetlands	No	(105) Env. Haz/Undgrd Tank	No
(106) Land Rented	No	(108) Agent Hit Count	24
(109) Client Hit Count	7	(112) Tax ID	49230
(113) Update Date	8/18/2020	(114) Status Date	1/2/2020
(115) HotSheet Date	1/2/2020	(116) Price Date	1/2/2020
(117) Input Date	1/2/2020 9:10 AM	(118) Original Price	\$85,000
(119) Cumulative DOM	296	(15) Days On Market	296
(31) Summer Tax Year	2,018	(2) Water Front	No
(3) GLR #	201904592	(5) Pre-Title With	Midstate HILLSDALE
(139) List \$/Acre	8,691.21	(36) Geocode Quality	Manually Placed Pin
(14) Picture Count	12	(20) Input Date	1/2/2020 9:10 AM
(21) Update Date	8/18/2020 2:20 PM	(4) List Team	The Riggle Team - Main: 517-547-3340

FEATURES

LOT DESCRIPTION	TERMS	WATERWAYS	TRANSMIT TO INTERNET
Rolling Hill	Cash	None	Yes
Wooded Lot	ROAD TYPE	ZONING	WATER SELECTION
Prop Face S	US Highway	Commercial	No Water Selection

FINANCIAL

(121) Assessments	No	(124) Association Fees	\$0.00
(125) Association Fee Frequency	None	(126) SEV	96800
(127) SEV Year	2019	(128) Tax Value	\$34,226
(129) Tax Value Year	2019	(130) Principle Res Exemption%	0
(131) Summer Tax	1239.19	(132) Winter Tax	283.56
(133) Total Tax	\$1,522.75	(134) Foreclosed (Y/N)	No
(135) Village Taxes	\$0.00	(136) Subject to Short Sale	No

REMARKS

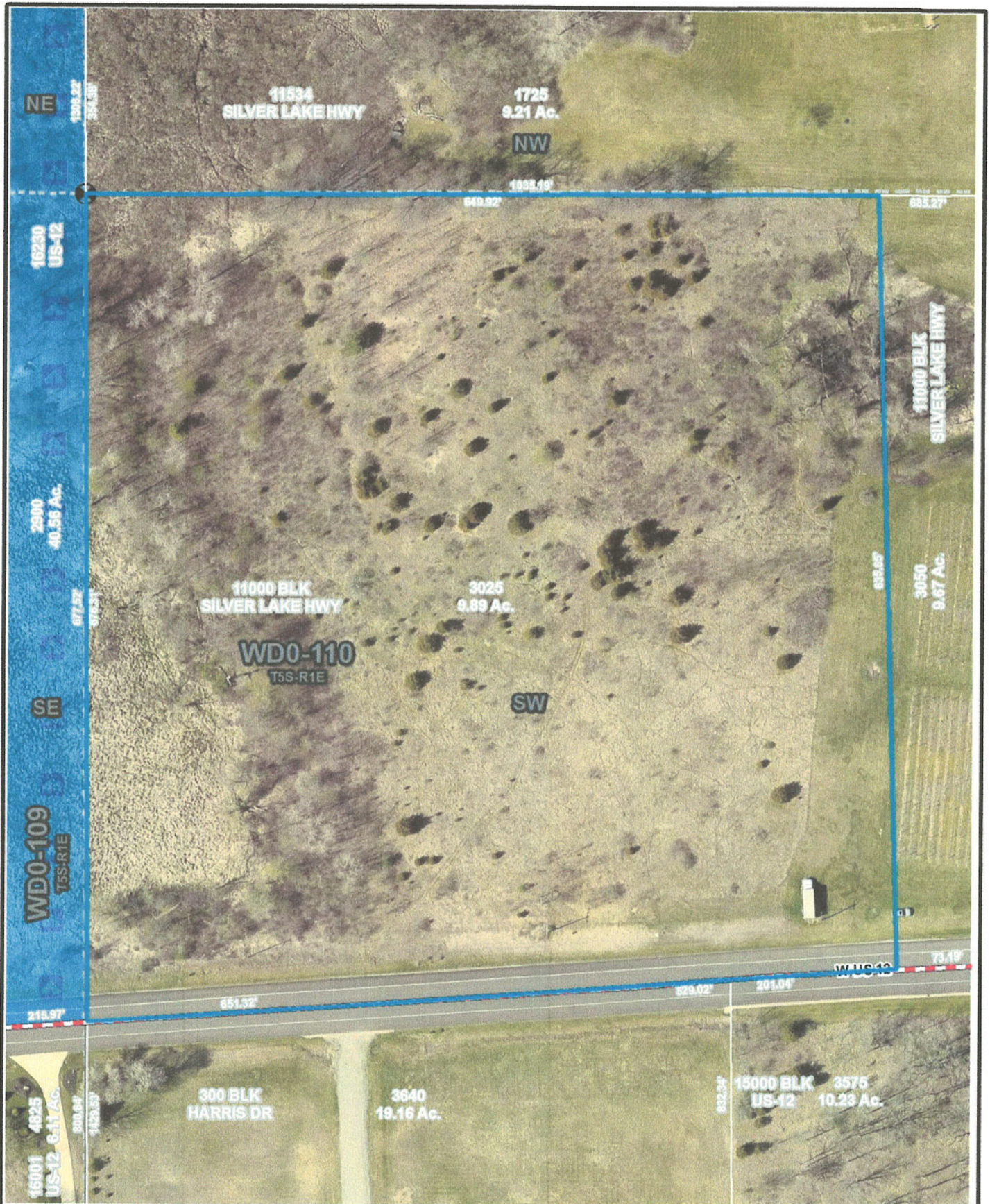
(138) Remarks Three 3.2-acre Contiguous Lots. Can be purchased separately for \$35,000! Great location next to Vineyard & winery! On historic Sauk Trail! Heart of the Irish Hills near Michigan international Speedway (MIS). Commercial Zoning available.

ADDITIONAL PICTURES



DISCLAIMER

MLS Data is protected by Copyright and provided as a service to MLS users and purchasers who must rely upon their own investigation and seek professional help if necessary. JMLS is not responsible for its misuse, inaccuracies or its compliance with law. Please be aware, property may have audio /video recording devices in use.



Lenawee County G.I.S

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

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

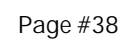
WD0-110-3025-00

11000 SILVER LAKE HWY BLK



1 inch = 100 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 #: WD0-110-3025-00

Flag:

Owner: MATTSON, ALVIN

Address: 11000 SILVER LAKE HWY BLK

Property Zip: 49230

1. General

2. Owner Info.(*)

3. Tax Info.

4. PRE: 0

5. Misc.

6. Linked App Info

7. Attach [0]

8. Sketches [0]

Send To:

Owner

Change Date: 01/15/2021

Property Address

Prefix:

St #:

11000.0

Unit/Apt:

BLK

Dir:

Name:

SILVER LAKE HWY

City:

BROOKLYN

Cross Street/Census...

0 Extra Addresses...

Owner Information -- Clear

Owner:

MATTSON, ALVIN

Name Extra:

Care Of:

Address:

23697 CURRIE RD

City:

SOUTH LYON

State:

MI

Zip:

48178

☐ This is an Out of Country Address

Mail Code:

Parcel #: **WD0-110-3025-00**
 Flag:

Owner: **MATTSON, ALVIN**
 Address: **11000 SILVER LAKE HWY BLK**
 Property Zip: **49230**

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

Rec. Status: **Active**
 Tax. Status: **TAXABLE**
 Prev. Tax. Status: **TAXABLE**
 Cur. Class: **202** **COMMERCIAL-VACANT**
 Prev. Class: **201** **COMMERCIAL-IMPROVED**
 School: **38040** **COLUMBIA SCHOOL DISTRICT**
 ECF Neigh: **201** **COMMERCIAL**

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

6 Sales (12/4/2020, 85,000) ...
 0 Permits ...
 Comments (A)
 Legal/Tax Description...

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

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

Land and Improvements

	# of
Land...	9,780
Land Improvements...	
Residential Buildings...	0
Agricultural Buildings...	0
Commercial/Ind. Buildings...	0
Personal Property...	0

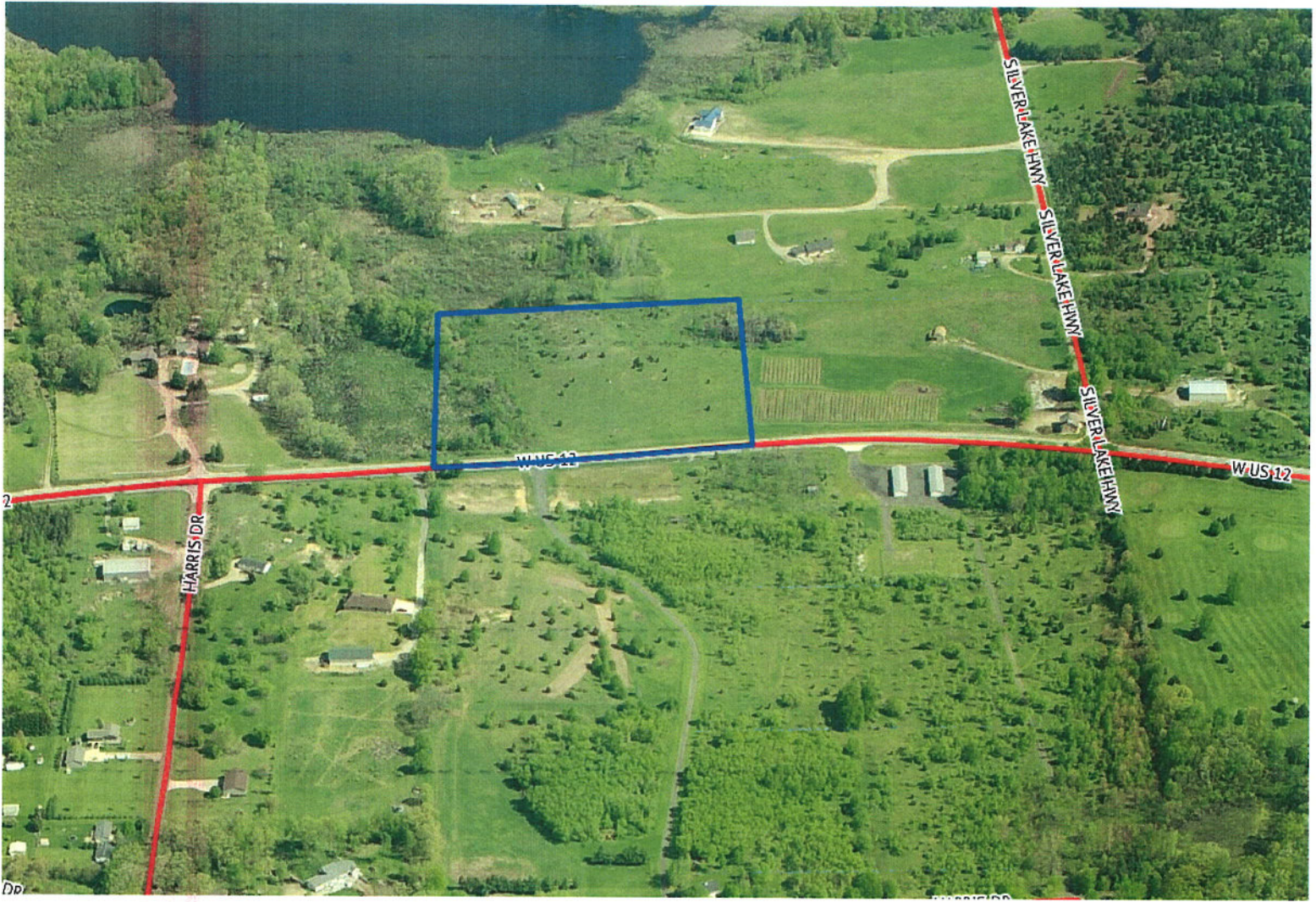
Legal/Tax Description

Copy To Clipboard

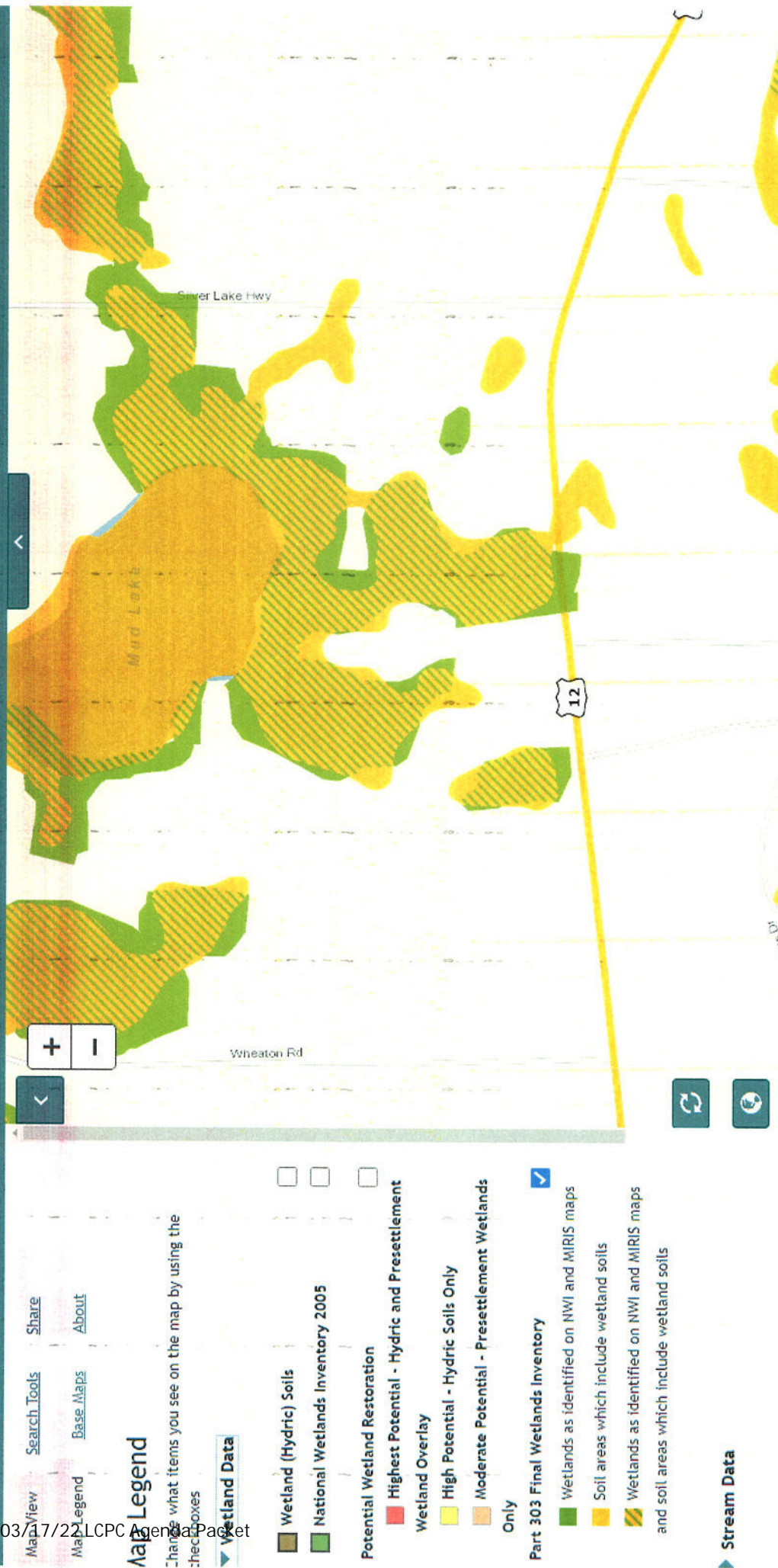
 Hit [Enter] to edit existing text or start typing to replace existing text.

LD DES AS COMM AT W 1/4 COR OF SD SEC 10 & RUNN TH S89°30'26"E ALG E & W 1/4 LI OF SD SEC 649.92 FT TH S 635.65 FT TO CNTRLI OF HWY US-12 TH S86°54'50"W ALG SD CNTRLI 651.32 FT TO W LI OF SD SEC TH N 676.31 FT TO POB (SURVEY 9.7873 AC)

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



03/17/2021 LCPC Agenda Packet



Map Legend

Change what items you see on the map by using the checkboxes

Wetland Data

- ☐ Wetland (Hydric) Soils
- ☐ National Wetlands Inventory 2005
- ☐ Potential Wetland Restoration

Highest Potential - Hydric and Presettlement

- ☐ Wetland Overlay
- ☐ High Potential - Hydric Soils Only
- ☐ Moderate Potential - Presettlement Wetlands Only

Part 303 Final Wetlands Inventory

- ☒ Wetlands as identified on NWI and MIRIS maps
- ☐ Soil areas which include wetland soils
- ☐ Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Stream Data

WDO-110-3025-00

Application for Zoning Changes

FEB 05 2022
JW

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

1. Application is hereby made by: Name(s): Alvin Mattson, Mike Ottenbacher
 Address: WDO-110-3025-00 Telephone: 517-610-1745
 to obtain a change in zoning. 11000 Silver Lake Hwy Blk 586-453-6205
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: WDO-110-3025-00
4. Legal description: Appx 9.8 acres vacant land in 11000 Block of Silver Lake Hwy. WDO-110-3025-00 Parcel 25
5. The above property is presently zoned: B2
6. The proposed use(s) and nature(s) of operation is/are Propose Fenced outdoor storage and mini-storage facility.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 1-25-22Applicant(s): [Signature]

signature

Fee Received \$ 420Township Clerk: [Signature]

signature

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

ADM CONSTRUCTIONS LLC

23697 CURRIE RD
SOUTH LYON, MI 48178-9717

COPY

4465

9-9/720
352CHECK ARMOR
TRADE PROTECTIONPAY
TO THE
ORDER OF

Township of Woodstock

DATE 1-25-22\$ 420

DOLLARS

Comerica Bank

Comerica Bank
www.comerica.com

FOR

Zoning Change

⑈004465⑈ ⑆072000096⑆ 1852963014⑈

WD0-109-2900-00
IRISH HILLS CAMPGROUND LLC.
20609 MAXINE
SAINT CLAIR SHORES MI 48080

WD0-109-4825-00
POWELSON, KAREN M TRUST
PO BOX 89
BROOKLYN MI 49230

WD0-109-4975-00
GERWECK, NEITA E
174 SOUTHERN SHORES
BROOKLYN MI 49230

WD0-110-1725-00
GONZALEZ, PATRICK
11534 SILVER LAKE HWY
BROOKLYN MI 49230-8459

WD0-110-3025-00
MATTSON, ALVIN
23697 CURRIE RD
SOUTH LYON MI 48178

WD0-110-3050-00
SPENSLEY FAMILY VINEYARDS LLC
11500 SILVER LAKE HWY
BROOKLYN MI 49230

WD0-110-3575-00
SCHULTZ, CINDY
18000 BROWN DR
CHELSEA MI 48118

WD0-110-3640-00
HEHL, CHAD R & MARY K
320 HARRIS DR
CEMENT CITY MI 49233

COPY



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 | #22-03

To: County Planning Commissioners

From: Grant E. Bauman

Date: March 11, 2021

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

Request

A portion of the subject property is proposed for rezoning to a 'highway service commercial (C-3)' district, from an 'agricultural (AG)' district.

Purpose

The Zoning Amendment Form states that the purpose of the proposed change is a "storage facility", an expansion of the existing self-storage facility located on the adjacent parcel to the east (see Figure 5).¹

Location and Size of the Property

The subject property (WD0-110-3575-00) is located in Section 10 (T5S-R1E) of Woodstock Township, on the south side of US-12 (see Figure 1). Harris Drive bisects the property further to the south. Devils Lake Highway is located nearby to the east. The subject parcel has an area of approximately 10.11 acres but only the northernmost 3 acres (approximately) of the parcel are proposed for rezoning.

Land Use and Zoning

- **Current Land Use** – The parcel and surrounding properties on the south side of US-12 are currently assessed for 'residential' uses (see Figure 2). Commercially assessed properties are located to the north as well as nearby to the east.
- **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 'agricultural (AG)' (see Figure 4). The northern portion of the adjacent property to the east (containing the existing self-storage facilities) is already zoned 'highway service commercial (C-3)'. The adjacent parcel to the northwest is zoned 'general commercial (C-2)' (and is proposed for rezoning to 'C-3'). Other surrounding properties are zoned 'agricultural (AG)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The approximately 3-acre portion of the subject property proposed for rezoning is adjacent to US-12, a state highway.

¹ 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 of the northernmost three acres (approximately) of Parcel # WD0-110-3575-00 (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 abutting the property.
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 in the vicinity 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 pertinent stretch of the US-12 corridor.

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)' of the northernmost approximately 3 acres of Parcel # WD0-110-3575-00 to the Woodstock Township Board.

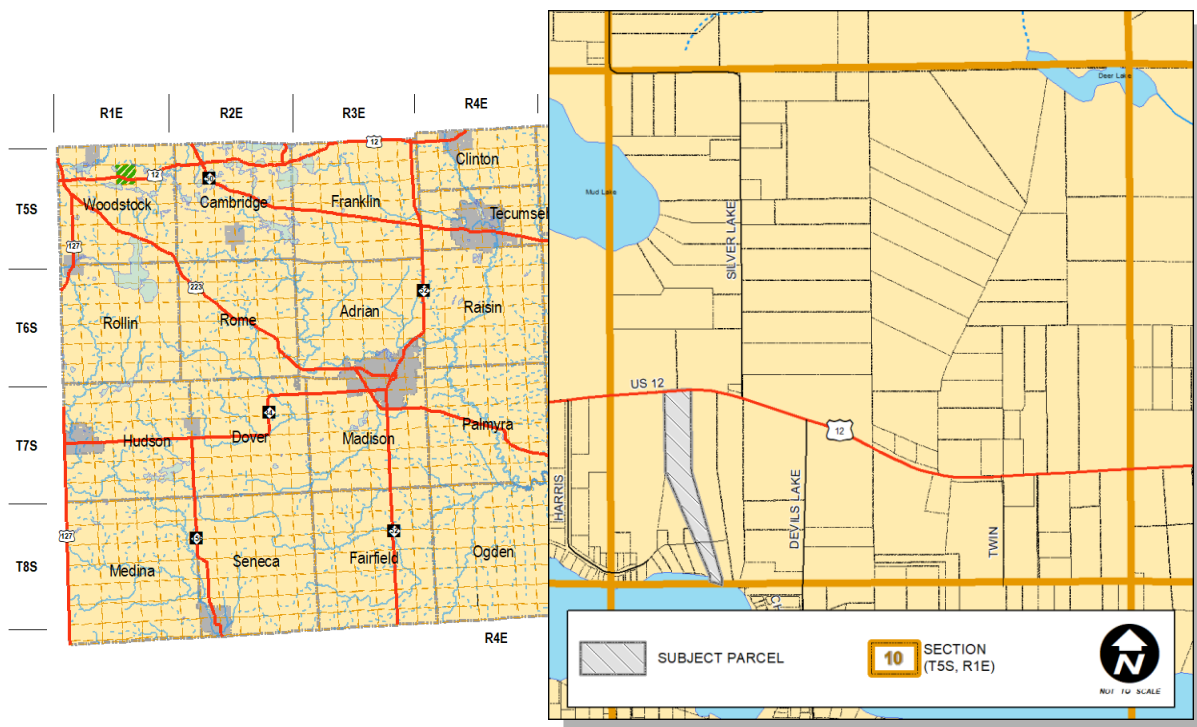
Recommended Actions:

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

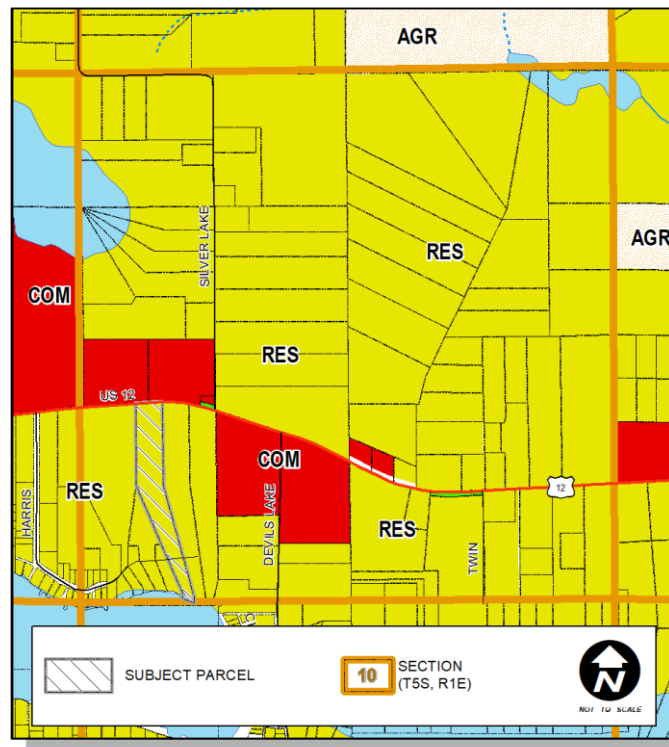
Attachment(s):

- Background information provided by Woodstock Township.

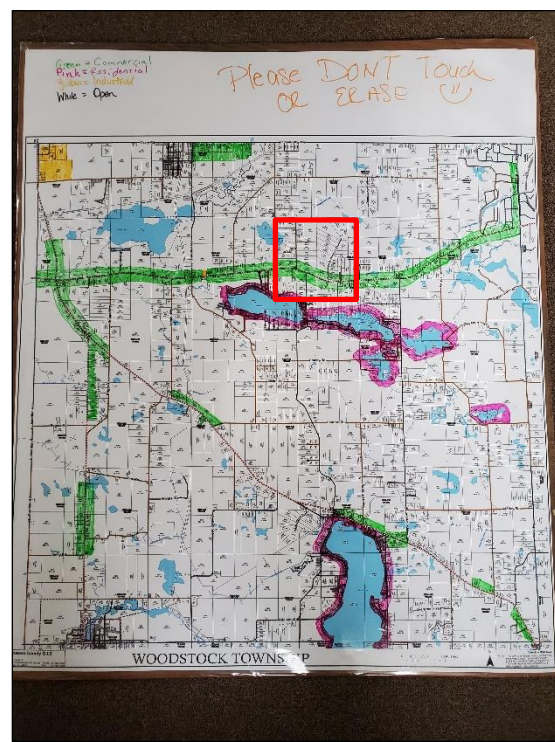
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



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.)

WDD-110-3575-00

See Attached

1. The above described property has a proposed zoning change FROM Agriculture AG ZONE TO Highway Service Commercial C-3 ZONE.

2. PURPOSE OF PROPOSED CHANGE: 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 02 day 24 year 2022

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 02 day 05 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Adrian 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.

John Nicholl ☒ Chair or ☐ Secretary 02 / 24 / 22 (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-110-3575-00
Township official we may contact: Jeff Voreck Zoning Phone #: 572-286-0529
Applicant: Cynthia Schultz Phone #: 734-474-9452
Rezoning Request: From: Agriculture (A6) To: Highway Service Commercial (C-3)
Property Location: Section(s): 10 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"): 3.68 Acres

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? VACANT / AGRICULTURE
What is the proposed use of the site? STORAGE UNITS

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: Vineyard / VACANT South: AGRICULTURE
East: STORAGE FACILITY West: AGRICULTURE
What are the surrounding Zoning Districts?
North: Commercial (C-2) South: Agriculture (A6)
East: Commercial (C-3) West: Agriculture (A6)
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 US-12
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.

Application for Zoning Changes



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

- Application is hereby made by: Name(s): Cynthia Schultz
Address: 18000 Brown Dr. Chelsea, MI 48118 Telephone: 734 474 9452
to obtain a change in zoning.
- 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: 480 Harris Dr. Cement City, MI 49233
- Legal description: WDO-110-3575-00
Applies to only US-12 end of Property, Approx 3 Acres
- The above property is presently zoned: See Survey
- The proposed use(s) and nature(s) of operation is/are Storage Units (Rezone to C-3)

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 1-17-2022Applicant(s): Cynthia Schultz
signatureFee Received \$ \$42000Township Clerk: [Signature]
signature
ZONING

PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board ☒ Approve
the rezoning for the following reasons: ☐ DisapproveSee Attached MinutesDate: 2/24/22Chairman: John Nicholl
signature

CERTIFICATE OF ZONING CHANGE:

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

Date: _____

Supervisor: _____
signatureClerk: _____
signature

Application for Zoning Changes

JAN 19 2022

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

- Application is hereby made by: Name(s): Cynthia Schultz
Address: 18000 Brown Dr. Chelsea, MI 48118 Telephone: 734 474 9452
to obtain a change in zoning.
- 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: 480 Harris Dr. Cement City, MI 49233
- Legal description: WDO-110-3575-00
Applies to only US-12 end of Property, Approx 3 Acres
- The above property is presently zoned: See Survey
- The proposed use(s) and nature(s) of operation is/are Storage Units (Rezone to C-3)

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 1-17-2022

Applicant(s):

Cynthia Schultz
signature

signature

Fee Received \$ _____

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:

MORRIS INVESTMENTS GROUP LLC.

18000 BROWN DR.
CHELSEA, MI 48118

10155

74-269/724

COPY

DATE

1-18-2022

CHECK ARMOR

PAY TO THE ORDER OF

Woodstock Twp
Four Hundred Twenty

\$ 420

200/100

DOLLARS

Security Features Details on Back.

CNB County National Bank
JACKSON, MICHIGAN 49203

FOR

Cynthia Schultz
MP

0010155 072402694 5500 29774 11

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

Planning Commission, Public Meeting

Date Posted 2/3/2022

Woodstock Township Planning Commission will hold a meeting on **Thursday, February 24, 2022** at 6486 Devils Lake Hwy.

- 1) 6:00 pm- Meeting for recommendation on Rezoning Application for 480 Harris Dr. property is approx. 3 acres on US-12. Applicant is requesting rezoning from AG to C3 for the purpose of expanding self-storage facilities.

John Nicholl- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this meeting 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
file

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

February 24, 2022

Planning Commission Meeting (PC)

Attendees: J. Clark, J. Nicholl, B. Shipley, R. Turner, J. Wheaton

Absent: D. Crawford (excused); R. Kennard (excused)

Recording Chairman J. Nicholl brought meeting to order at 6:02pm, followed by pledge of allegiance.

A. Letter of Correspondence – none

B. New Business

1. Meeting for recommendation on Rezoning Application for 480 Harris Dr. property is approx. 3 acres on US-12. Applicant is requesting rezoning from AG to C3 for the purpose of expanding self-storage facilities. WDO-110-3575-00.
 - i. WDO # and address has potential to change in the future due to being split.
 - ii. 10 acres total being split into 1, 7-acre parcel and 1, 3-acre parcel. The 3 acres will be the piece that will encompass the expansion of storage units.
 - iii. Buildings will be set according to zoning requirements.
 - iv. Drive off US-12 will be used as established for storage unit for new property.
 - v. At this time, without site plan there is no estimated numbers on how many new storage units are being built.

Motion made by R. Turner to recommend to Township Board to approve Rezoning Application for 480 Harris Dr. based on outlined discussion, 2nd by J. Wheaton.

Roll Call: R. J. Clark – Yes, B. Shipley – 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.

This motion reflects future design on Master Plan Future Land Use Map.

Meeting was adjourned at 6:22pm.

Chairman J. Nicholl has reviewed and approved these minutes.

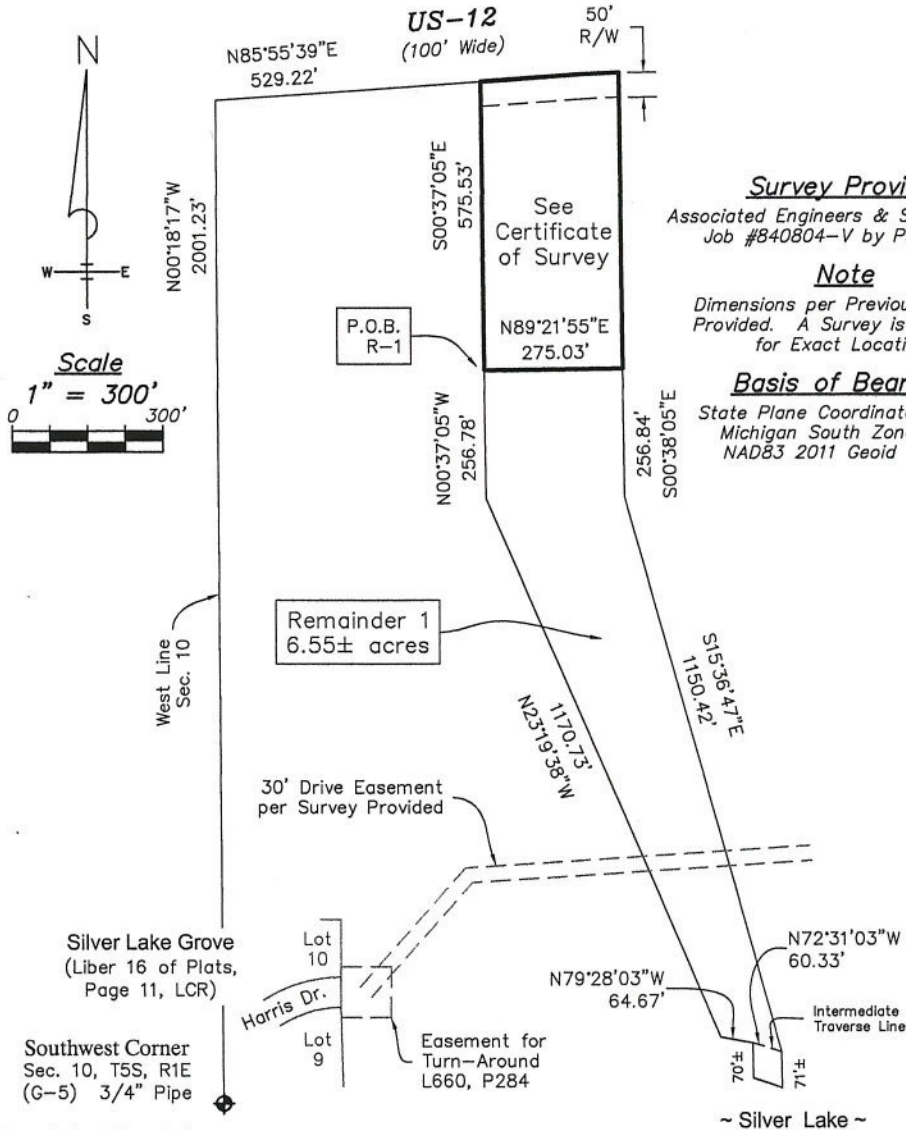
Respectfully submitted by
J. Wheaton, Recording Secretary

Remainder Description

Part of the SW 1/4 of
Sec. 10, T5S, R1E

For:
Cynthia Schultz

Woodstock Twp., Lenawee County, MI



Survey Provided

Associated Engineers & Surveyors, Inc.
Job #840804-V by PS #12030

Note

Dimensions per Previous Survey Provided. A Survey is Required for Exact Location.

Basis of Bearings

State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 12AUS

Remainder 1 Description:

A parcel of land in the Southwest 1/4 of Section 10, Town 5 South, Range 1 East, Woodstock Township, Lenawee County, Michigan, more particularly described as:

Commencing at the Southwest Corner of said Section 10, then N00°18'17"W along the West Line of said section, 2001.23 feet to the centerline of US-12; then N85°55'39"E along said centerline, 529.22 feet; then S00°37'05"E 575.53 feet to the Point of Beginning of this description; then N89°21'55"E 275.03 feet; then S00°38'05"E 256.84 feet; then S15°36'47"E 1150.42 feet to a point N00°38'02"W 71 feet, more or less, from the shore of Silver Lake; then N72°31'03"W along an intermediate traverse line, 60.33 feet to a point N00°38'02"W 70 feet, more or less, from the shore of Silver Lake; then N79°28'03"W 64.67 feet; then N23°19'38"W 1170.73 feet; then S00°37'05"W 256.78 feet to the Point of Beginning. Sidelines to extend at bearing of S00°38'02"E from ends of intermediate traverse line. Containing 6.55 acres, more or less.



David E. Erickson
PROFESSIONAL SURVEYOR #29245

JOB #: 2021.4680R

DRAWN: RST

DATE: 10-2-21

SCALE: 1" = 300'

PAGE: 1 OF 1



SHERIDAN SURVEYING CO.

910 Fifth Street
517-764-0440

Michigan Center, MI 49254
sheridansurveying.com

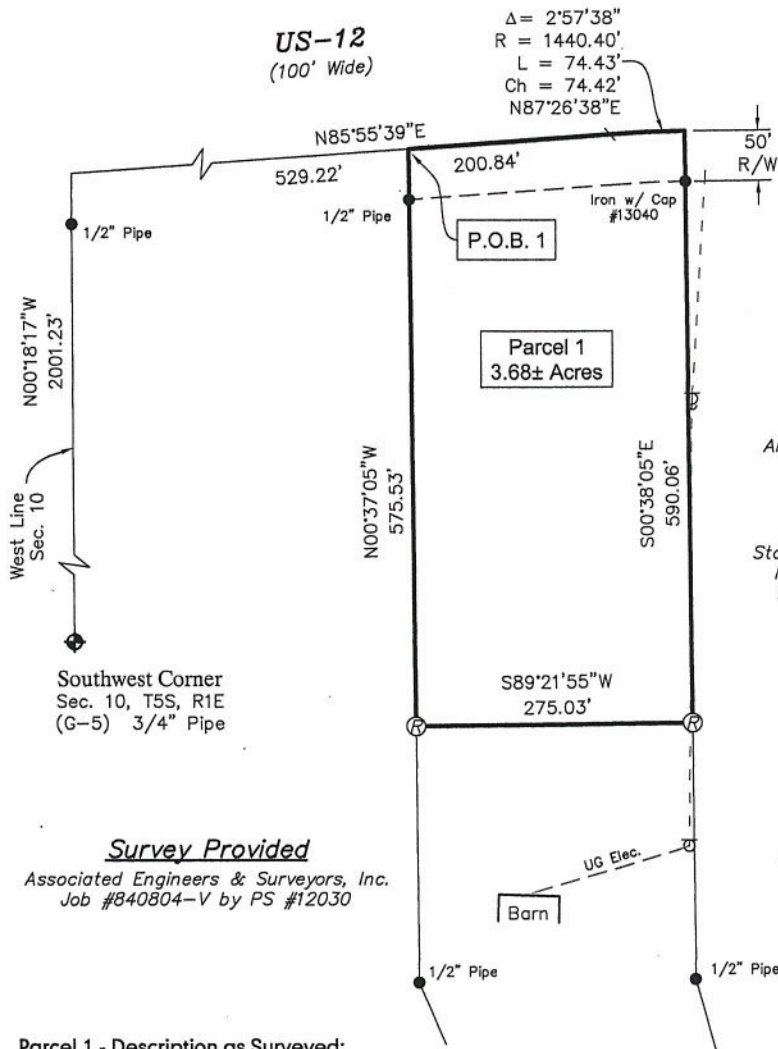
Certificate of Survey

Part of the SW 1/4 of

Sec. 10, T5S, R1E

Certified To:
Cynthia Schultz

Woodstock Twp., Lenawee County, MI



Scale
1" = 150'
0 150'

Note
All Dimensions are Measured
Unless Otherwise Noted

Basis of Bearings
State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 12AUS

Legend
◆ -- Section Corner
● -- Found Iron
Ⓡ -- Set Rebar W/ Cap
"DEE 29245"
(R) -- Record
(M) -- Measured

Survey Provided

Associated Engineers & Surveyors, Inc.
Job #840804-V by PS #12030

Parcel 1 - Description as Surveyed:

A parcel of land in the Southwest 1/4 of Section 10, Town 5 South, Range 1 East, Woodstock Township, Lenawee County, Michigan, more particularly described as:

Commencing at the Southwest Corner of said Section 10, thence N00°18'17"W along the West Line of said section, 2001.23 feet to the centerline of US-12; thence N85°55'39"E along said centerline, 529.22 feet to the Point of Beginning of this description; thence continuing N85°55'39"E along said centerline, 200.84 feet; thence continuing along said centerline, along a curve to the right, 74.43 feet, said curve having: a radius of 1440.40 feet, delta angle of 2°57'38" and a chord of 74.42 feet bearing N87°26'38"E; thence S00°38'05"E 590.06 feet; thence S89°21'55"W 275.03 feet; thence N00°37'05"W 575.53 feet to the Point of Beginning. Containing 3.68 acres, more or less.

Subject to the rights of the public to Highway US-12. Also to all easements and restrictions, if any.



JOB #: 2021.4680

DRAWN: RST

DATE: 10-2-21

SCALE: 1" = 150'

PAGE: 1 OF 1



SHERIDAN SURVEYING CO.

910 Fifth Street Michigan Center, MI 49254
517-764-0440 sheridansurveying.com

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 9-30-21 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

David E. Erickson
PROFESSIONAL SURVEYOR #29245

WD0-110-3025-00
MATTSON, ALVIN
23697 CURRIE RD
SOUTH LYON MI 48178

WD0-110-3050-00
SPENSLEY FAMILY VINEYARDS LLC
11500 SILVER LAKE HWY
BROOKLYN MI 49230

WD0-110-3425-00
PRESTON, SCOTT R & SHERI L
460 HARRIS
CEMENT CITY MI 49233

WD0-110-3560-00
LINDKE, MARSHALL G
MARILYN A BEADLE
470 HARRIS DR
CEMENT CITY MI 49233

WD0-110-3575-00
SCHULTZ, CINDY
18000 BROWN DR
CHELSEA MI 48118

WD0-110-3625-00
HARMS, DALE H, REVOCABLE TRUST
PATRICIA M ANDRAY, TRUSTEE
1734 PINELAWN
TOLEDO OH 43614

WD0-110-3640-00
HEHL, CHAD R & MARY K
320 HARRIS DR
CEMENT CITY MI 49233

WD0-110-3645-00
ANDERSON, JAMES A & LOIS J
440 HARRIS DR
CEMENT CITY MI 49233

WD0-110-3775-00
HARMS, JAMES F & HARMS LIVING TRUST
DIANE L HUDSON & PATRICIA M ANDRAY
C/O DIANE L HUDSON
3069 DORIAN DR
TOLEDO OH 43614
WD0-115-1260-00
SAWYERS, DENNIS G & DENISE
11116 DEVILS LAKE HWY
ADDISON MI 49220

WD0-110-3800-00
HARMS, JAMES F & HARMS LIVING TRUST
DIANE L HUDSON & PATRICIA M ANDRAY
C/O DIANE L HUDSON
3069 DORIAN DR
TOLEDO OH 43614

WD0-115-1050-00
A F I C
AMERICAN CENTER BLDG STE 1330
27777 FRANKLIN RD
SOUTHFIELD MI 48034

COPY

Steve and Pam Ames
490 Harris Dr.
Cement City, MI
49233



Lenawee County G.I.S

301 N. MAIN ST
 OLD COURT RD
 ADRIAN, MI. 49221

WD0-110-3575-00
480 HARRIS DR



1 inch = 250 feet

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

Parcel #: **WD0-110-3575-00** Flag:

Owner: **SCHULTZ, CINDY** Address: **480 HARRIS DR** Property Zip: **49230**

1. General 2. Owner Info.(*) 3. Tax Info. 4. PRE: 100 5. Misc. 6. Linked App Info 7. Attach [3] 8. Sketches [1]

Rec. Status: **Active**

Tax. Status: **TAXABLE**

Prev. Tax. Status: **TAXABLE**

Cur. Class: **401** RESIDENTIAL-IMPROVED

Prev. Class: **401** RESIDENTIAL-IMPROVED

School: **38040** COLUMBIA SCHOOL DISTRICT

ECF Neigh: **014** SOUTH/SILVER LAKE - FRONT LOTS

Zoning: **<None Specified>**

Use Code: **<none>**

Note:

Land and Improvements

Land...

Land Improvements...

Residential Buildings...

Agricultural Buildings...

Commercial/Ind. Buildings...

Personal Property...

EMPP...

Income Capitalization/GRM...

Sales Comparison...

PRE: 100%, Effective 2021

9 Sales (3/28/2019, 153,000)...

2 Permits (1/5/2021, BUILDING)...

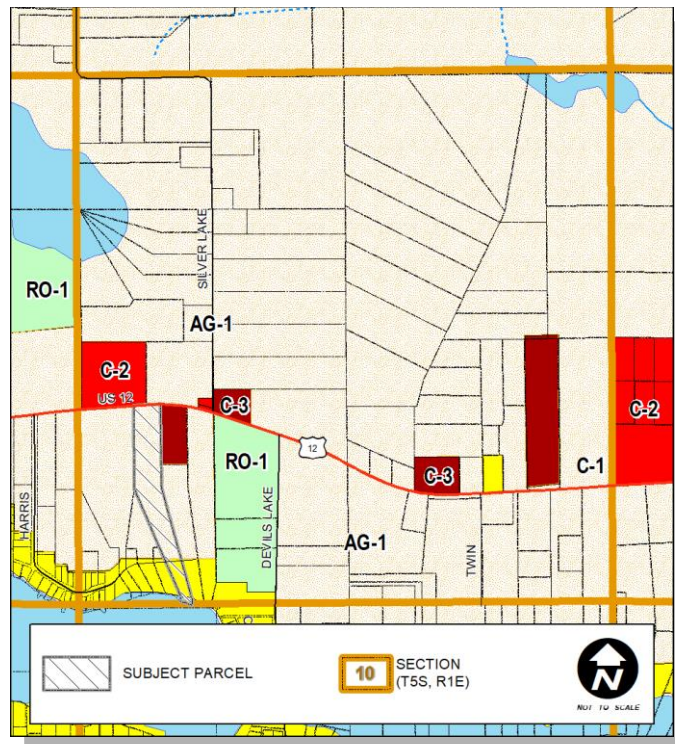
Comments (G)

Legal/Tax Description...

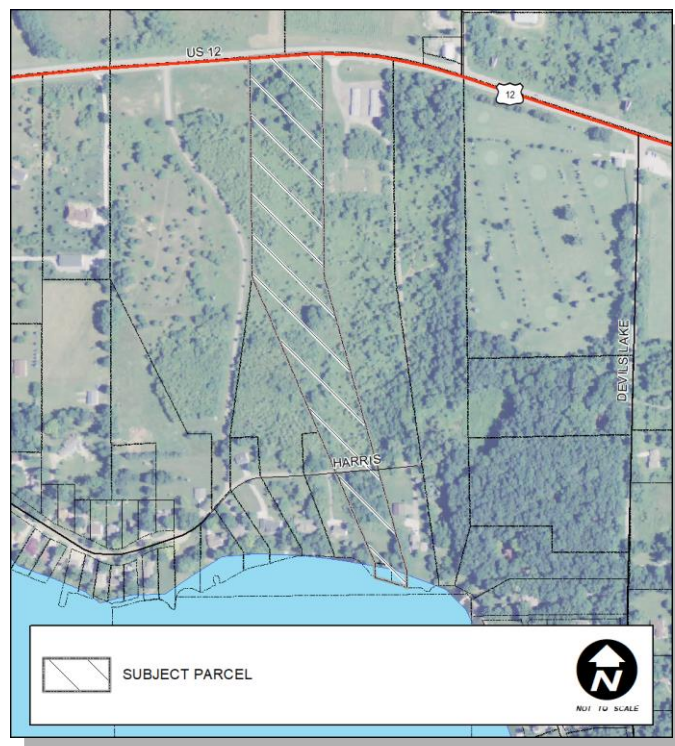
Double-click or hit the [ENTER] key to view Year Details.

Year	MBOR Asd.
2022 C	541,100
2021 C	370,700
2020 S	162,100
2019 S	72,000
2018 C	86,000
2017 U	84,100
2016 C	81,400
2015 C	82,500
2014 C	82,500
2013 C	76,700
2012 C	72,900
2011 S	70,600
2010 C	76,600
2009 C	84,500
2008 C	87,900
2007 C	87,800
2006 C	84,000

**Figure 4
Municipal Zoning**



**Figure 5
Aerial Photograph**





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

2021 LCPC Annual Report

Section 19(2) of the *Michigan Planning Enabling Act* (PA 33 of 2008, MCL 125.3819(2)) states that "[a] planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. Section 103(B) of the *Lenawee County Planning Commission Bylaws* also includes the preparation of an annual report to the County Board as a duty of the Commission. Accordingly, the report for 2021 follows:

1. 2020 LCPC Membership & Officers

The Lenawee County Planning Commission (LCPC) is comprised of seven (7) members. The following commissioners served in 2021:

- Mr. Robert Behnke – Education (January – May)
- Ms. Karol "KZ" Bolton – County Board of Commissioners
- Mr. Keith Dersham
- Ms. Carrie Dillon – Education (November – December)
- Ms. Becky Liedel
- Mr. Bruce Nickel
- Mr. Ralph Tillotson – County Board of Commissioners
- Mr. Dale Witt

Ms. Liedel and Mr. Dersham served as the Chair and Secretary of the LCPC, respectively.

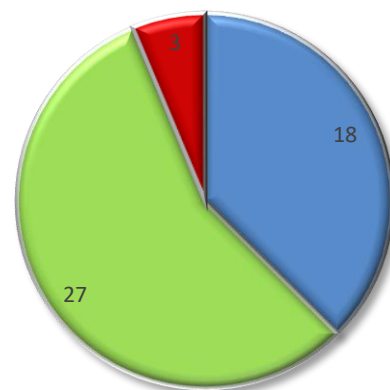
2. Immediate Responsibilities

The Lenawee County Planning Commission accomplished a lot during 2021 including the following responsibilities:

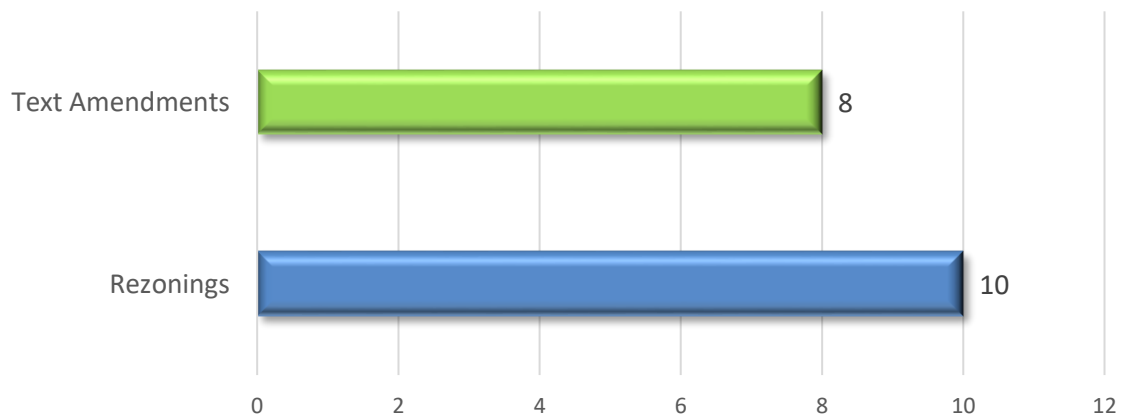
a. Coordinated Zoning

A primary responsibility of the Planning Commission is to review and recommend action on proposed amendments to township zoning ordinances.

The LCPC made 18 recommendations regarding zoning amendments for 8 townships in 2021.



■ Zoning Amendments ■ PA 116 Applications
■ Master Plans



Text amendments accounted for 44% of zoning ordinance amendment requests, covering a variety of issues (e.g.; solar energy; setbacks; temporary occupancy; artisan, farmers and flea markets; temporary uses; firearms dealers as a home occupation; barn event venues, and lake district overlay zone). Rezoning accounted for 56% of amendment requests.

b. Coordinated Planning

Another primary responsibility of the Commission is to review and provide feedback on municipal (i.e., city, village and township) master plans proposed within Lenawee County, as well as master plans proposed by surrounding counties. The LCPC reviewed and commented upon 3 proposed municipal master plans in 2021.

c. Farmland and Open Space Preservation

The final primary responsibility of the Planning Commission is to review and make recommendations regarding Farmland and Open Space Preservation (i.e., PA 116) applications to pertinent Township Boards. The LCPC made recommendations on 27 applications regarding the preservation of farmland and open space in 8 townships in 2021.



Ultimate Goal and Objectives

In the long-term, the LCPC seeks to coordinate planning throughout Lenawee County while respecting the planning and zoning authority of municipal governments (i.e., cities, villages, and townships). This will be accomplished over time by:

a. **LCPC Annual Dinner**

The Annual Lenawee County Planning Commission Dinner was not held due to the COVID-19 pandemic. The LCPC plans to resurrect this tradition when conditions permit.

b. **Education and Advocacy**

The Commission will continue to maintain a webpage—located on www.region2planning.com/lenawee-county-planning-commission—regarding the County Planning Commission for the use of its members and the municipalities they serve. Agenda packets (which include staff reports on the requests reviewed by the LCPC), meeting schedules and minutes, and more can be found on the webpage.

3. **Meetings**

The County Planning Commission generally meets on the third (3rd) Thursday of each month at 6:00 pm in the Lenawee Room of the Human Services Building.

Submitted on the behalf of the Lenawee County Planning Commission

Grant Bauman | LCPC Staff and Recording Secretary | 2-25-22