



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:

Jacob Hurt

R2PC Executive Director

(517) 768-6705

jhurt@mijackson.org

DATE: June 15, 2023

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 May 18, 2023, Meeting [ACTION] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) —
 - (1) #23-08 — Franklin Township [ACTION]..... 5
 - (2) #23-09 — Franklin Township [ACTION]..... 19
 - (3) #23-10 — Woodstock Township [ACTION]..... 35
 - (4) #23-11 — Woodstock Township [ACTION]..... 55
 - (5) #23-12 — Raisin Charter Township [ACTION] 75
 - (6) #23-13 — Cambridge Township [ACTION].....101
 - b. Consideration of PA 116 Farmland Agreement(s) —
 - (1) #23-04 — Palmyra Township [ACTION]107
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment [2 MINUTE LIMIT]
8. Commissioner Comment
9. Adjournment

Please note that the meeting will take place in person at 6:00 pm.

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 July 20, 2023.

www.region2planning.com/lenawee-county-planning-commission

This page is intentionally blank.



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, May 18, 2023

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

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

Members Absent: Ms. Carrie Dillon, Education Representative;

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary; Mr. Randall Beard; and Mr. Mike Apling.

Item 1 **Call to order.** Comm. Liedel called the meeting to order at 6:02 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** Mr. Randall Beard, representing the Beard Family Trust, a property owner adjacent to the subject property of the proposed rezoning from Woodstock Township, spoke in opposition to the requested rezoning. Mr. Mike Apling of Devils Lake Watersports, the party seeking the rezoning in Woodstock Township, described their proposed project requiring the rezoning.

Item 3 **Approval of Agenda.** Staff submitted the 5/18/2023 meeting agenda for approval.
Comm. Tillotson made a motion, seconded by Comm. Nickel, to approve the May 18, 2023, meeting agenda.
The motion passed 6-0.

Item 4 **Approval of Minutes.** Staff submitted the 3/16/2023 meeting minutes for approval.
Comm. Dersham made a motion, seconded by Comm. Witt, to approve the March 16, 2023, meeting minutes as presented. *The motion passed 6-0.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#23-06 | Woodstock Township.** Commissioners received the proposed rezoning of a property from Agricultural (AG) to Commercial (C-3) for outside and inside boat storage, which is not explicitly stated as either a Permitted Use (section 13.2) or a Conditional Use (section 13.3) in the Highway Service Commercial District (C-3) of the Woodstock Township Zoning Ordinance. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Tillotson, to concur with staff advisement to recommend disapproval of the proposed rezoning. *The motion passed 6-0.*

- (2) **#23-07 | Rollin Township.** Commissioners received a request from the Rollin Township Planning Commission to amend the Rollin Township Zoning Ordinance to allow for Self-Storage Facilities as Permitted Uses After Special Approval in Agricultural (AG) District zoning, subject to the regulations in Section 3.42 which details minimum lot dimensions, access points and setbacks. Commissioners discussed the consistencies between the setbacks and lot dimensions in Section 3.42 and those found in the Rollin Township Zoning Ordinance. Staff summarized his report advising Commissioners to recommend approval of the proposed text amendment (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 6-0.*

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

- (1) **#23-02| Blissfield Township.** Commissioners reviewed an application for a parcel (ID #BL0-228-2310-00) totaling 21.7 acres and located in Section 28 (T7S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Blissfield Township Board (see the staff report). *The motion passed 6-0.*

- (2) **#23-02| Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-133-3000-00) totaling 25 acres and located in Section 33 (T8S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Riga Township Board (see the staff report). *The motion passed 6-0.*

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

Item 6 **Other Business.**

a. **Old Business.** None.

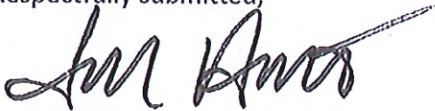
b. **New Business.** None.

Item 7 **Public Comment.** Mr. Randall Beard addressed the commission.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:45 pm.

Respectfully submitted,



Jacob Hurt, LCPC Recording Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

Coordinated Zoning Report | #23-08

To: County Planning Commissioners
From: Zack Smith, R2PC Planner
Date: June 7, 2023

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

Request

The subject property is proposed for rezoning to a 'Multiple Family Residential (RM)' district, from a 'Commercial (C-1)' district.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to convert short term rental property into five (5) individually owned condo units.

Location and Size of the Property

The subject properties (Lots 26-27-28, 41-42-43 in the plat of F.W. Lemm's Subdivision (#FR0-460-0260-00)) are located in the northwest of Franklin Township, on the south side of US Highway 12 and the Northeast side of Evans Lake. The subject properties have an area of approximately 0.396 acre.

Land Use and Zoning

- **Current Land Use** – The parcels are currently zoned General Commercial (C-1) and are used for short term rentals (The Hideaway). Commercial uses are located to the east and there is single family residential north, south, and west.
- **Future Land Use** – Franklin Township has a future land use map, updated in 2009, that recommends Lake Residential use for this property.
- **Current Zoning** – The subject parcels are currently zoned 'General Commercial (C-1)'. Township properties on the north, south, and west sides of the property are zoned 'Residential (SF)'. Additionally, properties located to the east of the property are zoned 'General Commercial (C-1)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on the south side of US Highway 12 and bisected by Breyman Highway.
- **Public Water and Sewer** – Municipal water is not available and municipal sewer services are available according to the Township.
- **Environmental Constraints** – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Franklin Township Planning Commission voted 7-0 to approve the rezoning request at their 5/10/2023 meeting.

LCPC Staff Analysis and Advisement – The current use of the property is for short term rental, the surrounding property is zoned residential, and the long term land use plan map suggests it as lake residential. Additionally the current short term uses are not substantially different from the desired long term use. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Multiple Family Residential (RM)' to the Franklin 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 Franklin Township and LCPC staff.

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: Franklin Township Case #: REZ23-1
Township official we may contact: Bruce Nickel Phone #: (517) 902 - 8131
Applicant: WELT Holding LLC Phone #: (517) 431 - 2320
Rezoning Request: From: General Commercial (C1) To: Multiple Family Res. (RM)
Property Location: Section(s): 6 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"): Parcels 23-25 (50 X 100 each).
Parcels 44-46 (50 X 15 each).

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

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

North: Residential SF South: SF Residential
East: General Commercial West: SF Residential

What are the surrounding Zoning Districts?

North: Residential (SF) South: Residential (SF)
East: General Commercial (C1) West: Residential (SF)

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

TOWNSHIP OF FRANKLIN

3922 Monroe Road, P.O. Box 101, Tipton, MI 49287
PHONE: (517) 431-2320 FAX: (517) 431-2720
email: sue@franklintownship.net

DATE OF APPLICATION: 3-13-2023

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE OR CONDITIONAL USE

TO: PLANNING COMMISSION, TOWNSHIP OF FRANKLIN

I (We) hereby make application to the Township of Franklin for:

- ☒ Rezoning the described property to another classification.
☐ A Conditional Use within the current zoning district
☐ A Low-Impact Home Occupation.

Applicant (must be property owner or legal representative)

Name: Mike Weit (Weit Holdings II, LLC) Phone: 734-260-7921
Address: 3913 Varsity Dr. City: Ann Arbor State: MI
Email: Weit1007@gmail.com 48108

1. Property Involved
Address: 11560 Breyman Hwy. Property ID #: FRO- 460 - 0260 - 00
2. Attach Legal Description of Property: Lots 26-27-28-41-42-43 FL Lemm's subdivison
3. Current Zoning of Property: Commercial
4. (If rezoning) I wish the zoning to be changed from:
5. C-1 to: RM
6. (If Conditional Use) Submit detailed description(s) of all proposed uses and nature of operation(s): _____

NOTE: Attach an ACCURATE DRAWING of said property drawn to scale, showing existing and proposed building(s) and structure(s), the type thereof, their uses and the distances from property lines.

I CERTIFY THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OR LEGAL REPRESENTATIVE OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE TOWNSHIP OF FRANKLIN PLANNING COMMISSION TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: \$350⁰⁰ - SEE ATTACHED

Mike Weit
SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having reviewed the submitted data, hereby recommends:

☒ Approval ☐ Disapproval or ☐ Approval with conditions as set forth in the attachment hereto, the application for the following reasons: _____

DATE: 5.10.23

CHAIRMAN:

[Signature]
Signature

**NOTICE OF PUBLIC HEARING ON
REZONING OF PROPERTY FROM GENERAL COMMERCIAL (C1) TO
MULTIPLE FAMILY RESIDENTIAL (RM)
FRANKLIN TOWNSHIP
PLANNING COMMISSION**

The Township of Franklin Planning Commission (PC) will meet Wednesday, May 10, 2023, at 7:00 pm, in the Franklin Township Hall, 3922 Monroe Road, Tipton, MI 49287.

At that time and place a **PUBLIC HEARING** will be held to consider a request to rezone certain properties from General Commercial (C1) to Multiple Family Residential (Rm). This request was initiated by an application from the property owner, Welt Holdings II, LLC. The properties being considered for rezoning are located on Breyman Highway between US 12 and Highland Road and are more particularly described as:

Lots 26, 27, 28, 41, 42 and 43 on the Plat of F. W. Lemm's Subdivision more commonly known as 11560 Breyman Hwy, Tipton, MI 49287

The purpose of the rezoning request is to allow the properties to be used for all uses permitted in the multiple family district.

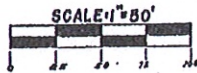
All interested persons are hereby notified that a copy of the application for rezoning and the plat map showing the properties proposed for rezoning may be viewed at the Franklin Township Hall, during regular business hours. Written comments will be accepted prior to and during the Public Hearing.

Questions, comments, and/or requests for reasonable auxiliary aids or services for individuals with special needs should be made by written notice, seven (7) business days prior to the Public Hearing, to the Township Clerk's Office, during regular business hours,.

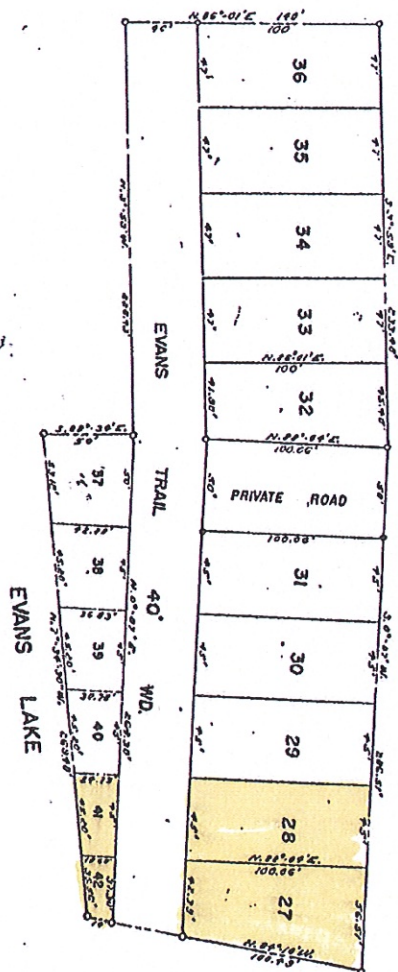
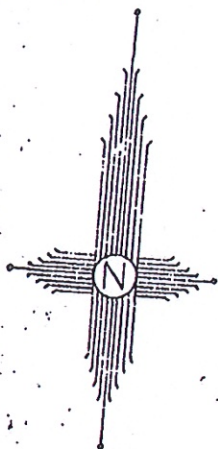
John Hinkley, Chair
Planning Commission

Published on:
Mailed on

F.W. LEMM'S SUBDIVISION
 OF PART OF THE S.E. 1/4 OF FR'L. SECTION 6 T.5S., R.3E.,
 FRANKLIN TOWNSHIP, LENAWEE COUNTY,
 MICHIGAN.

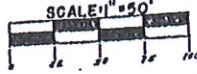


NOTE: ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.



OF PART OF THE S.E. 1/4 OF FR'L SECTION 6 T.5S., R.3E.,
FRANKLIN TOWNSHIP, LENAWEE COUNTY,
MICHIGAN.
F10 - 460

Franklin Township
was Recorded this 23rd day of
August A.D. 1946 at 2 o'clock
P.M. in L.R. 9 of Plate
on Page 6 and 7
Maurice Bartholomew
Register of Deeds
ORIGINAL ON FILE



NOTE: ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
I HEREBY CERTIFY THAT THIS COPY IS
A TRUE COPY OF THE MAP OR PLAT
FORWARDED TO THE REGISTER OF DEEDS
FOR RECORDING.

DEDICATION
MAYOR JEWELL
DEPUTY AUDITOR GENERAL

KNOW ALL MEN BY THESE PRESENTS, that we, **FORREST W. LEMM**,
a Single Man, and **Maude A. Eddy** and **Lois G. Lemm** and
Myrtle S. Heimerdinger
as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid
out and plotted, to be known as **F. W. LEMM'S SUBDIVISION OF**
PART OF THE S.E. 1/4 OF FR'L SECTION 6 T.5S., R.3E.,
FRANKLIN TOWNSHIP, LENAWEE COUNTY, MICHIGAN.
and that the streets and alleys as shown on said plat are hereby dedicated to the use of
the public.

Signed and Sealed in
the presence of
Forrest W. Lemm (N.S.)
Maude A. Eddy (N.S.)
Lois G. Lemm (N.S.)
Myrtle S. Heimerdinger (N.S.)

ACKNOWLEDGMENT

STATE OF MICHIGAN
County of **Alcona**
On this **23rd** day of **August**, 1946, before me,
a Notary Public in and for said County, personally came the above named
FORREST W. LEMM (a Single Man)
MAUDE A. EDDY
LOIS G. LEMM
MYRTLE S. HEIMERDINGER
known to me to be the persons who executed the above dedication, and acknowledged
the same to be their free act and deed.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein delineated is a correct one and that permanent
metal monuments consisting of bars not less than one-half inch in diameter and 48
inches in length, are set in concrete cylinders of at least 4 inches in diameter and 48
inches in length, have been placed at points marked thus (.....) or thereon shown
at all angles in the boundaries of the land plotted, at all the intersections of streets
and alleys, or of streets and alleys, and at the intersections of streets and
alleys with the boundaries of the plat.

John J. McMahon
Registered Land Surveyor

THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD
OF THE TOWNSHIP OF FRANKLIN AT A MEETING
HELD **Aug 16 1946**
Raymond F. Platt
Raymond F. Platt CLERK

Examined and Approved
August 23, 1946
Maurice Bartholomew
Register of Deeds
FILED IN AUDITOR GENERAL'S DEPT.
September 3, 1946
Maurice Bartholomew
Deputy Auditor General

DESCRIPTION OF LAND PLATTED
The land embraced in the annexed plat of **F. W. LEMM'S SUBDIVISION**
OF PART OF THE S.E. 1/4 OF FR'L SECTION 6 T.5S., R.3E.,
FRANKLIN TOWNSHIP, LENAWEE COUNTY,
MICHIGAN, is described as follows:
Beginning at a point distant 1123.50 feet
measured North 84 degrees 41 minutes West and 471.30
feet measured North 10 degrees 33 minutes West and 678.
feet measured North 10 degrees 27 minutes West from the
Southeast corner of fractional section 6; Thence South
82 degrees 53 minutes West a distance of 337.40 feet to a
point; thence South 28 degrees 25 minutes East a distance
of 53.07 feet to a point; thence South 64 degrees 58 minu
West a distance of 81.07 feet to a point; thence North 11
degrees 31 minutes West a distance of 55.12 feet to a
point; thence North 20 degrees 55 minutes 30 seconds
West a distance of 237.14 feet to a point; thence North 9
degrees 24 minutes 21 seconds West a distance of 343.81
feet to a point; thence North 11 degrees 33 minutes East
a distance of 330.48 feet to a point thence North 1 degree
34 minutes 30 seconds West a distance of 289.48 feet to a
point; thence South 86 degrees 34 minutes East a distan
of 50 feet to a point; thence North 3 degrees 59 minutes
West a distance of 228.43 feet to a point; thence North 1
degrees 01 minutes East a distance of 140 feet to a point
thence South 3 degrees 59 minutes East a distance of
233.48 feet to a point; thence South 0 degrees 07 minute
West a distance of 286.51 feet to a point; thence South 1
degrees 33 minutes West a distance of 316.30 feet to a
point; thence South 8 degrees 46 minutes East a distance
of 295.08 feet to a point; thence South 24 degrees 29 mi
East a distance of 141.83 feet to a point; thence South 8
degrees 53 minutes West a distance of 256.99 feet to a
point; thence South 10 degrees 27 minutes East a distan
of 100 feet to the point of beginning.

THIS PLAT HAS BEEN EXAMINED AND WAS APPROVED
THE 7TH DAY OF AUGUST 1946 BY THE LENAWEE
COUNTY BOARD OF ROAD COMMISSIONERS.

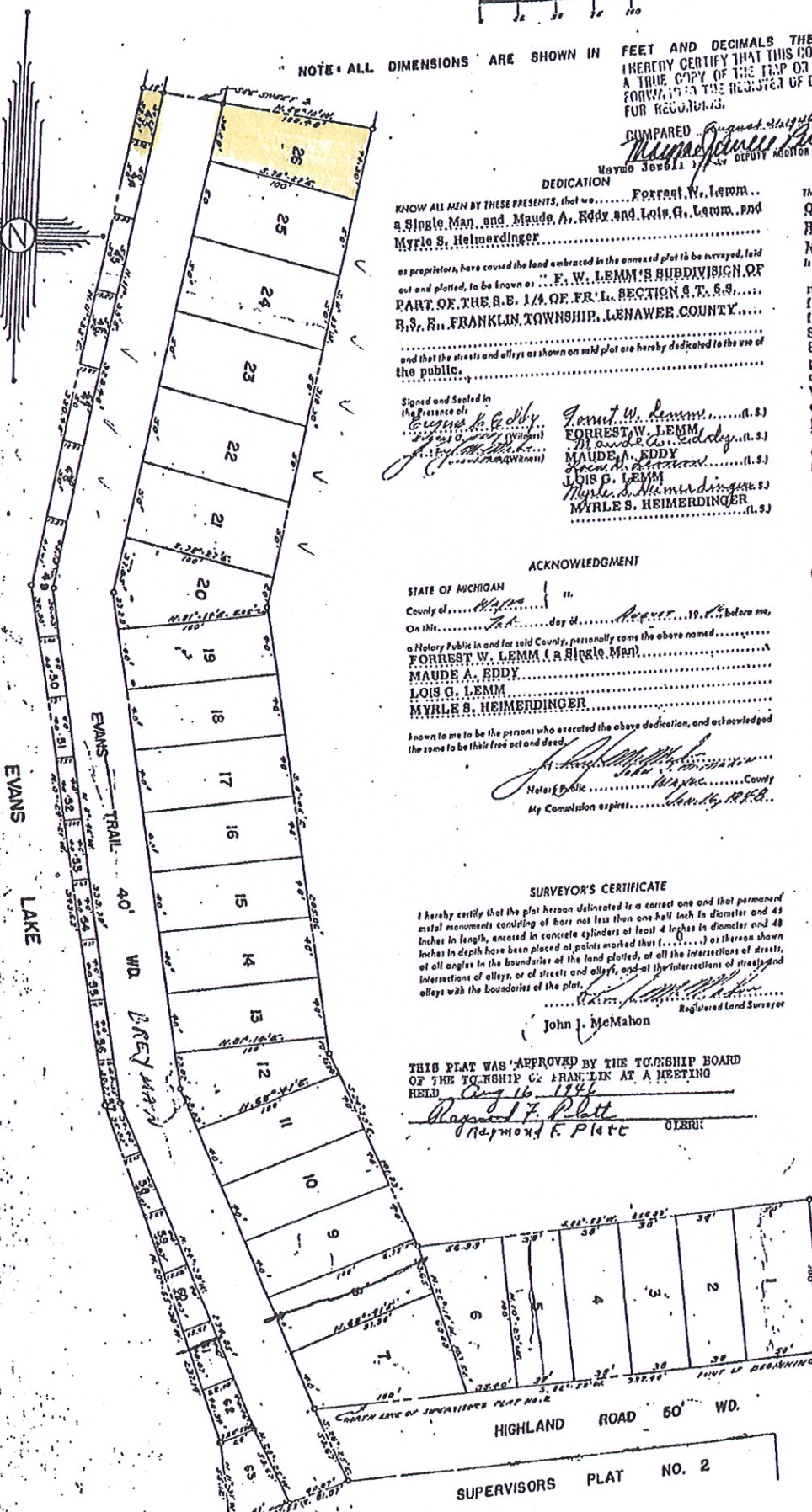
E. STACY BROWN CHAIRMAN
W. H. BROWN MEMBER
W. H. BROWN MEMBER

THIS PLAT WAS APPROVED ON THE 7TH DAY OF AUG
LEONARD A. WARNER REC
ALYCE M. WELCH DEP. CL
MARGUERITE H. WILLIAMS TREASURER

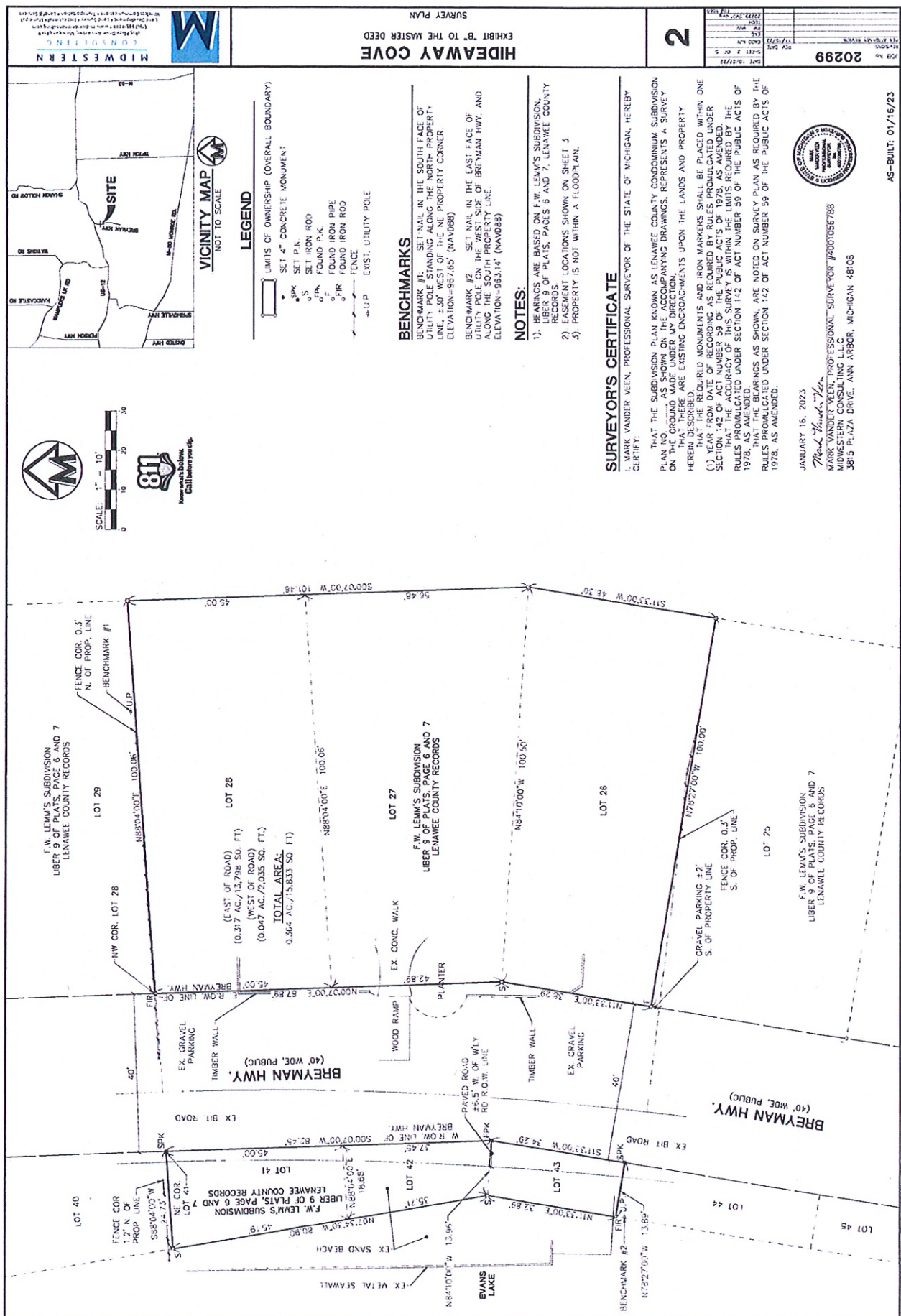
OFFICE OF COUNTY TREASURER, LENAWEE CO
I HEREBY CERTIFY, THAT THERE ARE NO TAX LIT
TITLES BY THE STATE ON THE LANDS DESCRIBED I
TITLES HELD BY INDIVIDUALS ON SAID LANDS FO
YEARS PRECEDING THE 7th DAY OF AUGUST 19
AND THAT THE TAXES FOR SAID PERIOD OF FIVE
ARE PAID, AS SHOWN BY THE RECORDS O
OFFICE.

THIS CERTIFICATE DOES NOT APPLY TO TAX
NOW IN PROCESS OF COLLECTION, BY TOWNSHIP,
VILLAGE COLLECTING OFFICERS.

MARGUERITE H. WILLIAMS
TREASURER DEPT



SUPERVISORS PLAT NO. 2

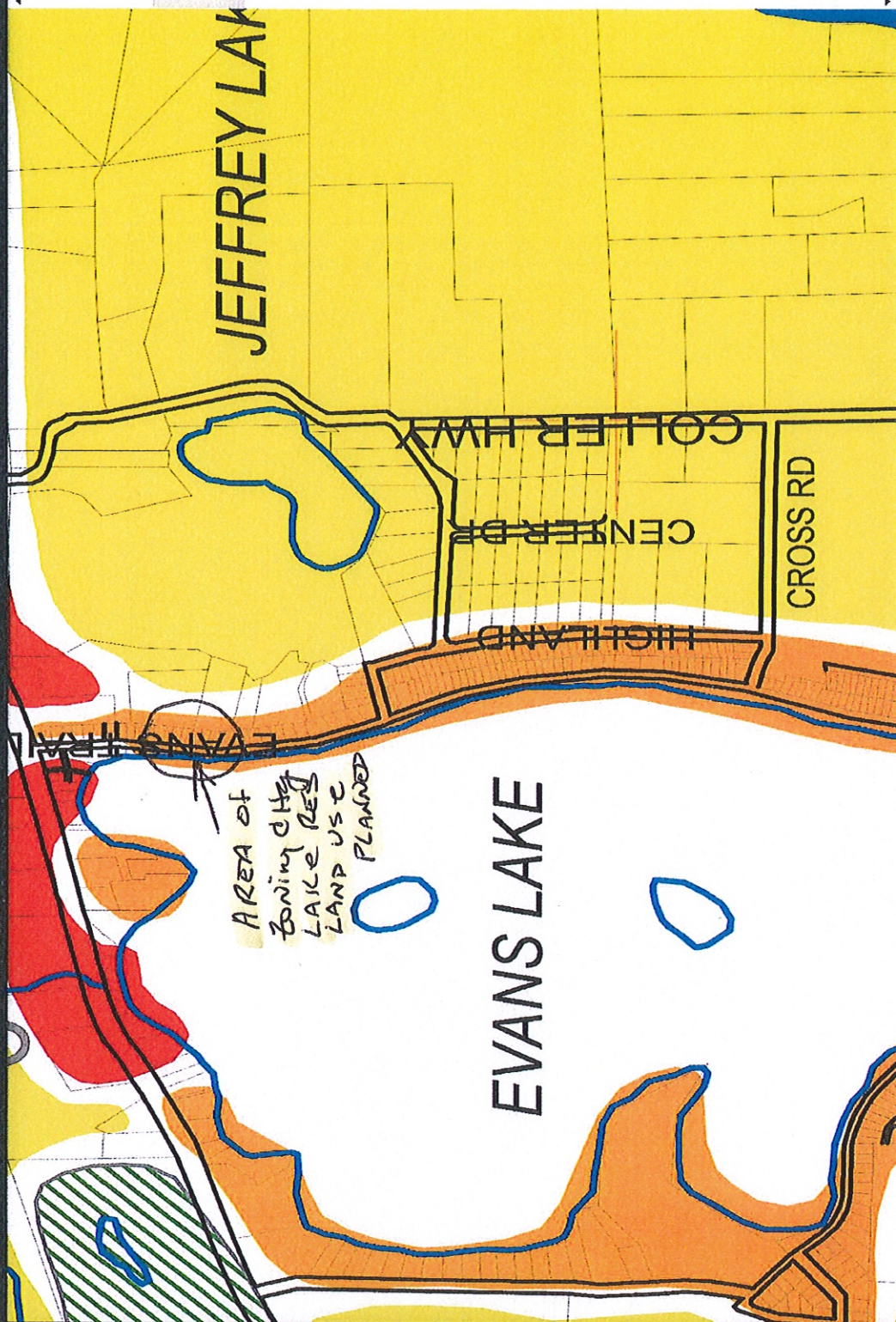


CURRENT Zoning MAP

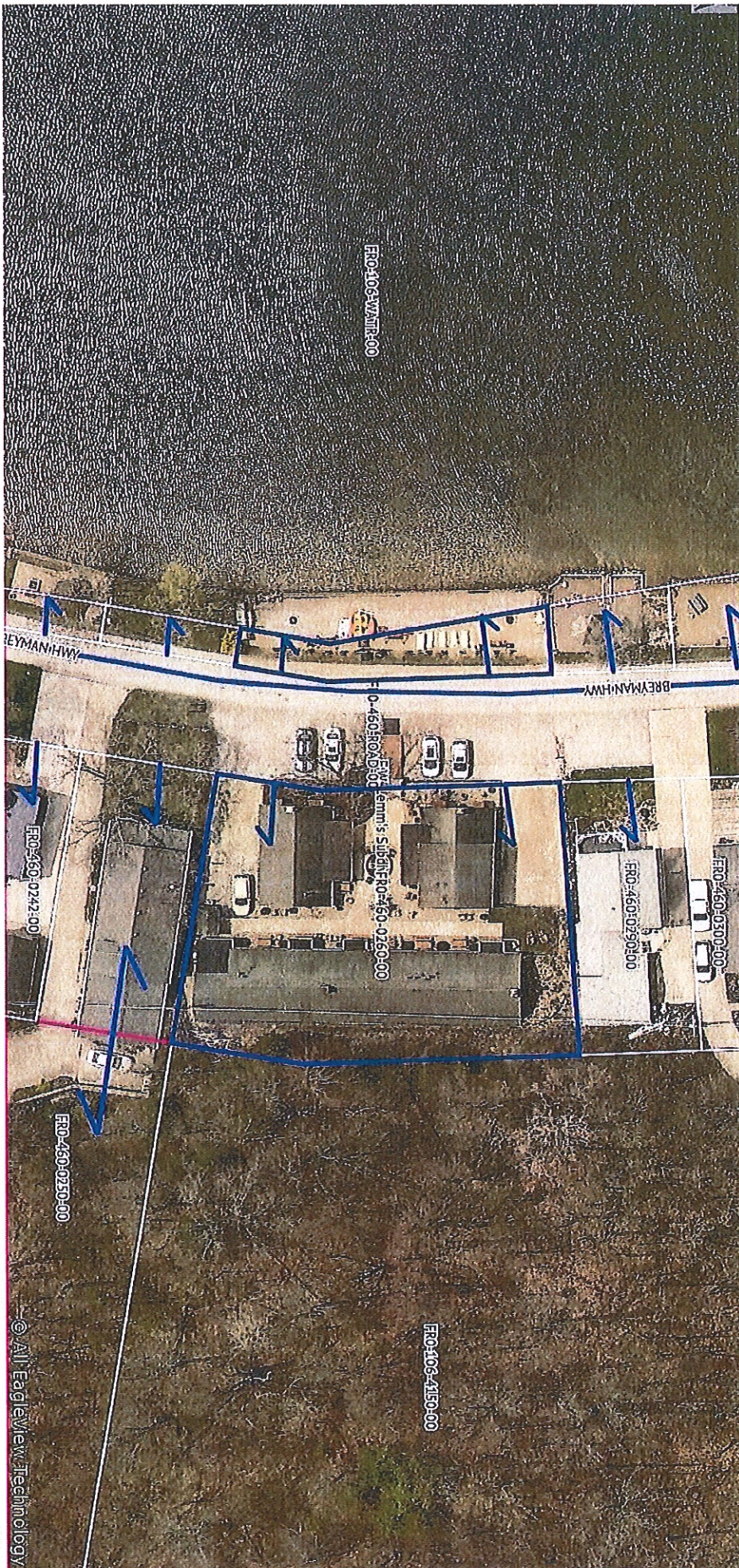


RED- C-1 General Commercial
 YELLOW- R-1 Single-Family Residential

2009_future_land_use_plan_24x36.pdf



BROWN - LAKE RESIDENTIAL
YELLOW - LOW DENSITY RES



FRANKLIN TOWNSHIP

PLANNING COMMISSION

May 10, 2023

The Franklin Township Planning Commission was brought to order at 7:05 p.m. by Chairman Hinkley who then led the flag pledge. Present: John Hinkley, John Krueger, Gordon Whelan, Jane Murphy, Greg Wise, Doug Sherman, and Jeff Fineske. Absent: Julie Bock and Larry Shea. Zoning Administrator Bruce Nickel was also present. Wise moved to approve the 4/4/2023 minutes. Sherman supported. Motion carried 7-0.

NEW BUSINESS

1st Public Hearing: Welt Holdings LLC (Mike & Kerry Welt) with property at 11560 Breyman Hwy, Tipton, described as Lots 26-27-28, 41-42-43 in the plat of F.W. Lemm's Subdivision (#FR0-460-0260-00). Kerry Welt spoke to the Board requesting to rezone their property from General Commercial (C-1) to Multiple Family Residential (RM). The buildings currently are being used for short-term rentals (The Hideaway) and the Welt's would like to covert the rentals into 5 individually owned condo units.

Public Comment: Joe Tellamonti at 1126 Breyman asked who owns the docks. Welt: It would be shared docks as members of the Evans Lake Association. Holly Miller at 1102 Breyman: asked about the sewer system. Welt: 1 grinder would cover all 5 units. The Chairman closed public comment. Nickel said if the rezoning is approved, then the property owners would come back before the Planning Commission for a conditional use. Part of the review process would include the County Health Dept.

Board Comment: Krueger said he did not see much of a difference between rentals and ownership. The long-range Township Master Plan is showing residential now. Krueger felt it was safer to have the lake area zoned all residential. Chairman closed Board comment.

Krueger moved to recommend rezoning from (C-1) Commercial to (RM) Multiple Family Residential to the Township Board. Sherman supported. Roll Call Vote: Krueger-yes, Sherman-yes, Murphy-yes, Gordon-yes, Fineske-yes, Hinkley-yes, and Wise-yes. Motion passed 7-0.

2nd Public Hearing: Rezoning request for the following three (3) properties south of the Welt Holdings properties in the F.W. Lemm's subdivision: 1146 Breyman Hwy (Lots 23 & 46), 1152 Breyman Hwy (Lots 24 & 45), and 1156 Breyman Hwy (Lots 25 & 44). These properties are presently being used as single-family residences, which are non-conforming uses in the C-1 District. The purpose of the rezoning request is to conform the zoning on the three properties to the present residential use.

Public Comment: Mary McNally residing at 1152 Breyman, owner of the middle house listed, wondered if her taxes would decrease if rezoned. McNally said her house was sold to her as residential. Jim Pavelka owner of 11568 Breyman Hwy stated his property is on the eastern boundary of Hideaway Cove, and his property is zoned commercial. Nickel informed Pavelka that he can request a zoning change. Nickel explained the zoning process to those present. The Chairman closed public comment.

Board Comment: Krueger said the long-range master plan shows residential for the area.

Krueger moved to recommend rezoning the six lots. Wise supported. Roll Call Vote: Krueger-yes, Wise-yes, Whelan-yes, Murphy-yes, Hinkley-yes, Sherman-yes, and Fineske-yes. Motion passed 7-0.

OLD BUSINESS

Discussion continued regarding a proposed ORV ordinance. Nickel gave DNR info to the Commission. Statutorily, one ordinance could be created with separation of ORV and golf carts. Hinkley opened it up to public comment.

Public Comment: Chad Melchert at 4557 Whelan Road would like to be able to ride his ORV to nearby relatives without risking a ticket. Dave Poppovich at 50 Evans Trail would like to drive his golf cart around Evans Lake and go to the compost pile without a ticket. Mike Servoss resides at 11100 Breyman Hwy and owns property on Highland and would like to be able to ride to his other property in his golf cart and ORV. Jeanie VanCamp at 324 Evans View Trail said her husband is an amputee and their ORV and golf cart are very helpful for transportation around the Evans Lake neighborhood. Pat Pogany at 6001 Michigan Ave was in favor. Gordon McKinney at 1016 Breyman finds it very useful to haul tools in his gator to go back and forth between his two lots. Chairman Hinkley asked the roughly 45 people in attendance if anyone was against an ORV ordinance. No one present was against the proposal. The Chairman said a work session was in order for May and appointed Jeff Fineske to chair the ORV committee and Gordy Whelan and Greg Wise will complete the committee along with Nickel.

Chairman Hinkley appointed Julie Bock to chair the Solar Farms work committee along with John Krueger, Jane Murphy, Hinkley and Nickel, will hold a work session in May.

Nickel informed the Planning Commission that Gregg Hardy has submitted in writing to withdraw his Agri-Tourism conditional use application. Sherman moved to accept the withdrawal of the application. Wise supported. Motion carried 7-0.

Hardy Event Center update: a hearing is scheduled for May 22 and a trial date on May 23.

Public Comment: none.

Having no further business, the meeting was adjourned at 8:07 p.m.

Sue Whitehead
Recording Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #23-09

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: June 7, 2023

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

Request

The subject property is proposed rezoning to a 'Single Family Residential (R-1)' district, from a 'Commercial (C-1)' district.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to convert motel rental property into single family condominiums.

Location and Size of the Property

The subject properties (Lots 23-24-25, 44-45-46 in the plat of F.W. Lemm's Subdivision (#FR0-460-0210-00, #FR0-460-0242-00, #FR0-460-0250-00)) are located in the northwest of Franklin Township, on the south side of US Highway 12 and the Northeast side of Evans Lake. The subject properties have an area of approximately 0.375 acre.

Land Use and Zoning

- **Current Land Use** – The parcels are currently zoned General Commercial (C-1) and are used for motel rental. Commercial uses are located to the east and there is single family residential north, south, and west.
- **Future Land Use** – Franklin Township has a future land use map, updated in 2009, that recommends Lake Residential use for this property.
- **Current Zoning** – The subject parcels are currently zoned 'General Commercial (C-1)'. Township properties on the north, south, and west sides of the property are zoned 'Residential (SF)'. Additionally, properties located to the east of the property are zoned 'General Commercial (C-1)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on the south side of US Highway 12 and bisected by Breyman Highway.
- **Public Water and Sewer** – Municipal water is not available and municipal sewer services are available according to the Township.
- **Environmental Constraints** – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Franklin Township Planning Commission voted 7-0 to approve the rezoning request at their 5/10/2023 meeting.

LCPC Staff Analysis and Advisement The current use of the property is for single family residences, which are non-conforming uses, the surrounding property is zoned residential, and the long term land use plan map suggests it as lake residential. Additionally the current short term uses are not substantially different from the desired long term use, and the change would conform the zoning. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Multiple Family Residential (RM)' to the Franklin 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 Franklin Township and LCPC staff.

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: Franklin Township Case #: RE223-2

Township official we may contact: Bruce Nickel Phone #: (517) 902-8131

Applicant: Franklin Township Phone #: (517) 431-2320

Rezoning Request: From: General Commercial (C1) To: Single-Family Res. (R-1)

Property Location: Section(s): 6 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"): Parcels 26-27-28 (50x100) each.
Parcels 41-42-43 (37x12) each.

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Motel Rental

What is the proposed use of the site? Single-Family Condominium

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

North: SF Residential South: SF Residential

East: General Commercial West: SF Residential

What are the surrounding Zoning Districts?

North: Residential (SF) South: Residential per RE223-1 (SF)

East: General Commercial (C1) West: Residential (SF)

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

TOWNSHIP OF FRANKLIN

3922 Monroe Road, P.O. Box 101, Tipton, MI 49287

PHONE: (517) 431-2320 FAX: (517) 431-2720

email: sue@franklintownship.net

DATE OF APPLICATION: 4/12/23

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE OR CONDITIONAL USE

TO: PLANNING COMMISSION, TOWNSHIP OF FRANKLIN

I (We) hereby make application to the Township of Franklin for:

☒ Rezoning the described property to another classification.

☐ A Conditional Use within the current zoning district

☐ A Low-Impact Home Occupation.

TOWNSHIP DIRECTED ZONING CHANGE

Applicant (must be property owner or legal representative)

Name: FRANKLIN TOWNSHIP Phone: (517) 431-2320

Address: 3922 MONROE RD - P.O. Box 101 City: TIPTON State: MI

Email: SUE @ FRANKLIN TOWNSHIP.NET FR0-460-0210-00

1. Property Involved

Address: 1146, 1152, 1156 BREYMAN HWY Property ID #: FR0-460-0242-00

2. Attach Legal Description of Property: SEE ATTACHED NOTICE OF PUBLIC HEARING

3. Current Zoning of Property: C1-GENERAL COMMERCIAL

4. (If rezoning) I wish the zoning to be changed from:

5. C1-GENERAL COMMERCIAL to: R1-Single-FAMILY RESIDENTIAL

6. (If Conditional Use) Submit detailed description(s) of all proposed uses and nature of operation(s): _____

NOTE: Attach an ACCURATE DRAWING of said property drawn to scale, showing existing and proposed building(s) and structure(s), the type thereof, their uses and the distances from property lines.

I CERTIFY THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OR LEGAL REPRESENTATIVE OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE TOWNSHIP OF FRANKLIN PLANNING COMMISSION TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: _____

Susan J. Whitehead

SIGNATURE OF OWNER APPLICANT TWP CLERK

PLANNING COMMISSION RECOMMENDATION: Having reviewed the submitted data, hereby recommends:

☒ Approval ☐ Disapproval or ☐ Approval with conditions as set forth in the attachment hereto, the application for the following reasons: _____

DATE: 5.10.23

CHAIRMAN: _____

Signature

**NOTICE OF PUBLIC HEARING ON
REZONING OF PROPERTY FROM GENERAL COMMERCIAL (C1) TO
SINGLE FAMILY RESIDENTIAL (R1)
FRANKLIN TOWNSHIP
PLANNING COMMISSION**

The Township of Franklin Planning Commission (PC) will meet Wednesday, May 10, 2023, at 7:00 pm, in the Franklin Township Hall, 3922 Monroe Road, Tipton, MI 49287.

At that time and place a **PUBLIC HEARING** will be held to consider a request to rezone certain properties from General Commercial (C1) to Single Family Residential (R1). This request was initiated by the Franklin Township Board of Trustees. The properties being considered for rezoning are located on Breyman Highway between US 12 and Highland Road and are more particularly described as:

Lots 23 and 46, on the Plat of F. W. Lemm's Subdivision more commonly known as 1146 Breyman Hwy, Tipton, MI 49287

Lots 24 and 45, on the Plat of F. W. Lemm's Subdivision more commonly known as 1152 Breyman Hwy, Tipton, MI 49287

Lots 25 and 44 on the Plat of F. W. Lemm's Subdivision more commonly known as 1156 Breyman Hwy, Tipton, MI 49287

The above described parcels are all presently being used as single family residences, which are non-conforming uses in the C-1 District. The purpose of the rezoning request is to conform the zoning on the above properties to the present residential use.

All interested persons are hereby notified that a copy of the plat map showing the properties proposed for rezoning may be viewed at the Franklin Township Hall, during regular business hours. Written comments will be accepted prior to and during the Public Hearing.

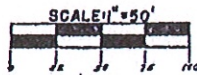
Questions, comments, and/or requests for reasonable auxiliary aids or services for individuals with special needs should be made by written notice, seven (7) business days prior to the Public Hearing, to the Township Clerk's Office, during regular business hours,.

John Hinkley, Chair
Planning Commission

Published on:
Mailed on

F.W. LEMM'S SUBDIVISION
OF PART OF THE S.E. 1/4 OF FR'L SECTION 6 T.5S., R.3E.,
FRANKLIN TOWNSHIP, LENAWEE COUNTY,
MICHIGAN.
F-10 - 460

Part of F.W. Lemm's Subd.
 Franklin Township
 was recorded this 23rd day of
 August A.D. 1946 at 2 O'clock
 P.M. in Rev. 9 of Plate
 on Page 6 and 7
 Maudie Bartholomew
 Register of Deeds
 ORIGINAL ON FILE



NOTE: ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 I HEREBY CERTIFY THAT THIS COPY IS
 A TRUE COPY OF THE MAP ON PLAT
 FORM, 17-17 THE REGISTER OF DEEDS
 FOR RECORDING.

COMPARED August 23rd 1946
 Maudie Bartholomew
 Mayor Franklin Township
 DEPUTY AUDITOR GENERAL

Examined and Approved
 August 23rd 1946
 Maudie Bartholomew
 Mayor Franklin Township
 DEPUTY AUDITOR GENERAL
 FILED IN AUDITOR GENERAL'S DEPT.
 September 25, 1946
 Maudie Bartholomew
 Mayor Franklin Township
 DEPUTY AUDITOR GENERAL
 DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat is be surveyed, laid out and platted, to be known as "F.W. LEMM'S SUBDIVISION OF PART OF THE S.E. 1/4 OF FR'L SECTION 6, T.5S., R.3E., FRANKLIN TOWNSHIP, LENAWEE COUNTY, MICHIGAN."

Beginning at a point distant 1123.50 feet measured North 84 degrees 41 minutes West and 471.50 feet measured North 2 degrees 33 minutes West and 678.7 feet measured North 10 degrees 27 minutes West from the Southeast corner of fractional section 6; Thence South 82 degrees 53 minutes West a distance of 337.40 feet to a point; thence South 28 degrees 25 minutes East a distance of 53.67 feet to a point; thence South 84 degrees 53 minutes West a distance of 81.07 feet to a point; thence North 11 degrees 31 minutes West a distance of 55.12 feet to a point; thence North 20 degrees 55 minutes 30 seconds West a distance of 237.14 feet to a point; thence North 9 degrees 24 minutes 21 seconds West a distance of 343.63 feet to a point; thence North 11 degrees 33 minutes East a distance of 330.48 feet to a point thence North 7 degrees 34 minutes 30 seconds West a distance of 269.48 feet to a point; thence South 88 degrees 34 minutes East a distance of 50 feet to a point; thence North 3 degrees 59 minutes West a distance of 226.43 feet to a point; thence North 88 degrees 01 minutes East a distance of 140 feet to a point; thence South 3 degrees 59 minutes East a distance of 233.48 feet to a point; thence South 0 degrees 07 minutes West a distance of 280.51 feet to a point; thence South 11 degrees 33 minutes West a distance of 318.30 feet to a point; thence South 8 degrees 49 minutes East a distance of 295.06 feet to a point; thence South 24 degrees 29 minutes East a distance of 141.83 feet to a point; thence South 82 degrees 53 minutes West a distance of 256.99 feet to a point; thence South 10 degrees 27 minutes East a distance of 100 feet to the point of beginning.

THIS PLAT HAS BEEN EXAMINED AND WAS APPROVED ON THE 7TH DAY OF AUGUST 1946 BY THE LENAWEE COUNTY BOARD OF ROAD COMMISSIONERS.

E. BRADY BECKE CHAIRMAN
 E. BRADY BECKE MEMBER
 W.N. SWICK MEMBER

THIS PLAT WAS APPROVED ON THE 7TH DAY OF AUGUST 1946 BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FRANKLIN AT A MEETING HELD August 16, 1946
 Raymond F. Platt CLERK
 OFFICE OF COUNTY TREASURER, LENAWEE COUNTY
 I HEREBY CERTIFY, THAT THERE ARE NO TAX LIENS OR TITLES BY THE STATE ON THE LANDS DESCRIBED HEREON TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR FIVE YEARS PRECEDING THE 7th DAY OF AUGUST 1946 AND THAT THE TAXES FOR SAID PERIOD OF FIVE YEARS ARE PAID, AS SHOWN BY THE RECORDS OF THE OFFICE.
 THIS CERTIFICATE DOES NOT APPLY TO TAXES, I NOW IN PROCESS OF COLLECTION, BY TOWNSHIP, CITY, VILLAGE COLLECTING OFFICERS.
 MARGARET E. H. WILLIAMS, COU TREASURER DEPT

KNOW ALL MEN BY THESE PRESENTS, that we, Forrest W. Lemm, a Single Man, and Maudie A. Eddy and Lois G. Lemm and Myrtle S. Heimerdinger

as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "F.W. LEMM'S SUBDIVISION OF PART OF THE S.E. 1/4 OF FR'L SECTION 6, T.5S., R.3E., FRANKLIN TOWNSHIP, LENAWEE COUNTY, MICHIGAN."

and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the presence of
 Forrest W. Lemm (S)
 Maudie A. Eddy (S)
 Lois G. Lemm (S)
 Myrtle S. Heimerdinger (S)

ACKNOWLEDGMENT

STATE OF MICHIGAN
 County of Lenawee
 On this 16th day of August 1946 before me,
 a Notary Public in and for said County, personally came the above named
 FORREST W. LEMM (a Single Man)
 MAUDIE A. EDDY
 LOIS G. LEMM
 MYRTLE S. HEIMERDINGER

known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

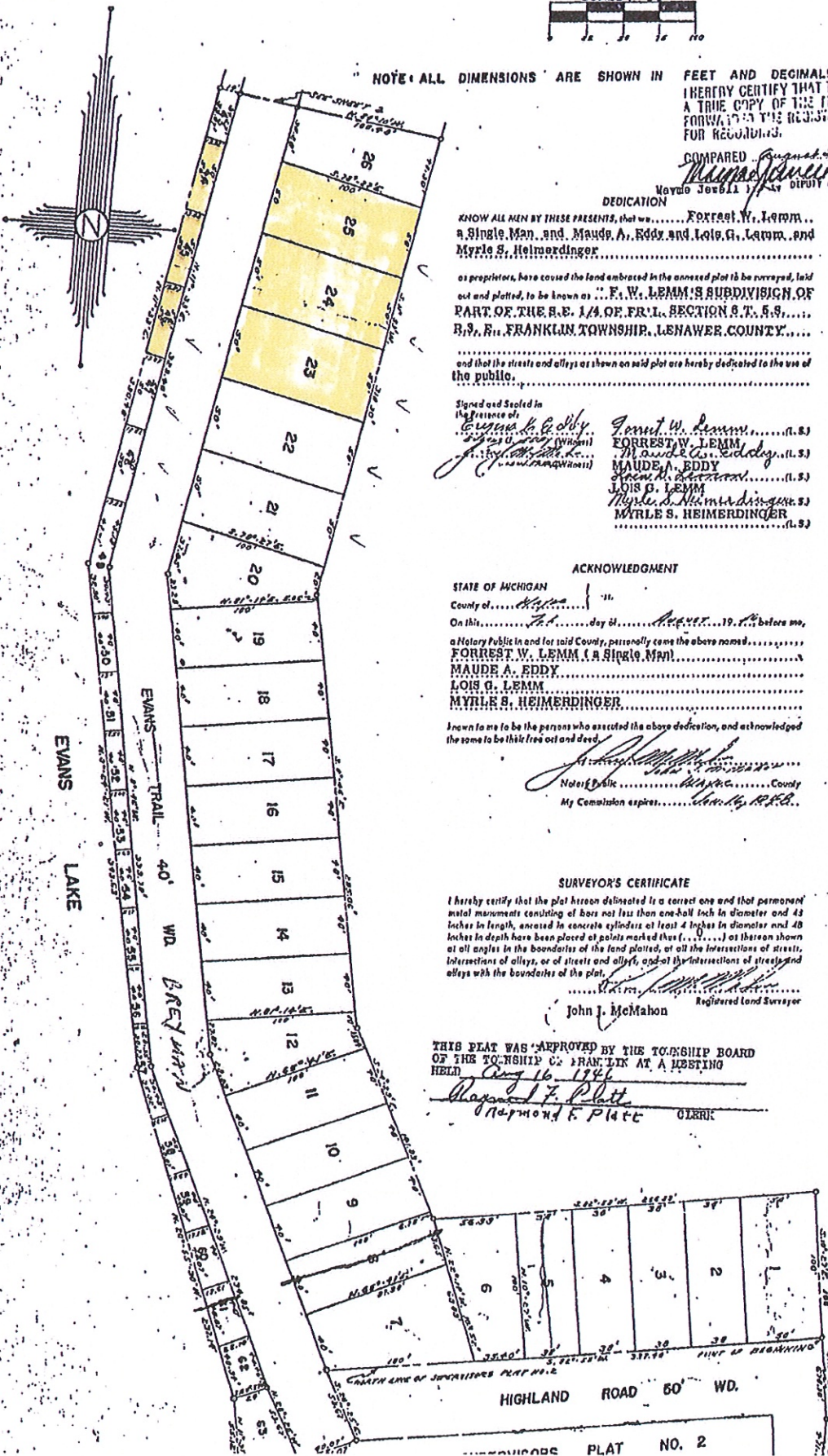
Notary Public
 My Commission expires 1947, R.F.R.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 43 inches in length, encased in concrete cylinders of at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus (.....) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat.

John J. McMahon Registered Land Surveyor

THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FRANKLIN AT A MEETING HELD August 16, 1946
 Raymond F. Platt CLERK

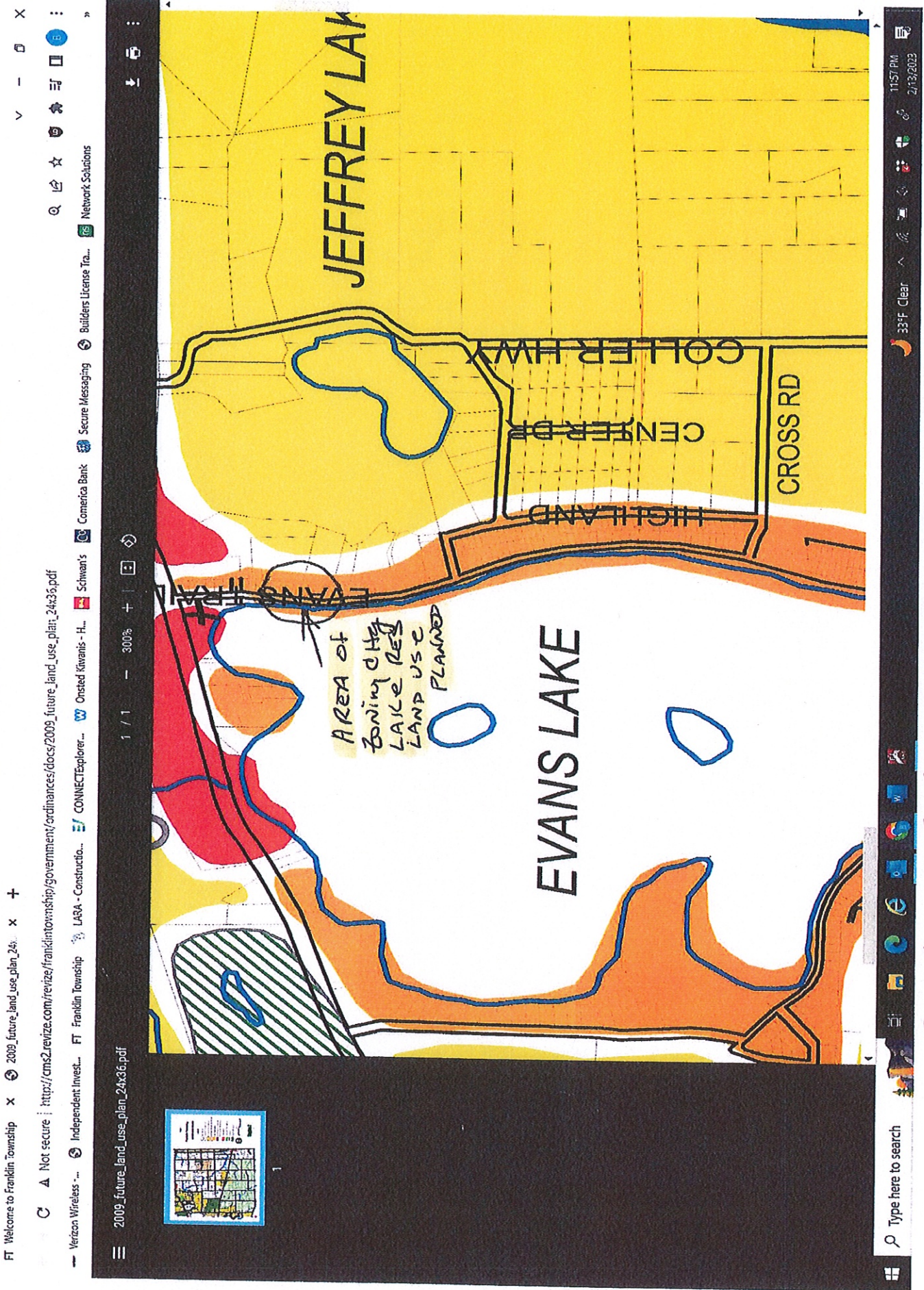


CURRENT ZONING MAP



YELLOW - R-1 S.F. RES
RED - C-1 GEN COMM

LAND USE PLAN



BROWN - LAKE RESIDENTIAL
YELLOW - LOW DENSITY RES

FRANKLIN TOWNSHIP

April 11, 2023

The regular meeting of the Franklin Township Board was called to order at 7:00 pm by Supervisor VanValkenburg, who then led the flag pledge. Present: Dan VanValkenburg, Clerk Sue Whitehead, Treasurer Terri Moore, and Trustee Gordon Whelan. Absent: Mike Kelley. The regular minutes and budget workshop minutes (3/23/23) were approved as presented.

County Commission Chairman Jim VanDoren updated the Board and those present regarding happenings at the county level. VanDoren answered questions concerning what was previously the Tecumseh Products property amongst other items. Then VanDoren presented Terri Moore with a framed certificate for her 10 ½ years of service as Township Treasurer. Moore is stepping down as of April 30th and will be missed.

The regular order of business was suspended in order to hold the budget hearing: Whitehead moved to amend the budget and transfer from the contingency fund \$350 to townhall and \$50 to street lights. Whelan supported. Motion carried 4-0. The Board reviewed the proposed budget. Whitehead moved to adopt the 2023-24 budget and collect 1 mil less any applicable rollback to support said budget. Whelan supported. Motion carried 4-0. Returned to regular order of business.

The Treasurer reported income of \$63,584.18 and expenses of \$54,482.18. Additional bills submitted for approval: Castleberry & Lucas-\$90 (March legal fees), Lenawee Co. Printing & Purchasing-\$172.42 (2-cases printer paper + Treasurer envelopes), Red Letter Productions-\$218.75 (new domain user/Dep. Treasurer + support), Consumers Energy-\$141.41 (LED's), Meredith Francis-\$200 (file ARPA report fee). Whelan moved to approve the Treasurer's Report and all bills presented for payment. The \$200 for Francis will be paid from the ARPA fund. Whitehead supported. Motion carried 4-0.

OLD BUSINESS

After much discussion and reviewing road bids, Whitehead moved to approve the following 5 bids:

1. Tripp Rd. & Coller Hwy - \$40,506.72 (Crackfill, Sealcoat & Fog Seal)
2. Reed Road (by Pentecost) - \$3,404.00 (Crackfill)
3. Evans Trail - \$17,216.94 (8 Culvert Replacements)
4. Carson Hwy (South) - \$63,128.20 (Shoulder Removal & 2" Limestone)

5. Bramble Hwy (North)-\$42,633.87 (Shoulder Removal/add Limestone)

Whelan supported. Motion carried 4-0. It was noted that an additional \$39,338 was approved in March for 2000 ton of spot patch. For a total of \$206,227.73 for approved road bids; this does not include any match money from the Road Commission. The Board may review additional road bids.

Whitehead moved to approve estimate #3212 from Red Letter Productions for a new server for the township hall for \$13,595 to be paid from the ARPA fund. Moore supported. Motion carried 4-0.

Whelan moved to approve a bid from Buster's Seal Coating & Concrete LLC for \$2,000 to clean debris, fill cracks, and striping for the old tennis court. Moore supported. Motion carried 4-0. Whelan will contact to do striping for pickleball.

NEW BUSINESS

1-Land Division Application: Wilhelm & Jackie Spycher, with property at 3486 Kemp Road, Tipton, (FR0-134-2600-00) requested to split 27.637 acres from the parent parcel. The Land Division Committee recommended approval. Moore moved to approve the land split as presented. Whitehead supported. Motion carried 4-0.

The Board discussed the annual property and liability insurance policy that will renew on May 1st. Whitehead moved to approve the renewal of \$7,537 to Burnham & Flower Agency for the Township Participating Plan Package. Whelan supported. Motion carried 4-0.

Moore moved to adopt a Property Tax Exemption Application form that will go into effect immediately. Whelan supported. Motion carried 4-0.

Zoning Administrator Bruce Nickel informed the Board that Welt Holdings II, LLC (The Hideaway) has applied for a zoning change from the Planning Commission at 11560 Breyman Hwy, Tipton, (FR0-460-0260-00) (lots 26-27-28-41-42-43 of F. W. Lemm's Subdivision) from (C-1) Commercial to Multiple Family. There are three properties surrounding the Welt property that will be affected. Township Attorney Fred Lucas recommended that those three properties (FR0-460-0250-00, FR0-460-0242-00, FR0-460-0210-00) also be rezoned. They are currently zoned commercial, and are being used as residential. Moore moved to proceed with the rezoning procedure for the three lots 23-24-25-44-45-46 of the plat of the F. W. Lemm's Subdivision from C-1 Commercial to (R1) Residential. Whitehead supported. Motion carried 4-0. The rezoning process will now proceed to public hearings.

The Board agreed to change the Township office closing time on Wednesday's from 6:00 pm to 5:00 pm effective immediately.

Whitehead moved to increase the wage for the Dangerous Building Hearings Officer from \$100 to \$150 per hearing effective immediately, and approve the payment of \$260 (1/3 shared cost) for MADCAD and code reference materials for the inspectors, plus \$250 x 2 laptops for a total of \$500 to Cambridge Twp. for field inspection use. Whelan supported. Motion carried 4-0.

Nickel reviewed the monthly zoning report and gave updates on zoning enforcements.

Public Comment

Pastor Dick Blank who resides on Pentecost Hwy spoke to the Board.

Peggy Townshend representing the County District Library announced that an open house will be held at the library on May 21st from 2-4 p.m. to show the new addition and renovations that have been completed. Townshend said there will be a Special Election on August 8th for a proposed .6 mil for 10 years for the library.

Amy Fry, who resides at 4343 Wyman Road, Tipton, requested road improvements on Wyman Road. Supervisor VanValkenburg will look at Wyman Road.

Having no further business, the meeting was adjourned at 8:55 pm.

Sue Whitehead, Clerk
Franklin Township

FRANKLIN TOWNSHIP

PLANNING COMMISSION

May 10, 2023

The Franklin Township Planning Commission was brought to order at 7:05 p.m. by Chairman Hinkley who then led the flag pledge. Present: John Hinkley, John Krueger, Gordon Whelan, Jane Murphy, Greg Wise, Doug Sherman, and Jeff Fineske. Absent: Julie Bock and Larry Shea. Zoning Administrator Bruce Nickel was also present. Wise moved to approve the 4/4/2023 minutes. Sherman supported. Motion carried 7-0.

NEW BUSINESS

1st Public Hearing: Welt Holdings LLC (Mike & Kerry Welt) with property at 11560 Breyman Hwy, Tipton, described as Lots 26-27-28, 41-42-43 in the plat of F.W. Lemm's Subdivision (#FR0-460-0260-00). Kerry Welt spoke to the Board requesting to rezone their property from General Commercial (C-1) to Multiple Family Residential (RM). The buildings currently are being used for short-term rentals (The Hideaway) and the Welt's would like to covert the rentals into 5 individually owned condo units.

Public Comment: Joe Tellamonti at 1126 Breyman asked who owns the docks. Welt: It would be shared docks as members of the Evans Lake Association. Holly Miller at 1102 Breyman: asked about the sewer system. Welt: 1 grinder would cover all 5 units. The Chairman closed public comment. Nickel said if the rezoning is approved, then the property owners would come back before the Planning Commission for a conditional use. Part of the review process would include the County Health Dept.

Board Comment: Krueger said he did not see much of a difference between rentals and ownership. The long-range Township Master Plan is showing residential now. Krueger felt it was safer to have the lake area zoned all residential. Chairman closed Board comment.

Krueger moved to recommend rezoning from (C-1) Commercial to (RM) Multiple Family Residential to the Township Board. Sherman supported. Roll Call Vote: Krueger-yes, Sherman-yes, Murphy-yes, Gordon-yes, Fineske-yes, Hinkley-yes, and Wise-yes. Motion passed 7-0.

2nd Public Hearing: Rezoning request for the following three (3) properties south of the Welt Holdings properties in the F.W. Lemm's subdivision: 1146 Breyman Hwy (Lots 23 & 46), 1152 Breyman Hwy (Lots 24 & 45), and 1156 Breyman Hwy (Lots 25 & 44). These properties are presently being used as single-family residences, which are non-conforming uses in the C-1 District. The purpose of the rezoning request is to conform the zoning on the three properties to the present residential use.

Public Comment: Mary McNally residing at 1152 Breyman, owner of the middle house listed, wondered if her taxes would decrease if rezoned. McNally said her house was sold to her as residential. Jim Pavelka owner of 11568 Breyman Hwy stated his property is on the eastern boundary of Hideaway Cove, and his property is zoned commercial. Nickel informed Pavelka that he can request a zoning change. Nickel explained the zoning process to those present. The Chairman closed public comment.

Board Comment: Krueger said the long-range master plan shows residential for the area.

Krueger moved to recommend rezoning the six lots. Wise supported. Roll Call Vote: Krueger-yes, Wise-yes, Whelan-yes, Murphy-yes, Hinkley-yes, Sherman-yes, and Fineske-yes. Motion passed 7-0.

OLD BUSINESS

Discussion continued regarding a proposed ORV ordinance. Nickel gave DNR info to the Commission. Statutorily, one ordinance could be created with separation of ORV and golf carts. Hinkley opened it up to public comment.

Public Comment: Chad Melchert at 4557 Whelan Road would like to be able to ride his ORV to nearby relatives without risking a ticket. Dave Poppovich at 50 Evans Trail would like to drive his golf cart around Evans Lake and go to the compost pile without a ticket. Mike Servoss resides at 11100 Breyman Hwy and owns property on Highland and would like to be able to ride to his other property in his golf cart and ORV. Jeanie VanCamp at 324 Evans View Trail said her husband is an amputee and their ORV and golf cart are very helpful for transportation around the Evans Lake neighborhood. Pat Pogany at 6001 Michigan Ave was in favor. Gordon McKinney at 1016 Breyman finds it very useful to haul tools in his gator to go back and forth between his two lots. Chairman Hinkley asked the roughly 45 people in attendance if anyone was against an ORV ordinance. No one present was against the proposal. The Chairman said a work session was in order for May and appointed Jeff Fineske to chair the ORV committee and Gordy Whelan and Greg Wise will complete the committee along with Nickel.

Chairman Hinkley appointed Julie Bock to chair the Solar Farms work committee along with John Krueger, Jane Murphy, Hinkley and Nickel, will hold a work session in May.

Nickel informed the Planning Commission that Gregg Hardy has submitted in writing to withdraw his Agri-Tourism conditional use application. Sherman moved to accept the withdrawal of the application. Wise supported. Motion carried 7-0.

Hardy Event Center update: a hearing is scheduled for May 22 and a trial date on May 23.

Public Comment: none.

Having no further business, the meeting was adjourned at 8:07 p.m.

Sue Whitehead
Recording Secretary

This page is intentionally blank.



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 | #23-10

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: June 7, 2023

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

Request

The subject property is proposed for rezoning to a 'Commercial (C-3)' district, from a 'Commercial (C-2)' district.

Purpose

The Rezoning Worksheet Form states that the reason of the proposed change is for the purpose of constructing a self-service storage facility, which is explicitly stated as either a Conditional Use (section 13.3.8) in the Highway Service Commercial District (C-3), of the 2018 Woodstock Township Zoning Ordinance.

Location and Size of the Property

The subject properties (WD0-111-3300-00) is located in Section 11 (W Quarter Section) of Woodstock Township, on the south side of US Highway 12 and the west side of South Miller Highway. The subject property has an area of 10 acres.

Land Use and Zoning

- **Current Land Use** – The parcel is currently zoned Commercial (C-2) and is vacant. Agricultural uses are located to the north, south, and west, and there is a cemetery to the east.
- **Future Land Use** – Woodstock Township has a future land use map, updated in 2020, that recommends commercial use for this property.
- **Current Zoning** – The subject parcels are currently zoned 'Commercial (C-2)'. Township properties on the north, south, and east sides of the property are zoned 'Agricultural (AG)'. Additionally, properties located to west of the property are zoned 'Highway Service Commercial (C-3)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on the south side of US Highway 12 and the west side of Round Lake Highway.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township.
- **Environmental Constraints** – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission voted 4-1, with one member absent, to approve the rezoning request at their 5/18/2023 meeting.

LCPC Staff Analysis and Advisement – As General Commercial (C-2) uses border the subject properties, the proposed rezoning of the subject properties 10 acres is a permissible and fitting use of the subject parcels. Additionally, the list of Permitted or Conditional Uses in Section 13, Highway Service Commercial District (C-3) of the 2018 Woodstock Township Zoning Ordinance explicitly allows the proposed use of the requested rezoning. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Highway Service Commercial (C-3)' to the Woodstock Township Board.

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 and LCPC staff.

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-111-3300-00, 14000 W US-12 61K.

10 ACRES

See Attached

1. The above described property has a proposed zoning change FROM C2 Commercial
ZONE TO C3 Commercial ZONE.

2. PURPOSE OF PROPOSED CHANGE: Self Service Storage Facility

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

C. PUBLIC HEARING on the above amendment was held on: month MAY day 18 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MAY day 2 year 2023

(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 Exponent, Brooklyn MI

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 MAY 18 / 2023 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- ☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Township Clerk

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

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

Township of: Woodstock Township Case #: WDD-111-3300-00
Township official we may contact: Jeff Votelka Phone #: (517) 206-0529
Applicant: James S. Jacobs, PLLC Phone #: (734) 241-7933
Rezoning Request: From: C2 Commercial (C2) To: C3 Commercial (C3)
Property Location: Section(s): 11 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"): 10 Acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? C2 Commercial, Sales

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

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

North: Agricultural
East: Cemetery

South: Agricultural
West: Agricultural

What are the surrounding Zoning Districts?

North: Agricultural (AG)
East: Agricultural (AG)

South: Agricultural (AG)
West: Commercial (C3)

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.

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

Planning Commission, Public Meeting

Date Posted 4/27/2023

Woodstock Township Planning Commission will hold a meeting on **Thursday, May 18th, 2023** at 6486 Devils Lake Hwy.

- 1) 5:30 pm- Meeting for review of Rezoning Application for 14000 W US 12 blk.
WDO-111-3300-00. To rezone this property from C2 Commercial to C3 Commercial. For purposes of a Self Service Storage Facility.

John Nicholl- Planning Commission Chair

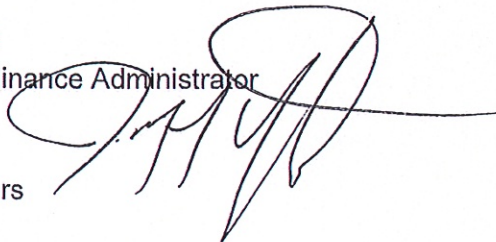
Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this meeting can be forwarded to:

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

Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval

Applicant James S. Jacobs Architects, PLLC
Address 25 Washington Street
City,State,Zip Monroe, Mi 48161
Contact No. 734-241-7933
Email Jimj@jsjacobsarch.com

Parcel Number/Tax ID- WD0 - 1 1 1 - 3 3 0 0 - 0 0

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: James Rostash, Jr.
Address 5506 Raven Parkway
City,State,Zip Monroe, Mi 48161
Contact No. 734-652-6111

If you are not the property owner what is your relationship?

- ☐ Builder
☐ Have option to purchase
☐ Agent/other _____

Requested Zoning Classification

C-3 Highway Service Commercial

Property Information

Proposed Land Use/Building Self Serve Storage

Present Zoning C-2 General Commercial

Parcel Size/Dimensions 10.0 Acres 326.0± x 1350±

Property Description See attached

Size of Building, Structure, Addition Ex. 48'x63' Proposed 40'x136', 20'x120', 40'x108', 60'x180'
2@ 60'X200'

Percentage of Lot Covered Proposed 12%

Central Sewer Available No

Parcel Number/Tax ID WD0 - 1 1 1 - 3 3 0 0 - 0 0

Petition Application Requirements, section 22.2.2

Petition Contents. Petitions for rezoning of a specific site shall be accompanied by a plot plan or survey, which shall contain the following information:

- A) Applicant's name, address, and telephone number.
- B) Scale, north point, and dates of submission and revisions.
- C) Zoning classification of petitioner's parcel and all abutting parcels.
- D) Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
- E) Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.
- F) Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.
- G) Location of existing drainage courses, floodplains, lakes and streams, and woodlots.
- H) All existing and proposed easements.
- I) Location of sanitary sewer or septic systems, existing and proposed.
- J) Location and size of water mains, well sites, and building service, existing and proposed.

Required Attachments

- ☒ Attach Fee, \$420.00
- ☒ Attach copy of ownership and legal property description.
- ☐ Written consent from the property owner if different than the applicant.

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any permits that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permits that may be issued. Further, I agree the permits that may be issued, is with the understanding all applicable sections of the Woodstock Township Zoning Ordinance will be complied with. Further, I agree to notify the zoning administrator of Woodstock Township for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of Woodstock Township, Lenawee County and the State of Michigan to enter the property subject to any permit application for purposes of inspection. Finally, I understand that any permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Applicant Signature

Date

3/10/2023

Zoning/Ordinance Administrator

Date Recieved

3/14/23

Parcel Number/Tax ID WD0 - 1 1 1 - 3 3 0 0 - 0 0

6 BUDGS.

Review considerations. The planning commission and township board shall, at minimum, consider the following before taking action on any proposed amendment:

1. Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance? MASTER PLAN YES

2. Is the proposed amendment consistent with the comprehensive plan of the township?

3. Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?

4. Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?

5. Will the amendment result in unlawful exclusionary zoning? NO

6. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes? NO

7. If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property? YES

8. If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel? YES

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? MASTER PLAN

10. If a rezoning is requested, what is the impact on the township infrastructure? NA

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,

Zoning Change

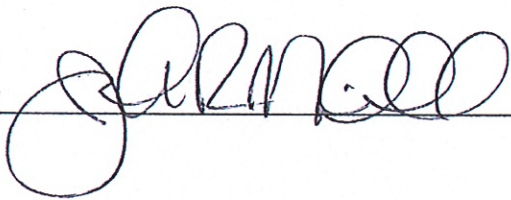
☐ Recommend Approval

Notes/Issues _____

☐ Recommend Disapproval

Notes/Issues _____

Date 5/18/23

Planning Commission Chair 

Notice of Public Hearing

- Posting/Published Date _____
- Publishing Media _____
- Hearing Date _____

Lenawee County Planning Commission Recommendation

☐ Approval

☐ Disapproval

Determination by Township Board

☐ Approval

☐ Disapproval

Date _____

Township

Supervisor _____

Date _____

Township

Clerk _____

Distribution copies

- Applicant
- Township Clerk
- Zoning Department
- Assessing Department
- file

Parcel Number/Tax ID WD0_111_3300_00

Woodstock Township

Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval

Applicant James S. Jacobs Architects, PLLC
Address 25 Washington Street
City, State, Zip Monroe, Mi 48161
Contact No. 734-241-7933
Email Jimj@jsjacobsarch.com

Parcel Number/Tax ID- WD0 - 1 1 1 - 3 3 0 0 - 0 0

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: James Rostash, Jr.
Address 5506 Raven Parkway
City, State, Zip Monroe, Mi 48161
Contact No. 734-652-6111

If you are not the property owner what is your relationship?

- ☐ Builder
☐ Have option to purchase
☐ Agent/other _____

Requested Zoning Classification
C-3 Highway Service Commercial

Property Information

Proposed Land Use/Building Self Serve Storage

Prese KELLI M ROSTASH
Parce JAMES F ROSTASH
Prope 5506 RAVEN PKWY
Size o MONROE, MI 48161
Perce Pay to the Order of Woodstock Township
Centra four hundred twenty
Parcel 04 1 2000 50 7340590525 00927

COPY
3-12-2023
Date
\$420.00
Dollars
60'x180'

FIFTH THIRD BANK
For Kelli Rostash

927
56-5/412
Photo Safe Deposit Outside

LEGAL DESCRIPTION

PARCEL #WDO-III-3300-00

PROPERTY DESCRIPTION FROM SURVEY SUPPLIED BY OWNER
SURVEY BY: SHERIDAN SURVEYING CO.

PROPERTY ADDRESS

14600 US-12

BROOKLYN, MICHIGAN 49230

LIBER 1632, PAGE 303

COMMENCING AT THE WEST 1/4 CORNER OF SECTION II, T. 5 S., R. 1 E.,
THENCE S88°02'38"E, 1941.33' ALONG THE EAST & WEST 1/4 LINE OF SAID
SECTION II TO THE PLACE OF BEGINNING;
THENCE CONTINUING S88°02'38"E, 326.16' ALONG SAID EAST-WEST 1/4 LINE;
THENCE S00°51'01"E, 1326.95';
THENCE S87°54'03"W, 325.84' ALONG THE CENTERLINE OF THE US-12 IRON
BRIGADE MEMORIAL HIGHWAY (100.00' WIDE);
THENCE N00°51'11"W, 1350.02' TO THE POINT OF BEGINNING, BEING PART OF
THE SOUTHWEST 1/4 OF SAID SECTION II.

PARCEL CONTAINING 435,878 S.F. ~ 10.01± ACRES (GROSS)
419,587 S.F. ~ 9.632± ACRES (NET)

CLASSIFIEDS

A LOOK BACK

MUSEUM FREE DAY

MAY 13, 2023

CONKLIN MUSEUM & HERITAGE PARK HANOVER, MI

Visit the park, the log cabin, antique equipment, barn, popcorn truck for activities, wagon rides and more. Hands on at the museum, music, sports exhibit, Hanover history book and more.

Heritage Park and Conklin Reed Organ & History Museum

121 Tefft St., Hanover, MI
517 536-8927



Brooklyn babes are the best! These young ladies posed for the camera in a photo titled "Brooklyn girls" that came from Paul Totten's collection. We don't know who they are, but they presented themselves well.

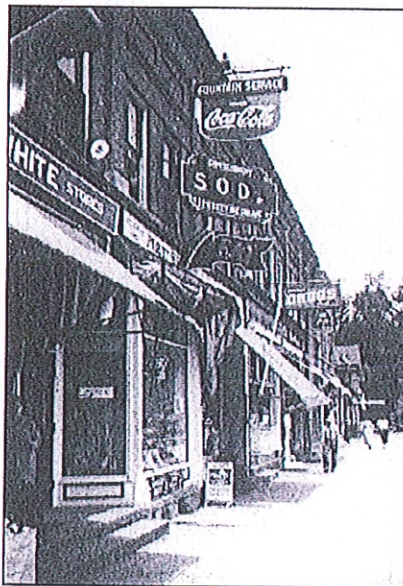
I spotted an old flame at the other end of the museum, but I was too self-conscious to say hello. There was too much history between us.



Above, the east side of the square, before the automobile.

Reader John Messimer noted that the photo at right was likely taken in 1948 rather than 1958. It is certainly possible, though the photo was saved with the date of 1958. One way we use to help date the approximate time photos were taken is by using automobiles, which, of course, there were none in the photo.

Messimer also said he believes the two ladies below are Gladys Taylor and Johanna Shirmacher.



PUBLIC NOTICES

Village of Brooklyn Assemblies Ordinance Summary

40

The Village of Brooklyn Council amendment to Chapter 14 of the Village Code was adopted April 10, 2023, to increase communication, reduce community liability, and establish regulations to increase safety protocol at community parades and events. Parade and event organizers will now work closer with the Village to ensure communication, support, and utilization of taxpayer dollars are used appropriately.

See full ordinance here: villageofbrooklyn.com

What does the mean for you?

Area residents and event attendees can plan on seeing no difference and can expect to see all of their favorite events and parades happening throughout the year. Area organizers and participants will need to be aware of and recognize the importance of safety during events by agreeing to several items.

- Be appropriately licensed for the vehicle they are driving.
- No throwing candy or items from parade floats, they'll need to walk along side and handout items.
- The use of firearms, open flame, etc. will need to seek approval through the organizers and Village.
- Any animals participating in event should be licensed/vaccinated appropriately.
- No alcohol permitted by any participant.

Hanover Township NOTICE OF PUBLIC HEARING

40

Hanover Township Zoning Board of Appeals
Address: 311 Farview St. Horton, MI 49246
Phone: 517-563-2791
Meeting Date: Wednesday, May 24, 2023
Meeting Time: 7:00pm
Meeting Location: John H. Tallis Boardroom

The Hanover Township Zoning Board of Appeals will be holding a public meeting on Wednesday, May 24, 2023 at 7:00 PM at the John H. Tallis Meeting Room, 311 Farview St, Horton, MI 49246 to consider the following:

Brian Polly, 6779 Tripp Rd., Horton, MI 49246

Is requesting a 15ft side variance from Section 4.5 of the Hanover Township Zoning Ordinance.

Parcel No 000-17-10-301-001-02

Legal Description: COMM 1178.38 FT E FROM THE W 1/4 POST SEC 10 TH E 168.34 FT, TH S 1319.83 FT, TH W 168.26 FT, TH N 1319.51 FT TO POB 5 ACRES SPLIT 4/96 FROM 10-301-001-02 T4S R2W

All persons having interest in the township or their duly appointed representative will be heard. All written comments will be considered. Send to: Hanover Township, PO Box 40, Horton, MI 49246. The township ordinance and the application may be viewed at the office during regular business hours.

The Hanover Township office will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 10 days' notice to Hanover Township. Individuals with disabilities requiring auxiliary aids or services should contact the township office by writing or calling the township office.

Posted on: Thursday, April 26, 2023

Rachel L. Heath
Township Clerk

A copy of this notice is on file in the Clerk's Office, located at: 311 Farview St., Horton, MI 49246.

Woodstock Township 6486 Devils Lake Hwy Addison, MI 49220

40

Planning Commission, Public Meeting
Date Posted 4/27/2023

Woodstock Township Planning Commission will hold a meeting on Thursday, May 18th, 2023 at 6486 Devils Lake Hwy.
1) 5:30 pm- Meeting for review of Rezoning Application for 14000 W US 12 blk. WDO-111-3300-00. To rezone this property from C2 Commercial to C3 Commercial. For purposes of a Self Service Storage Facility.

John Nichol- 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

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

May 18, 2023

Planning Commission Meeting (PC)

Attendees: J. Clark, D. Crawford, J. Nicholl, M. Holmes, J. Wheaton

Absent: R. Turner (excused)

Recording Chairman J. Nicholl brought meeting to order at 5:30pm, followed by pledge of allegiance.

A. Adjustment to meeting agenda

1. After section D – add Twp ZBA and Twp Liaison reports

B. Motion to approve 05.04.23 meeting minutes, subject to correction. J. Wheaton, D. Crawford 2nd

C. Letter of Correspondence – none

D. Purpose of the Meeting – review of Rezoning Application for 14000 W US 12 blk. WDO-111-3300-00; to rezone this property from C2 Commercial to C3 Commercial; for purposes of a Self-Service Storage Facility.

1. Drawings/pictures were included in application package.
2. According to Master Plan, this application holds true to the request in changing zones.
3. James Jacobs, Jacobs Architects, PLLC; James Rostash, Jr., Owner were present.
4. Total of 6 buildings – 3 new buildings will be indoor climate controlled, remaining buildings will be cold storage, existing building onsite will house indoor storage, and office for on-duty attendant; at this time no outdoor storage.
5. Owner currently has other facilities in the area that have been updated; which the plans for this property are the same.
6. Existing driveways will stay and planned to be paved; landscaping completed.
7. Wetlands are being discussed with drain commission.
8. Township infrastructure shouldn't have a major impact as this site will use well/septic; low traffic bearing on the area.

Motion made by M. Holmes to approve the Rezoning Application as designed and outlined in discussion above, 2nd by J. Clark.

Roll Call: J. Clark – Yes, M. Holmes – Yes, D. Crawford – No, J. Wheaton – Yes, J. Nicholl – Yes.
Motion passes, all documentation will be forwarded back to Township Zoning Administrator for further processing.

E. ZBA Report

1. Training webinar provided updates overall Zoning Ordinance however not very well orchestrated with audio quality.
2. Potential upcoming interest on AirBNB/Vrbo and Mining/Gravel topics.
3. Applicants continue to be interview for the full-time ZBA position.

WOODSTOCK TOWNSHIP PLANNING COMMISSION

05.18.23

Page | 2

F. Township Liaison Report

1. Zoning Ordinance book feedback and review continues.

G. Old Business

1. Election of PC Vice Chair

- i. The Planning Commission is nominating Robert Turner as Vice Chair. Due to Robert's absence, this topic will be tabled until the next meeting.

H. New Business

1. May 18th @ 530pm – Lenawee Planning Commission Meeting

- i. Devils Lake Water Sports application for storage on US-12/Round Lake Hwy is under review.

I. Next Meeting

1. June 1st @ 530pm

Meeting was adjourned at 6:10pm

Chairman J. Nicholl has reviewed and approved these minutes.

Respectfully submitted by

J. Wheaton, Recording Secretary

COPY

Parcel #: WD0-111-3300-00

Flag:

Owner: SECURE SELF STORAGE, II LLC

Address: 14000 W US-12 BLK

Property Zp: 49230

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

Rec. Status: Active
 Tax. Status: TAXABLE
 Prev. Tax. Status: TAXABLE
 Cur. Class: 201 COMMERCIAL-IMPROVED
 Prev. Class: 201 COMMERCIAL-IMPROVED
 School: 6510 ONSTED COMMUNITY SCHOOLS
 ECF Neigh: 201 COMMERCIAL
 Zoning: <None Specified>
 Use Code: <none>
 Note:

Land and Improvements		# of
Land (20101)...		10.010
Land Improvements...		
Residential Buildings...		0
Agricultural Buildings...		0
Commercial/Ind. Buildings...		1
Personal Property...		0

4 Sales (1/30/2023, 500,000)...

0 Permits...

Comments

Legal/Tax Description...

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

Year

2024 U
 2023 C
 2022 C
 2021 C
 2020 C
 2019 C
 2018 C
 2017 C
 2016 C
 2015 C
 2014 C
 2013 C
 2012 C
 2011 C
 2010 C
 2009 C
 2008 C
 2007 C
 2006 C

90,000
 93,500
 93,500
 89,000
 84,900

Legal/Tax Description

Copy To Clipboard

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

LD BEG 1941.33 FT S 89 DEG 2'38" E FROM W 1/4 COR SEC 11 RUNN TH S 88 DEG 2'38" E
 326.16 FT TH S 0 DEG 51'11" E 1326.95 FT TH S 87 DEG 54'03" W 325.84 FT TH N 0 DEG
 51'11" W 1390.02 FT TO POB

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

Close

Parcel #: **WD0-111-3300-00** Flag:
 Owner: **SECURE SELF STORAGE, II LLC** Address: **14000 W US-12 BLK** Property Zip: **49230**

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

Send To: **Owner** Change Date: **02/07/2023**

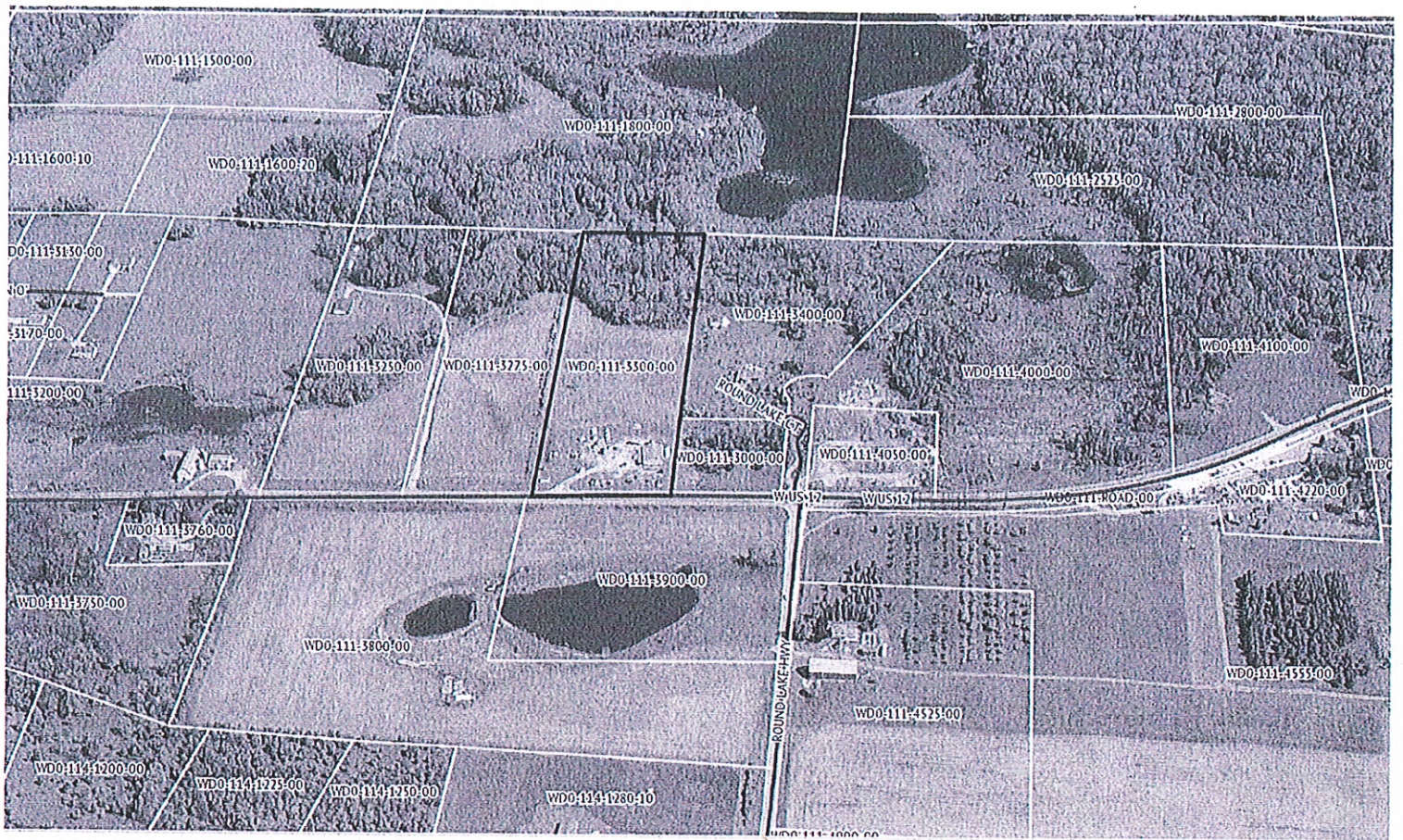
Property Address

Prefix: St #: **14000.0** Unit/Apt: **BLK**
 Dir: **W** Name: **US-12**
 City: **BROOKLYN**
 Cross Street/Census... 0 Extra Addresses...

Owner Information - Clear

Owner: **SECURE SELF STORAGE, II LLC**
 Name Extra:
 Care Of:
 Address: **5506 RAVEN PARKWAY**
 City: **MONROE**
 State: **MI** Zip: **48161**
☐ This is an Out of Country Address
 Mail Code:

Taxpayer
 Taxpaye
 Name Extr
 Care C
 Addres
 Cit
 Stat



WD0-111-1800-00
JACKSON, TIMOTHY E & MELISSA G
3400 NORVELL
GRASS LAKE MI 49240

WD0-111-3000-00
WOODSTOCK TOWNSHIP
BRIGGS CEMETERY
6486 DEVILS LAKE HWY
ADDISON MI 49220

WD0-111-3250-00
SNOW JACKS LLC
14700 W US-12
BROOKLYN MI 49230

WD0-111-3275-00
SNOW JACKS LLC
14700 W US-12
BROOKLYN MI 49230

WD0-111-3300-00
SECURE SELF STORAGE, II LLC
5506 RAVEN PARKWAY
MONROE MI 48161

WD0-111-3400-00
MARTIN, GLENNIS N & LINDA C
14550 ROUND LAKE COURT
BROOKLYN MI 49230

WD0-111-3800-00
FLETCHERS RENOVATION LLC
11137 W. US 12
BROOKLYN MI 49230

WD0-111-3900-00
FLETCHERS RENOVATION LLC
11137 W. US 12
BROOKLYN MI 49230

WD0-111-4000-00
BROWN, JOHN L.
4722 COUNTY RD. 19
WAUSEON OH 43567

WD0-111-4050-00
BIUNDO, NUNZIO
8900 POTOWATOMI DR
GROSSE ILE MI 48138

WD0-111-4525-00
VERMILYA, ANTHONY J & SALLY R
11081 ROUND LAKE HWY
BROOKLYN MI 49230

WD0-111-4555-00
US 12 HOLDINGS LLC
14335 US 12
BROOKLYN MI 49230

COPY

This page is intentionally blank.