



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:

Alissa Starling
R2PC Associate Planner
(517) 745-4293
astarling@mijackson.org

DATE: December 21, 2023

TIME: 6:00 p.m.

PLACE: Lenawee Room | Human Services Bldg.
1040 S. Winter Street
Adrian, Michigan

MEETING AGENDA

- I. Call to Order and Pledge of Allegiance
- II. Public Comment *[3-MINUTE LIMIT]*
- III. Approval of Agenda *[ACTION]*
- IV. Meeting Minutes
 - Approval of the Minutes of the November 16, 2023, Regular Meeting *[ACTION]* **3**
- V. Request(s) for Review, Comment, and Recommendation
 - A. Consideration of Township Zoning Amendment(s) —
 - (1) #23-17 — Macon Township - *Solar Ordinance* *[ACTION]* **7**
 - (2) #23-18 — Cambridge Township — *Rezoning Application* *[ACTION]* **27**
 - B. Consideration of PA 116 Farmland Agreement(s) — *None*.
 - C. Consideration of Master Plan(s) — *None*
- VI. Other Business
 - A. Old Business — *None*
 - B. New Business
 - (1) 2024 LCPC Meeting Calendar *[ACTION]* **52**
 - (2) LCPC Commissioner Elections *[ACTION]*
- VII. Public Comment *[2 MINUTE LIMIT]*
- VIII. Commissioner Comment
- IX. Adjournment

Please note the next meeting will take place on January 18, 2024.

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MEETING MINUTES

THURSDAY, NOVEMBER 16, 2023

LENAWEE ROOM • LENAWEE COUNTY HUMAN SERVICES BUILDING • ADRIAN, MICHIGAN

Members Present: Ms. Carrie Dillon, Education Representative; Mr. Dale Witt; Mr. Keith Dersham; and Ms. Rebecca Liedel, LCPC Chairperson

Members Absent: Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; Ms. Karol (KZ) Bolton, Lenawee County Commission

Public Present: None.

Others Present: Alissa Starling, LCPC Staff/Recording Secretary

ITEM 1 **CALL TO ORDER.**

Chairperson Liedel called the meeting to order at 6:10 pm. Those in attendance joined in the Pledge of Allegiance.

ITEM 2 **PUBLIC COMMENT.**

None.

ITEM 3 **APPROVAL OF AGENDA.**

Staff submitted the November 16, 2023 meeting agenda for approval.

Commissioner Dillon made a motion, seconded by Commissioner Witt, to approve the November 16, 2023 regular meeting agenda, as presented. *The motion passed 4-0.*

ITEM 4 **APPROVAL OF MINUTES.**

Staff submitted the October 19, 2023 meeting minutes for approval.

Commissioner Dersham made a motion, seconded by Commissioner Witt, to approve the October 19, 2023 regular meeting minutes, as presented. *The motion passed 4-0.*

ITEM 5 **REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION.**

A. **CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S).**

None.

B. **CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S).**

(1) **#23-23 | MACON TOWNSHIP.**

Application for enrollment into Michigan Farmland Agreement Program (PA 116) for a term of 90 years. The subject parcel (ID #MA0-103-2105-00) is located in the northeast quadrant of the Township, on

the South side of Hack Road, and west of Teufel Highway (in Section 3/T5S-R5E). The parcel is approximately 36.99 acres, of which all are cultivated for cash crops, with no existing structures on site. Staff advised Commissioners to recommend approval of the agreement (see attached staff report).

Commissioner Dillon made a motion, seconded by Commissioner Witt, to recommend approval of the PA 116 enrollment application to the Lenawee County Clerk (see staff report). *The motion passed 4-0.*

(2) **#23-24 | DOVER CHARTER TOWNSHIP.**

Application for enrollment into Michigan Farmland Agreement Program (PA 116) for a term of 10 years. The subject parcel (ID #DV0-132-1350-00) is located in the southwest quadrant of the Township, on the South side of Haley Road (in Section 32/T7S-R2E). The parcel is approximately 10 acres, of which all are cultivated for cash crops, with no existing structures on site. Staff advised Commissioners to recommend approval of the agreement (see attached staff report).

Commissioner Dersham made a motion, seconded by Commissioner Liedel, to recommend approval of the PA 116 enrollment application to the Lenawee County Clerk (see the attached staff report). *The motion passed 4-0.*

C. **CONSIDERATION OF MASTER PLAN(S).**

None.

ITEM 6 **OTHER BUSINESS.**

A. **OLD BUSINESS.**

None.

B. **NEW BUSINESS.**

None.

ITEM 7 **PUBLIC COMMENT.**

None.

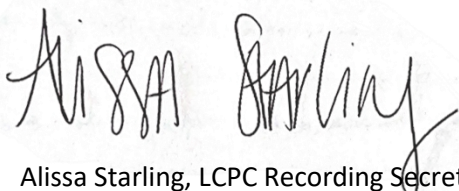
ITEM 8 **COMMISSIONER COMMENT.**

None.

ITEM 9 **ADJOURNMENT.**

The meeting adjourned at 6:40 pm.

Respectfully submitted,



Alissa Starling, LCPC Recording Secretary

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COORDINATED ZONING REPORT | #23-17

To: County Planning Commissioners
From: Alissa Starling, Associate Planner
Date: December 15, 2023
RE: Coordinated Zoning (Text Amendment) Application – Solar Ordinance

I. REQUEST

Amendment to amend Macon Township Zoning Ordinance to replace Section 7.03 regarding solar energy, adding large solar energy uses to Special Land Use, add use to Industrial district, modifying definitions, and restricting CO2 sequestration holes and wells. There was no public comment.

II. SUMMARY

Per review of the proposed amendments to the Macon Township Zoning Ordinance, the following is included in the text:

1. **Inclusion of Large Solar Energy Facilities (Solar Projects):** The amendment adds regulations and design standards for large solar energy facilities as a special land use in the Industrial (I) districts, including minimum lot size and lot coverage requirements.
2. **Environmental and Safety Considerations:** The ordinance now requires detailed site plans, compliance with environmental siting conditions, and plans for hazardous waste management for solar projects.
3. **Compliance and Certification:** The ordinance mandates compliance with Michigan's construction codes, grid interconnection, and net metering policies, as well as certification of solar equipment designs by a registered Engineer in the State of Michigan.
4. **Responsibilities of Property Owners:** Property owners are required to acknowledge their responsibility for owning, leasing, and maintaining small solar energy facilities, and guidelines for the removal and repair of ground mounted facilities are specified.
5. **Prohibition of Carbon Dioxide Sequestration Holes and Wells:** The amendment explicitly prohibits the use of holes or wells for carbon sequestration within the Township.

These major revisions reflect the Township's commitment to regulating and promoting the safe and effective use of solar energy facilities while addressing environmental, safety, and property ownership considerations.

III. ANALYSIS AND RECOMMENDATION

Township Planning Commission Recommendation

The Macon Township Planning Commission voted 7-0, to approve the text amendments regarding solar and carbon dioxide at the November 8th, 2023 regular meeting.

LCPC Staff Recommendation

Based upon the body of this report, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Macon Township Board.

Attachment(s):

- Background information provided by Macon Township.

RECOMMENDED ACTIONS:

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE VIII XX SECTION 7.03 20.01.49
IIII 14 8.03 20.01.18.25
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) 20.01.41
4.08
See Attached

- C. PUBLIC HEARING on the above amendment was held on: month 11 day 8 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 9 day 28 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 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.

Adam Smetka ☒ Chair or ☐ Secretary 11 / 8 / 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

MACON TOWNSHIP PLANNING COMMISSION

Public Hearing Macon Township Hall

This meeting is a meeting of the Macon Township Planning Commission in public for the purpose of having a public hearing on proposed changes to the solar ordinance and carbon dioxide sequestration wells. There is a time for public participation during the meeting as indicated on the agenda.

**November 8, 2023
6:30 PM**

- (1) Call to Order and Roll Call**
- (2) Pledge of Allegiance**
- (3) Review of Agenda**
- (4) Public Hearing on updates to the Solar Ordinance and Carbon Dioxide Sequestration wells**
- (5) Adjournment**

Macon Township Planning Commission Minutes – November 8, 2023

President, Adam Smetka, called the meeting to order at 7 pm. Pledge of Allegiance
Roll call called by Secretary, Ronda Miller. Present were Adam Smetka, Dean Montrief, Don DeJonghe, Yvonne Cadmus, Ronda Miller.

Important Dates

Next Township Board Meeting Dec 4, 2023 at 7 pm

Next Schedule Planning Commission Meeting January 17, 2024 at 7 pm

Adam opened for public comment.

-No public comments

Dean made a motion to accept previous meetings minutes, Yvonne seconded the motion, all in favor yes. Motion carried.

New Business -

Dean proposed to begin update the zoning ordinances to start in January 2024. All were in favor of making updates and sending updates to the board.

Dean made a motion to send the updates on solar ordinance and carbon dioxide to the board.

Roll call yea's Don DeJonge, Dean Montrief, Adam Smetka, Yvonne Cadmus, Ronda Miller.

There were no nay's. Motion was carried.

Yvonne made a motion to adjourn the meeting. Adam seconded the motion. Meeting was adjourned.

Ronda Miller

Planning Commission Secretary

MACON TOWNSHIP
LENAWEE COUNTY, MICHIGAN

ORDINANCE NO. 2023-____

AN ORDINANCE AMENDING ARTICLE VII OF THE MACON TOWNSHIP ZONING ORDINANCE TO REPLACE SECTION 7.03 REGARDING SOLAR ENERGY FACILITIES; AMENDING ARTICLE VIII AND XIII BY ADDING LARGE SOLAR ENERGY FACILITIES (SOLAR PROJECTS) TO THE LISTINGS OF SPECIAL LAND USES IN THE INDUSTRIAL (I) DISTRICTS; AMENDING ARTICLE XX BY REPLACING, DELETING, AND ADDING DEFINITIONS; AND AMENDING SECTION 4.08 OF ARTICLE IV TO PROHIBIT CARBON DIOXIDE SEQUESTRATION HOLES AND WELLS

The Township of Macon ordains:

Section 1. Amendment to Article VII

Article VII of the Macon Township Zoning Ordinance is amended by replacing in its entirety Section 7.03, Solar Energy Facility, which shall read as follows:

Section 7.03. SOLAR ENERGY FACILITY. Sunlight is utilized to generate energy through a facility consisting of one (1) or more solar devices under common ownership or operational control. Such a facility may include, but not be limited to, substations, cables/wires and other buildings and accessory structures whose main purpose is to supply energy on-site or to off-site customer(s):

A. LARGE SOLAR ENERGY FACILITY (SOLAR PROJECT). The purpose of this Subsection is to establish minimum requirements and regulations for the placement, construction, and modification of large solar energy facilities (Solar Projects), as defined in Section 20.01.78.25a, while promoting the safe, effective, and efficient use of such energy facilities as a special land use in specified zoning districts.

1 Location. All large solar energy facilities (Solar Projects) are limited to the Industrial (I) districts.

2 REGULATIONS AND DESIGN STANDARDS. All large solar energy facilities (Solar Projects) shall comply with the following minimum regulations and design standards.

a. DESIGN STANDARDS.

(1) MINIMUM LOT SIZE. No large solar energy facility (Solar Project) shall be erected on any Zoning Lot less than twenty (20) acres in size (as defined in Section 20.01.91).

(2) LOT COVERAGE.

(a) Ground mounted solar panels, including the mounted angle, shall not be calculated as part of

the overall lot coverage. The solar panel lot coverage should be measure by the length and width of the panel flat and horizontal to the ground and shall not cover more than 50% of the individual parcel of land it is located on.

- (b) All buildings, including substation buildings, shall be calculated as part of the overall lot coverage
- (3) **MAXIMUM HEIGHT.** The maximum height for a solar panel shall be fourteen (14) feet. The maximum height of any radio or communication towers shall not exceed seventy (70) feet. The maximum height of a Power Switchyard (as defined in Section 20.01.75.25.d) shall not exceed the minimum height needed to tie into electric transmission lines. The height of all other buildings and accessory structures shall comply with the maximum building height requirements of the applicable zoning district in which the Solar Project is located, as listed in Article XV. The height of required lightning rods attached to the Power Switchyard or Solar Project related equipment shall not be subject to the foregoing height limitations. The height of lightning rods shall be limited to that height necessary to protect the Power Switchyard and Solar Project equipment from lightning.
- (4) **SETBACKS.** Large solar energy facility (Solar Project) solar arrays and other structures shall be set back five hundred (500) feet from all lot lines and public road rights-of-way, or the district setbacks stated in Article XV, whichever is greater. In addition, large solar energy facility (Solar Project) solar arrays and other structures must be located at least ~~one~~ five hundred (4500) feet from all existing R-1 Single Family, R-2 Single Family, and RM Multiple Family and Manufactured Housing Residential District land and existing residences at the time the Solar Project is granted special land use approval, unless the zoning lot is comprised of a portion of the lot containing the residence.
- (5) **SAFETY/ACCESS.**
 - (a) Security fencing shall be installed around the Solar Project in conformance with the Section 4.12, with the following exceptions: (i) non-ornamental fencing is acceptable; (ii) perimeter fencing around the Solar Project shall not exceed seven (7) feet; and (iii) perimeter fencing around the Power Switchyard shall not exceed eight (8) feet. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

- (b) Appropriate warning signage shall be placed at the entrance and perimeter of the large solar energy facility (Solar Project).
- (6) NOISE. No operating large solar energy facility (Solar Project) shall produce noise that exceeds any of the following limitations.
 - (a) Thirty (30) dBA, as measured at the lot lines of the project boundary.
- (7) VISUAL APPEARANCE.
 - (a) Large solar energy facility (Solar Project) buildings and accessory structures shall utilize materials, textures, and neutral colors customary with Solar Projects and that to the extent which is prudent and feasible will blend the facility into the existing environment.
 - (b) Landscaping and/or screening materials in the manner provided in this Section 7.03.A.2.a(68J(b) shall be required to help screen large solar energy facility (Solar Project) buildings, solar panels, and accessory structures from adjacent lots and public right of ways. One hundred percent (100%) of the Solar Project perimeter shall be screened. The Solar Project shall be screened using 8 foot berms along all sides, with 8 foot trees on top of the berm. The berm shall be located on the exterior and directly adjacent to the perimeter fence. One hundred percent (100%) of vegetative screening shall be evergreen. Vegetation used to screen the Solar Project shall be planted every ten (10) feet on center at a planting height of eight (8) feet with a height at maturity of not less than thirty (30) feet and width not less than ten (10) feet. For any access points into the Solar Project, the berms and vegetative screening shall be installed in a staggered manner, so no buildings, equipment, or solar panels are visible from adjacent properties or right of ways. Berms shall be maintained and not violate the Noxious Weeds Ordinance. Any fence used to screen the Solar Project shall be at least fifty percent (50%) opaque and must meet the fencing requirements of Section 4.12.

- (c) Lighting of the large solar energy facility (Solar Project) shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the Solar Project. A photometric study may be used to make this determination.
 - (d) No large solar energy facility (Solar Project) shall produce glare that would constitute a nuisance to occupants of neighboring properties or to persons traveling neighboring roads. Upon written notice from the Township Building Inspector, or such other person designated by the Township Board, to the owners of the Solar Project that glare from the Solar Project is causing a nuisance to occupants of neighboring property or to persons traveling neighboring roads, the owner of the Solar Project shall have a reasonable time (not to exceed three (3) months) from the date of such notice to remediate such glare.
 - (e) Perennial vegetative ground cover must be maintained or established in all areas containing solar arrays to prevent erosion and manage run-off. No increase in run off onto adjacent properties.
- (8) MEDIUM VOLTAGE CABLE. All medium voltage cable (as defined in Section 20.01.75.25.e) within the project boundary shall be installed underground at a depth not required to be greater than four (4) feet below grade, unless determined otherwise by the planning commission because of severe environmental constraints (e.g. wetlands, cliffs, hard bedrock), and except for Power Switchyards (as defined in Section 20.01.75.25.d) or area within a substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.
- b. LOCAL, STATE AND FEDERAL PERMITS. A large solar energy facility (Solar Project) shall be required to obtain all necessary permits from the Michigan Department of Environmental Quality (see Section 7.03.A.4.b) and any applicable municipal/county or Federal permits.
- c. AGREEMENTS/EASEMENTS. If the Zoning Lot (as defined in Section 20.01.91) on which the project is proposed is to be leased, rather than owned, by the owner of the Solar Project, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the

owner of the Solar Project and property owners must be in place prior to commencing construction, unless specified otherwise by the special land use permit.

- 3 PERMIT APPLICATIONS. An application for a special land use permit to establish a large solar energy facility (Solar Project) shall include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in Section 7.03.A.2.a will be met. Supporting documentation for addressing the review criteria of Section 7.03.A.4 and Section 16.06 (required standards and findings for making a special land use determination) shall be provided. The planning commission and/or township board shall require any information necessary to determine compliance with this ordinance.

It is preferred that any related special land use permit applications for substations or new transmission lines be considered in conjunction with the special land use permit application for the large solar energy facility (Solar Project); however, if the details of those improvements are not available at the time of application for the large solar energy facility (Solar Project), they may be considered later, through subsequent special land use permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the large solar energy facility (Solar Project).

The Planning Commission and/or Township Board shall have the authority to hire a third-party plan reviewer to verify completeness of the application, provide plan review comments to the applicant, and provide a report to the Planning Commission on whether the application complies with Section 7.03.A.2. and whether the application included documentation that addresses the standards set forth in Section 7.03.A.4 and Section 16.06. Applicant shall pay into ~~its~~ escrow with the Township all fees and costs incurred by the third-party plan reviewer in connection with its plan review.

Prior to issuance of the construction permit, the Township shall require as a condition of special land use approval that the owner of the Solar Project and Township enter into a decommissioning agreement setting forth a Decommissioning Plan as required by Section 7.03 A.4.h, secured by a bond to secure removal of the Solar Project in the event the use is terminated, abandoned, or falls below 49% of its generating capacity for a period of twelve (12) months. The amount of the bond shall be determined based upon the reasonable cost of land reclamation to seasonal grasses or to an agricultural ready condition, removal, and the salvage value of the Solar Project as determined by the engineering firm selected by the Township Board. The Decommissioning Plan shall be reviewed every three years by an engineering firm selected by the Township Board. The cost of the engineering firm review shall be paid by the owner of the Solar Project.

- 4 PROVISIONS FOR SPECIAL LAND USE PERMIT REVIEW. In addition to the standards set forth for special land use approval in Section 16.06, the Solar Project shall comply with the following standards:

- a. **SOLAR PROJECT DESCRIPTION.** The application for the Solar Project shall identify the Solar Project buildings and accessory structures, the time period to construct the Solar Project, the phasing of construction, if any, and the anticipated useful life of the Solar Project.
- b. **ENVIRONMENTAL SITING CONSIDERATIONS.** The applicant shall provide evidence of compliance with applicable State of Michigan statutes including, but not limited to: Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes, and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et. seq.); and such other applicable laws and rules in force at the time the application is considered by the Township Board.
- c. **SITE PLANS.** Site plans shall identify (1) all Zoning Lots in the Solar Project, and as to each Zoning Lot, existing, temporary, and proposed (a) buildings, (b) accessory structures, trailers, lay down yards and lighting (c) utilities, (d) transmission lines, (e) solar panels, (f) drainage ways, (g) grades, (h) topographical conditions, (i) vegetation (j) regulated wetlands, (k) regulated floodplains, (l) regulated and endangered species, and (m) regulated lakes, streams, or ponds; (2) required setbacks; (3) access routes to Zoning Lots that are a part of the Solar Project; (4) proposed road improvements; (5) any lots within three hundred (300) feet of a large solar energy facility (Solar Project); (6) proposed transmission lines to and from Power Switchyards and/or between Zoning Lots; (7) proposed signage; and (8) methods for dust and erosion control. All maps and visual representations need to be drawn at an appropriate scale and in accordance with Section 17.05 (required data for detailed site plan).
- d. **ENVIRONMENTAL INFORMATION.** The applicant shall provide evidence of compliance with the Environmental Siting Conditions as required in this Section.
- e. **HAZARDOUS WASTE.** As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes.
- f. **TRANSPORTATION PLAN FOR CONSTRUCTION AND OPERATION PHASES.** Prior to the commencement of construction of the Solar Project, an agreement with the County Road Commission, and the Michigan Department of Transportation (if applicable) regarding any construction phase of the project is required.

- g. OTHER REQUIRED STANDARDS. Proof of compliance with the "required standards and finding for making determination" found in Section 16.06 must also be provided.
 - h. DECOMMISSIONING PLAN. Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the large solar energy facility (Solar Project), including evidence of proposed commitments with property owners to ensure proper final reclamation of the Solar Project with seasonal grasses or to an agricultural ready condition if required by the property owner, repairs to roads for damage caused by the Solar Project, if any, and within twelve (12) months from the notice of abandonment issued by the Township to complete decommissioning and land reclamation. Removal of all construction material down to 12 feet from original grade.
- B. SMALL SOLAR ENERGY FACILITY. Notwithstanding other provisions of this Section of the Ordinance, Small Roof-Mounted or Ground-Mounted Solar Energy Facilities shall be considered a permitted use in all zoning districts as an accessory to a principal use. A Small Solar Energy Facility (as defined in Section 20.01.78.25b) shall be required to have appropriate building permits.
- 1 All Small Solar Energy Facilities are subject to the following minimum requirements:
- a. A small solar energy facility shall provide power for the principal use and/or accessory use of the property on which the small solar energy facility is located and shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
 - b. A small solar energy facility connected to the utility grid shall provide written authorization from the local utility company to Macon Township acknowledging and approving such connection.
 - c. A roof-mounted facility may be mounted on a principal building or accessory building. A roof mounted facility, whether mounted on the principal building or accessory building, may not exceed the maximum principal building height or accessory building height specified for the building type in the underlying zoning district. In no instance shall any part of the small solar energy facility extend beyond the edge of the roof.
 - d. A ground mounted facility shall not exceed a height of fourteen (14) feet.
 - e. The surface area of a ground mounted facility, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.

- f. A ground mounted facility or facility attached to an accessory building shall not be located within the required front yard setback.
- g. The minimum ground-mounted small solar energy facility setback distance from the property lines shall be equivalent to the principal building setback of the underlying zoning district.
- h. All mechanical equipment associated with and necessary for the operation of the small solar energy facility shall comply with the following:
 - (1) Mechanical equipment shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other non-invasive plant species which provides a visual screen. At least fifty percent (50%) of plants must be evergreen. In lieu of a planting screen, a decorative fence meeting the requirements of Section 4.12 and that is at least fifty percent (50%) opaque may be used.
 - (2) Mechanical equipment shall not be located within the minimum front yard setback of the underlying zoning district.
 - (3) Mechanical equipment for ground-mounted facilities shall comply with the setbacks specified for principal structures in the underlying zoning district.
- i. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
- j. All power transmission lines from a ground mounted small solar energy facility to any building or other structure shall be located underground.
- k. A small solar energy facility shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners, or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy facility provided they comply with the prevailing sign regulations.
- l. The design of the small solar energy facility shall conform to applicable industry standards. A building/zoning permit shall be obtained prior to construction. In the case of a roof-mounted facility, the existing roof structure and the weight of the facility

shall be taken into consideration when applying for a small solar energy facility permit.

All wiring shall comply with the applicable version of Michigan's construction codes. The local utility provider shall be contacted to determine grid interconnection and net metering policies. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturer from a certifying organization and any such design shall be certified by an Engineer registered in the State of Michigan.

- m. The small solar energy facility shall comply with all applicable Township ordinances and codes so as to ensure the structural integrity of such facility.
- n. Before any construction can commence on any small solar energy facility the property owner must acknowledge that he/she is the responsible party for owning/leasing and maintaining the solar energy facility.

2 If a ground mounted small solar energy facility is removed, any earth disturbance as a result of the removal of the ground mounted facility shall be graded and reseeded.

3 If a ground mounted small solar energy facility has been abandoned (meaning not having been in operation for a period of six (6) months) or is defective or is deemed to be unsafe by the Building Inspector, the facility shall be required to be repaired by the owner to meet federal, state and local safety standards, or be removed by the property owner within the time period allowed by the Building Inspector. If the owner fails to remove or repair the defective or abandoned small solar energy facility, the Township may pursue a legal action to have the facility removed at the owner's expense.

C. SOLAR ACCESS. The Township makes no assurance of solar access other than the provisions contained within this Section. The applicant may provide evidence of covenants, easements, or similar documentation for abutting property owners providing access to solar energy for the operation of a solar energy facility.

Section 2. Amendment to Article VIII

Article VIII of the Macon Township Zoning Ordinance is amended to add large solar energy facilities (Solar Projects) to the listing of Special Land Uses (Section 8.03) in the Industrial District, as follows:

- 36. Large Solar Energy Facilities (Solar Projects), subject to regulations contained in Section 7.03.

Section 3. Amendment to Article XIII

Article XIII of the Macon Township Zoning Ordinance is amended to add large solar energy facilities (Solar Projects) to the listing of Special Land Uses (Section 13.03) in the Industrial District, as follows:

6. Large Solar Energy Facilities (Solar Projects), subject to regulations contained in Section 7.03.

Section 4. Amendments to Article XX

- A. Section 20.01.49 of Article XX of the Macon Township Zoning Ordinance is amended and shall read in its entirety as follows:

Section 20.01.49. LOT: A lot is a piece or parcel of land occupied or intended to be occupied by a building and any accessory buildings or by any other use or activity permitted thereon and including the open spaces and yards required under this Ordinance and having its frontage upon a public street or road either dedicated to the public or designated on a recorded subdivision.

- a. LOT, DEPTH: The depth of a lot is the mean horizontal distance from the center of the front street line to the center of the rear lot line. In the case of a lakefront line. In the case of an acreage parcel, it is from the front right-of-way line to the rear lot line.
- b. LOT, DOUBLE FRONTAGE: A lot other than a corner lot having frontage on two (2) more or less parallel streets. In the case of a row of double frontage lots, one (1) street will be designated as the front street for all lots in the plat and in the request for a zoning compliance permit. If there are existing buildings in the same block fronting on one or both of the streets, the required minimum front yard setback shall be observed on those streets where buildings presently front.
- c. LOT, INTERIOR: An interior lot is a lot other than a corner lot with only one (1) lot line fronting on a street.
- d. LOT, WIDTH: The horizontal distance between the side lot lines, measured at the two (2) points where the building line, or setback line, intersects the side lot lines.

- B. Section 20.01.78.25 of Article XX of the Macon Township Zoning Ordinance is amended and shall read in its entirety as follows:

Section 20.01.78.25. SOLAR ENERGY FACILITY: An energy generating facility consisting of one or more solar panels and associated equipment including, but not limited to:

- a. LARGE SOLAR ENERGY FACILITY (SOLAR PROJECT). A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics (PV) or various solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.
- b. SMALL SOLAR ENERGY FACILITY. Any photovoltaic or solar hot water devices that are accessory to and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.

- c. PHOTOVOLTAICS (PV). A technology that converts light directly into electricity.
 - d. POWER SWITCHYARD. The structure needed to tie the solar energy facility to electric transmission lines.
 - e. MEDIUM VOLTAGE CABLE. 34.5 kV lines which provide electricity to homes.
- C. Article XX of the Macon Township Zoning Ordinance is amended to add Section 20.01.91 and shall read in its entirety as follows:

Section 20.01.91. ZONING LOT. Provided that the owner(s) or lessee of any number of contiguous lots, or contiguous portions of lots, may have as many of said contiguous lots, or contiguous portions of lots, considered as a single Zoning Lot for the purpose of this Ordinance as the owner(s) or lessee so elects, and in such case the outside perimeter of said group of lots or portions of lots shall constitute the front, rear, and side lot lines thereof.

Section 5. Amendments to Article IV

Section 4.08 of Article IV of the Macon Township Zoning Ordinance is amended in its entirety and shall read as follows:

Section 4.08. EXCAVATIONS, HOLES, AND WELLS. The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Inspector and provided further, that this section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County, the Township, or other governmental agency. No existing or proposed hole or well in any zoning district shall be used for carbon sequestration.

Section 6. Severability

If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 7. Repealer

All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

Section 8. Effective Date

This Ordinance shall be effective as provided by law.

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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 | #23-17

To: County Planning Commissioners
From: Alissa Starling, Associate Planner
Date: December 12, 2023
Proposal: Coordinated Zoning (Rezoning) Application - Four (4) parcels off US-12 and M-50

I. REQUEST

Cambridge Township received a request to rezone four (4) parcels, with approximately twenty-seven (27) acres, from Agricultural (AG-1) to the General Commercial (C-2) district. Parcels are located at 215 Washington Lake Road (Parcel ID- CA0—105-4700-00 & CA0-108-2100-00).

II. PURPOSE

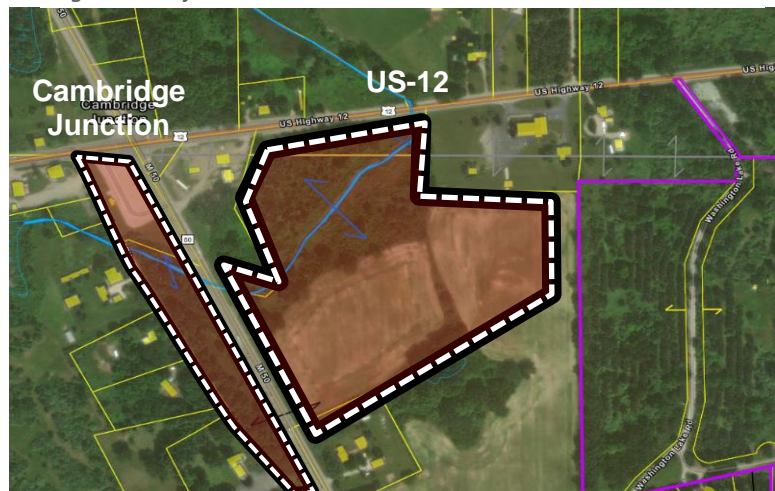
The submitted application indicates the purpose of the proposed change is for commercial development. The current permitted uses primarily align with low-intensity residential activities, in contrast to the requested district, which seeks an up-zoning to accommodate more intensive commercial purposes.

III. LOCATION AND SIZE OF THE PROPERTY

The contiguous parcels, situated at the Cambridge Junction in the Township's northwest corner within Sections 5 and 8.

The sites are currently two parcels with pending splits. Positioned east of the Michigan International Speedway (NW Quarter Section), south of US Highway 12, and west of Michigan Highway 50. Combined, the parcels run along US-12 and M-50 and have an approximate area of 27.317 acres. See aerial image in **Figure 1** to the right.

Figure 1 Subject Parcels



IV. LAND USE AND ZONING

Existing Land Use

Based on the satellite map view and Existing Land Use Map (shown in **Figure 2**), the existing use of this land appears to be primarily low impact residential and transportation infrastructure. The area is intersected by US Highway 12 and Michigan Highway 50. The terrain includes grassy or wooded land and lighter areas that show cleared agricultural land.

Nearby, commercial uses are situated to the west, while single-family residential areas occupy the eastern and southern directions. The predominant surrounding land use primarily consists of agricultural parcels.

Future Land Use

Per a review of the Cambridge Township's Future Land Use Map, the subject sites are planned for future commercial use, as indicated in red in **Figure 3**.

Per Section 36-165 of the Cambridge Township Zoning Ordinance, the intent for the General Commercial District is to “encourage planned and integrated groupings of retail, service and administrative establishments which will retail convenience and comparison goods, and provide personal and professional services for the entire area, and to accommodate commercial establishments which cannot be practically provided in a neighborhood commercial area.”

Current Zoning

The current Agricultural District (AG-1), shown in **Figure 4**, zoning designates land primarily for agricultural development and associated uses. Permitted uses in this district include various agricultural activities such as farming, cultivation, and storage of crops, livestock, poultry, and plants, along with the sale of agricultural produce grown on the farm premises. Additionally, it allows for single-family detached dwellings, home occupations, kennels, conservation or recreation areas, essential services, residential secondary dwellings, and accessory structures, among others. Commercial uses are permitted through conditional land use approval. Conditional uses within this zoning designation encompass purposes like quarries, golf courses, group camps, airports, child care facilities, religious buildings, cemeteries, specialized retail sales, and renewable energy facilities like solar farms and wind energy conversion systems (WECS).

Figure 2. Existing Land Use

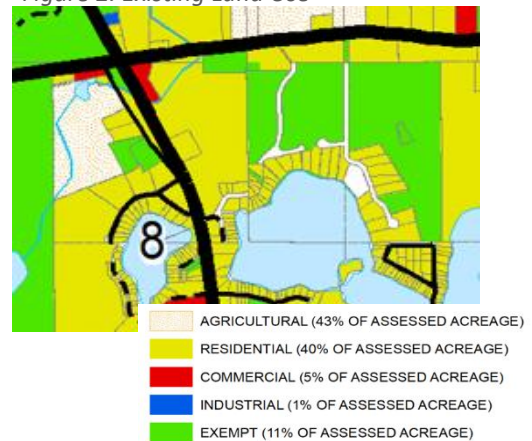


Figure 3. Future Land Use

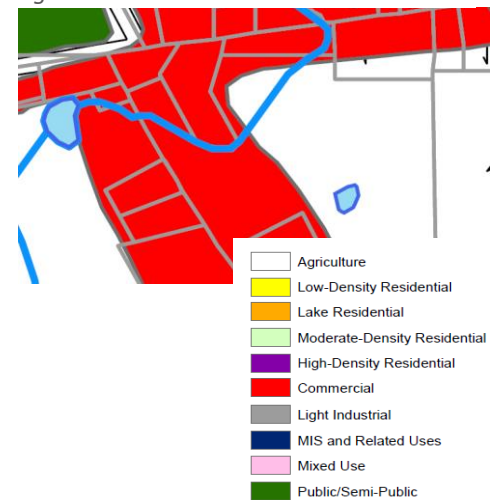
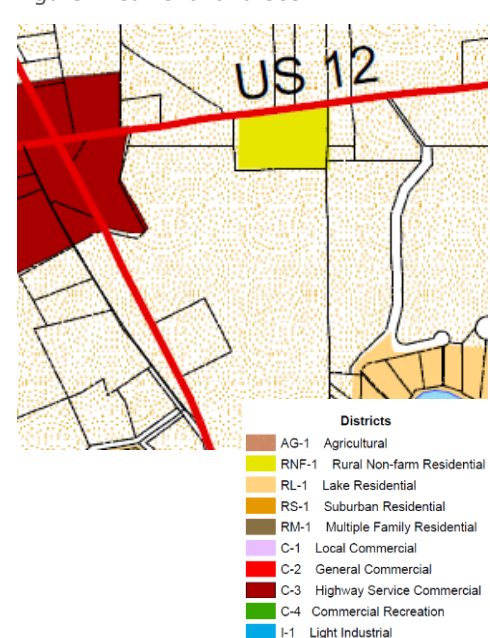


Figure 4. Current Land Use



The AG-1 district's primary focus is to preserve land for agriculture and other ancillary uses, yet accommodating select conditional uses that align with agricultural or low-intensity surrounding uses.

V. PUBLIC FACILITIES AND ENVIRONMENTAL CONSTRAINTS

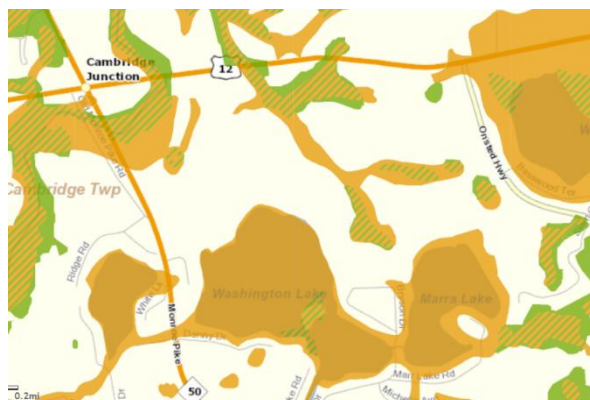
Public Road/Street Access

The property(s) have direct access to US Highway 12 (to the north) and to Michigan Highway 50 (to the west).

Public Water and Sewer

Municipal sewer and water services are not available, per available Township documents. Page C-11 in the Cambridge Township Master Plan shows the Septic System Soil Suitability Map which indicates the property is deemed to have “marginal soil” as opposed to “suitable soil”.

Figure 5. Wetlands On-Site



Environmental Constraints

Per the Michigan Wetlands Map Viewer, **Figure 5** shows the site contains significant wetlands. If verified by all necessary permits and approvals from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for any activities that may impact the wetlands.

VI. ANALYSIS AND RECOMMENDATION

Township Planning Commission Recommendation

The Cambridge Township Planning Commission voted 9-0, to approve the rezoning request at the November 15, 2023 regular meeting.

LCPC Staff Recommendation

Although General Commercial (C-2) is a more intensive zoning than the current Agricultural (AG-1), this is consistent with the property location and Future Planned Uses of the area. The rezoning would also facilitate the development of a planned and integrated commercial area that would serve the needs of the Township and the region. The rezoning would not adversely affect the surrounding properties, which are either commercial or residential in nature. The site has adequate access to public roads and can be serviced by private wells and septic systems, as municipal water and sewer are not available. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'General Commercial (C-2) to the Cambridge Township Board.

Attachment(s):

- Background information provided by Cambridge Township and LCPC staff.

RECOMMENDED ACTIONS:

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

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LCPC Case #: 23 - 0001
(For LCPC Use Only)

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 CAMBRIDGE 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.)

SEE ATTACHED

1. The above described property has a proposed zoning change FROM AG-1
ZONE TO C-2 ZONE.
2. PURPOSE OF PROPOSED CHANGE: DOLLAR GENERAL STORE; OTHER FUTURE COMMERCIAL USES

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 10 day 25 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 10 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

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.

Dan H., Recording Secretary 11 / 15 / 23 (enter date)

Date 10/18/2023 10:29:17 AM
Ref. PLAT COND. & REZONE PERM & SIT
Receipt 109612
Amount \$600.00

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.

() Chair or () 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

LCPC Case #: _____
(For LCPC Use Only)

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: CAMBRIDGE Township Case #: _____

Township official we may contact: RICK RICHARDSON Phone #: (517) 467-2104

Applicant: MARK RIGGLE Phone #: (517) 206-4474

Rezoning Request: From: AGRICULTURAL (AG-1) To: GENERAL COMMERCIAL (C-2)

Property Location: Section(s): 5 AND 8 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") (1) - 1.00 AC; (3) - 5.003 AC. (4) 5.221 AC.
(5) - Annex. 4.74 AC. (6) - 10.00 AC.

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? AGRICULTURAL

What is the proposed use of the site? PARCEL 3 - DOLLAR GENERAL STORE; PARCEL 1 - FUTURE COMM.
PARCEL 4 - FUTURE COMM; PARCEL 5 - FUTURE COMM.

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

North: HIGHWAY COMMERCIAL South: AGRICULTURAL

East: CHURCH; VACANT FARM LAND West: VACANT LAND

What are the surrounding Zoning Districts?

North: C-3 () South: AG-1 ()

East: RNF-1; AG-1 () West: AG-1 ()

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, M-50

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.

CAMBRIDGE TOWNSHIP NOTICE OF PUBLIC HEARING

The Cambridge Township Planning Commission will conduct a public hearing on Wednesday, November 15, 2023 at 7:00 P.M. at the Cambridge Township hall located at 9990 W. M-50, Onsted, Michigan for the purpose of hearing any comments or objections from the residents of Cambridge Township or any other interested persons on the request of Mark Riggle to rezone parcels of land in Sections 5 and 8 of Cambridge Township, near the intersection of US-12 and M-50, from Agricultural (AG-1) to General Commercial (C-2). The parcels are more particularly described as follows:

Parcel #1: a part of the N $\frac{1}{2}$ of Section 8 and a part of the S $\frac{1}{2}$ of Section 5, Town 5 South, Range 2 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the N $\frac{1}{4}$ corner of Section 8; thence S $87^{\circ}16'32''$ East, 40.62 feet along the N line of Section 8; thence N $16^{\circ}45'50''$ East (Recorded as N $16^{\circ}46'00''$ East), 114.05 feet to the centerline of Highway US-12; thence N $84^{\circ}34'35''$ East (Recorded as N $84^{\circ}37'00''$ East), 443.26 feet along said highway for a point of beginning; thence continuing N $84^{\circ}34'35''$ (Recorded as N $84^{\circ}37'00''$ East), 210.00 feet along said highway; thence S $02^{\circ}8'14''$ West, 209.32 feet; thence S $84^{\circ}34'35''$ West, 210.0 feet; thence N $02^{\circ}8'14''$ East, 209.32 feet; thence S $84^{\circ}34'35''$ West, 210.00 feet to the point of beginning. Contains 1.00 Acres, more or less.

Parcel #3: a part of the N $\frac{1}{2}$ of Section 8, Town 5 South, Range 2 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the N $\frac{1}{4}$ corner of Section 8; thence N $87^{\circ}32'48''$ West, 384.02 feet (Recorded as 383.92 feet) along the North line of Section 8 to the intersection of centerlines of Highway US-12 and Highway M-50; thence S $24^{\circ}24'16''$ East (Recorded as S $24^{\circ}24'00''$ East), 619.91 feet along the centerline of Highway M-50 for a point of beginning; thence S $74^{\circ}51'31''$ East, 208.86 feet (Recorded as S $74^{\circ}52'00''$ East 209.25 feet); thence N $47^{\circ}01'18''$ East, 67.08 feet (Recorded as N $47^{\circ}06'00''$ East, 66.98 feet); thence N $37^{\circ}40'49''$ East, 165.00 feet; thence S $23^{\circ}57'01''$ East, 636.65 feet; thence S $65^{\circ}30'58''$ West, 365.40 feet to the centerline of Highway M-50; thence N $24^{\circ}24'16''$ West (Recorded as N $24^{\circ}24'00''$ West), 671.50 feet along said highway to the point of beginning. Contains 5.003 Acres, more or less.

Parcel #4: a part of the N ½ of Section 8 and the S ½ of Section 5, Town 5 South, Range 2 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the N ¼ corner of Section 8; thence S 87°16'32"East, 40.62 feet along the N line of Section 8 for a point of beginning; thence N 16°45'50"East (Recorded as N 16°46'00"East), 114.05 feet to the centerline of Highway US-12; thence N 84°34'35"East (Recorded as N 84°37'00"East), 443.26 feet along said highway; thence S 02°8'14"West, 209.32 feet; thence S 37°40'49"West, 627.85 feet; thence N 24°25'30"West, 363.14 feet (Recorded as N 24°24'00"West, 363.30 feet); thence N 16°45'50"East (Recorded as N 16°46'00"East), 234.29 feet to the point of beginning. Contains 5.221 Acres, more or less.

Parcel #5: the following described premises situated in the Township of Cambridge, County of Lenawee and State of Michigan, to-wit

All that part of the following description lying West of highway M-50, Southeast ¼ of Section 5 and the North ½ of Section 8, Town 5 South, Range 2 East, described as beginning on the North line of Section 8, aforesaid, 40.74 feet South 87 degrees 18 minutes East from the North ¼ corner of said Section 8; thence South 16 degrees 42 minutes 00 seconds West 234.24 feet; thence South 24 degrees 26 minutes 00 seconds East 363.30 feet; thence South 47 degrees 04 minutes 20 seconds West 66.98 feet; thence North 74 degrees 53 minutes 40 seconds West 209.25 feet to the center line of highway M-50; thence North 24 degrees 24 minutes 00 seconds West along the center line of said highway M-50 a distance of 468.91 feet; thence South 68 degrees 47 minutes 15 seconds West 225.32 feet; thence South 24 degrees 00 minutes 55 seconds East 299.01 feet; thence South 28 degrees 06 minutes 15 seconds East 805.63 feet; thence South 34 degrees 08 minutes 00 seconds East 877.00 feet to the center line of highway M-50; thence Southeasterly along the center line of said highway M-50 on the arc of a 3,819.72 foot radius curve right 414.30 feet (chord bearing and distance South 14 degrees 32 minutes 38 seconds East 414.09 feet); thence North 73 degrees 22 minutes 40 seconds East 172.46 feet; thence Northeasterly on the arc of a 94.15 foot radius curve left 75.72 feet (long chord bearing and distance North 50 degrees 20 minutes 20 seconds East 73.70 feet); thence North 27 degrees 18 minutes 00 seconds East 191.86 feet; thence Northeasterly along the arc of a 159.15 foot radius curve right 56.06 feet (chord bearing and distance North 37 degrees 23 minutes 28 seconds East 55.77 feet); thence North 31 degrees 23 minutes 30 seconds West 106.50 feet; thence North 1 degrees 21 minutes 35 seconds East 105.18 feet; thence South 88 degrees 28 minutes 10 seconds East, 386.19 feet; thence North 1 degrees 48 minutes 20 seconds East, 1609.98 feet; thence North 87 degrees 51 minutes 25 seconds West 583.79; thence North 2 degrees 08 minutes 35 seconds East 354.68 feet to the center line of highway US-12; thence South 84 degrees 32 minutes 50 seconds West along the center line of said highway US-12 a distance of 653.86 feet; thence South 16 degrees 42 minutes 00 seconds West 114.17 feet to the place of beginning.

EXCEPT: that part of the East ½ of the Northwest ¼ of Section 8, Town 5 South, Range 2 East, lying between old and new centerline of highway M-50, North of the right of way of Neering Drain, and South of land conveyed to Michigan Department of State Highways for scale house; otherwise described as: beginning in centerline of relocated M-50 at a point 2218 feet North 89 degrees East from the Northwest corner of section 8; thence along centerline of M-50 South 24 degrees 31 minutes East 173.1 feet; thence South 68 degrees 40 minutes 44 seconds West 225.23 feet; thence South 22 degrees 04 minutes 35 seconds East 159.65 feet; thence North 65 degrees 29 minutes East 33 feet; thence South 65 degrees 19 minutes 36 seconds East 303.88 feet to the centerline of M-50; thence North 24 degree, 31 minutes West 377 feet to a point of beginning;

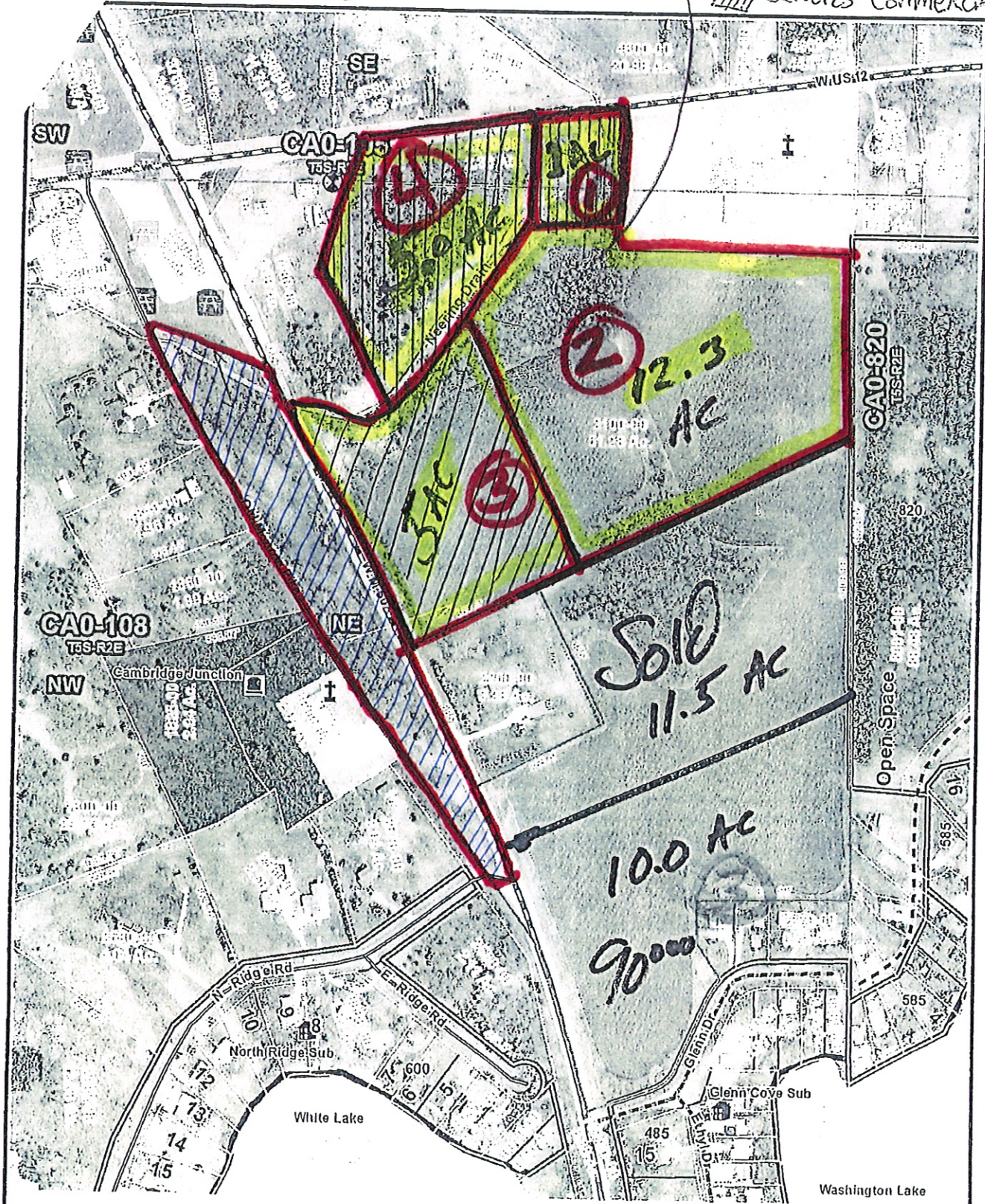
ALSO EXCEPTING all that part of the West ½ of the Northeast ¼ of Section 8, Town 5 South, Range 2 East, described as beginning on the center line of M-50 located 383.92 feet North 87 degrees 32 minutes 48 seconds West (measured along the North line of the Northwest ¼ of Section 8) and 1346.68 feet South 24 degrees 24 minutes 00 seconds East from the North ¼ corner of Section 8 aforesaid; thence South 24 degrees 24 minutes 00 seconds East 300.00 feet along the said center line of M-50; thence North 65 degrees 36 minutes 00 seconds East 290.40 feet; thence North 24 degrees 24 minutes 00 seconds West 300.00 feet; thence South 65 degrees 36 minutes 00 seconds West 290.40 feet to the place of Beginning.

Written comments regarding the proposed rezoning will be received by the Planning Commission up to and including the date and time of the public hearing by sending to: Cambridge Township Clerk, 9990 W. M-50, Box 417, Onsted, MI 49265.

Keith W. Richardson, CLERK

need survey of parcels in Red

////// DENOTES COMMERCIAL



Lenawee County G.I.S

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

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

CA0-105-4700-00 &

CA0-108-2100-00

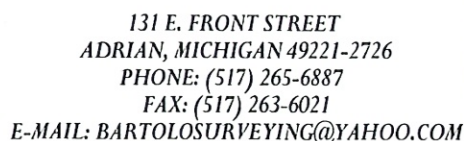
215 WASHINGTON LAKE RD

N



1 inch = 300 feet

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



I hereby certify I have surveyed the parcel of land above described and delineated hereon, and the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of Professional Surveying. I certify that the requirements for PA 132 of 1970, MCL 54.213, have been met. If the signature on this plan is not violet colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies. This paper is an important document regarding your property. Please file it with other important documents such as deeds, title policies, etc.

Cambridge Township Planning Commission

Public Hearing Meeting Minutes – Wednesday, November 15, 2023

1). Meeting called to order at 7:00 pm by Chairman Kissel, with the Pledge of Allegiance to the flag.

2). Roll Call:	R. Streams	Present	K. Gidner	Present
	R. Kurowski	Present	N. Gentner	Present
	K. Kelley	Present	C. Shanks	Present
	B. Matejewski	Present	D. Horner	Present
	T. Kissel	Present		

- Attendance: thirty-five (35) in person. Five (5) on Zoom meeting.

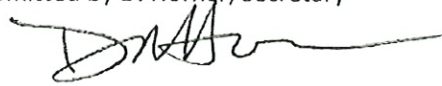
3). Public Hearing – regarding the request for rezoning four (4) parcels near M50 and US 12 from Agricultural (AG-1) to General Commercial (C-2). See Public Hearing minutes in separate attachment.

At 7:02pm Chairman Kissel opened the public hearing. M. Riggle stated some of the details of what he wanted rezoned while looking at a map brought up by B. Nickel on the room tv screens. Public comments were made from seventeen (17) different members of the public. There were also ten (10) emails received by the Township regarding this proposal. Comments ranged from concerns with disturbing the peace and quiet of the neighborhood, the effect on the wildlife and historical significance of that intersection, the security of the surrounding properties, excess traffic, negative impact on property values, and the number of Dollar General stores already in close proximity to the area. All the comments were not in favor of the rezoning proposal. The chairman had to remind the attendees a few times that the meeting was to recommend, or not, to rezone the properties from AG-1 to C-2, and not whether a new Dollar General store was being proposed and or approved for that location.

Chairman Kissel then closed the public comment time for the public hearing and the Planning Commission members had the opportunity to ask questions and discuss the proposal. A few commission members brought up safety concerns for where the driveway would have to be (traffic coming westbound over the hill), some of the work that the state had recently finished on the bridge and guardrails on M50 would have to be redone, potential wetlands at the furthest west property line, as well as again, too many DG stores in the area.

Chairman Kissel then closed the Public Hearing at 7:47pm.

Submitted by D. Horner, Secretary



Cambridge Township Planning Commission

Special/Regular Meeting Minutes – Wednesday, November 15, 2023

1). Meeting called to order at 7:00 pm by Chairman Kissel, with the Pledge of Allegiance to the flag.

2). Roll Call:

R. Streams	Present	K. Gidner	Present
R. Kurowski	Present	N. Gentner	Present
K. Kelley	Present	C. Shanks	Present
B. Matejewski	Present	D. Horner	Present
T. Kissel	Present		

- Attendance: thirty-five (35) in person. Five (5) on Zoom meeting.

3). Report of the Secretary:

MSC (Kurowski, Matejewski) to approve the PC Regular Meeting minutes of 25 October 2023.
Passed unanimous.

4). Public Hearing – regarding the request for rezoning four (4) parcels near M50 and US 12 from Agricultural (AG-1) to General Commercial (C-2). See Public Hearing minutes in separate attachment.

5). Old Business: None

6). New Business – The proposed rezoning of the four (4) parcels near M50 and US 12 from AG-1 to C-2.

After a bit more discussion, a motion was made. **MSC (Kelley, Gidner)** to recommend the rezoning of the properties in question. Chairman Kissel called for a roll call vote as follows:

Streams – No	Kurowski – Yes	Kelley – Yes	Matejewski – No
Gentner – Yes	Gidner – Yes	Horner – No	Kissel – Yes
Shanks – Yes			

Motion passed with a six (6) to three (3) vote.

7). Public Comments: Reminder of a two (2) minute limit per person and questions / comments should be made to the PC Chair and not the audience. There was one public comment about whether the minutes would be made public.

8). Adjourn Meeting: **MSC (Kurowski, Matejewski)**, to adjourn meeting. ***passed unanimous*** – 7:51 pm.

Submitted by D. Horner, Secretary



Rick Richardson

From: Scott Halahan <shalahan@icloud.com>
Sent: Wednesday, November 15, 2023 7:01 PM
To: Rick Richardson
Subject: Rezoning property owned by Mark Riggle

To who it may concern,

My name is Scott Halahan. I currently a residence at 142 WASHINGTON Lake Rd., Brooklyn, MI. I would like to voice my concern about the rezoning of the agricultural property for parcels section 5 and 8 of Cambridge Township of by the request of Mark Riggle. Our street currently borders the property that he's requesting to be rezone to commercial and we feel that it will not enhance the lake life that we currently have on Washington Lake. Allowing this property to be rezone commercial will disrupt the natural beauty of the area, along with the wildlife and our peaceful way of life. I know that other residence along our street have voiced the same concerns being that we do not want to have a strip mall or shopping center with lights and congestion disrupting our peaceful quiet area.

Thank you for taking our concerns into question when making the decision on rezoning of this property.

Thanks,

Scott Halahan

Sent from my iPhone

Duncan A McPhee

November 15, 2023

Cambridge Township Clerk
9990 W. M-50, Box 417
Onsted, MI 49265

To Whom it may concern,

I am a resident of Cambridge Township and the Cedar Glen Commons community which is adjacent to the parcels of land in Section 5 and 8 of Cambridge Township which Mark Riggle has requested be rezoned from Agricultural (AG-1) to to General Commercial (C-2). Our HOA borders with the property under consideration in your hearing notice.

I strongly oppose this proposed change and wish to keep the current status as Agricultural (AG-1)

Sincerely,

A handwritten signature in black ink, appearing to read 'Duncan A McPhee', written in a cursive style.

Duncan A McPhee

517.917.0630
PHONE

45 WASHINGTON LAKE TRL BROOKLYN MI 49230-9278 UNITED STATES
ADDRESS

Rick Richardson

From: cmwill2@gmail.com
Sent: Wednesday, November 15, 2023 5:40 PM
To: Rick Richardson
Subject: Rezoning Sections 5 and 8

To Whom it May Concern,

My name is Carla Williamson, and I live at 56 Washington Lake Tr (the zip is Brooklyn, MI, but we live south of US 12 in Cambridge Township).

I strongly oppose the rezoning Sections 5 and 8 (of Cambridge Township near the intersection of US-12 and M-50) from Agriculture to General Commercial (C-2).

I belong to an HOA that has shared, common land north and northwest of Lake Washington, some of which directly borders the land described in your public hearing notice.

I strongly wish to keep this land agriculture to maintain the quiet, residential, and rural nature of this area.

Sincerely,

Carla Williamson



Virus-free. www.avast.com

Rick Richardson

From: s v <svillanu@yahoo.com>
Sent: Wednesday, November 15, 2023 5:30 PM
To: Rick Richardson
Subject: Strong Opposition to Rezoning of Sections 5 and 8 near US-12 and M-50 Intersection

Dear Cambridge Township Planning Commission,

I hope this message finds you well. I am writing to express my strong opposition to the proposed rezoning of Sections 5 and 8 near the intersection of US-12 and M-50 from an agricultural zone to an economic zone. This opposition is rooted in several factors that I believe merit careful consideration before moving forward with such a significant change.

1. **1. Community Character and Identity:** The proposed rezoning threatens to alter the character and identity of our community, which has long been defined by its agricultural landscape. This change could have far-reaching consequences for the visual appeal and overall ambiance of the area.
- 2.
3. **2. Quality of Life:** I am concerned that rezoning will lead to an increase in traffic, noise, and other disruptions that will adversely affect the quality of life for residents in the surrounding areas. Maintaining a peaceful and enjoyable living environment should be a priority in any decision-making process.
- 4.
5. **3. Environmental Impact:** Rezoning agricultural land may have significant environmental repercussions, including the potential loss of green spaces and disruption of local ecosystems. Preserving our environment should be a paramount consideration in any decision related to land use.
- 6.
7. **4. Traffic Safety Concerns:** Another critical aspect to consider is the potential for serious traffic accidents as vehicles enter and exit the new businesses that may result from the rezoning. Increased commercial activity in the area could pose significant challenges to the existing traffic infrastructure, jeopardizing the safety of both residents and visitors.
- 8.
9. **5. Lack of Public Input:** The importance of public input in decisions of this magnitude cannot be overstated. As a concerned resident, I feel that there has not been sufficient opportunity for community members to voice their opinions and concerns regarding this rezoning proposal.

I urge the Planning Commission to thoroughly assess the impact of the proposed rezoning on our community and its residents. Consideration should be given to the long-term consequences for the environment, the quality of life for residents, and the overall sustainability of our community.

Rick Richardson

From: John Long <john.bill4994@gmail.com>
Sent: Wednesday, November 15, 2023 5:24 PM
To: Rick Richardson
Subject: Change to Commercial,

I and the people of Cedar Glen, oppose the commercialization of the farm land behind the M12 gas station and church. We wish to preserve the natural beauty and isolation of our woods and trails. The historic setting and charisma of our former Indian and boy scout history is ours to protect and cherish. The beauty of looking out over the farmland from our West woods and trails would be very adversely affected by the commercialization of the farm land behind the church. Please preserve our historic beauty!

Very truly yours,

John P. Long
Resident of Cedar Glen

Rick Richardson

From: scottpkelly@hotmail.com
Sent: Wednesday, November 15, 2023 6:17 PM
To: Rick Richardson
Subject: Rezoning of Us12/M50 property

To Cambridge Township,

We, Scott and Gloria Kelly, residents of the Cedar Glen community in Cambridge Township are opposed to the development of land of the US 12, and M50 intersection.

We feel this will detract from the natural beauty and serene nature of our Irish Hills community. Our lakeside neighborhood has a special history and quality that will be diminished by commercial development. Please consider denying the rezoning of this area.

Thank You,

Scott and Gloria Kelly

Sent from my iPhone

Rick Richardson

From: Bialek, Jerry <Jerry.Bialek@centuryaluminum.com>
Sent: Wednesday, November 15, 2023 6:15 PM
To: Rick Richardson
Cc: Jeanette Bialek; Jerry Bialek
Subject: Rezoning Proposal for property located at M50 near US12 (sections 5 and 8)

To whom it may concern,

My wife and I live at 280 Ethyl Drive, Brooklyn MI 49230. We've been residents there for more than 22 years. We also own property at Cedar Glen Commons (lots 2 and 3) and are members of the Cedar Glen HOA. This evening, members of our HOA made us aware of a planning commission meeting to be held tonight reviewing a proposal to rezone the property located at M50 near US12, very near our home on Ethyl Drive.

First, let me say that we were not made aware of the proposal or of the planning meeting before today. I happen to be in NYC tonight and unfortunately am unable to attend in person to voice my strong opposition to this rezoning. Isn't it normal course of business for the township to notify those affected by a rezoning proposal of the meeting well in advance? It feels to me that this is being hidden from those most affected.

Second, we are vehemently opposed to this zoning change for the following reasons:

- It will change the character of where we live,
- It will cause excess traffic and congestion,
- It will negatively impact wildlife,
- It will cause pollution, noise and disrupt our homelife,
- It will negatively impact my property values on Ethyl Drive and in Cedar Glen Commons

I would appreciate the opportunity to discuss this in person and request that the meeting be rescheduled to a time when my neighbors and I can be present to present our position on this matter.

Thank you for your consideration,
Jerry and Jeanette Bialek

Jerry Bialek
Chief Financial Officer

CenturyALUMINUM

1 S. Wacker Dr. #1000
Chicago, IL 60606
312-696-3126 (Office)
734-368-6447 (Mobile)
Jerry.Bialek@centuryaluminum.com

Rick Richardson

From: Samuel Williamson <Sam@BeliefsoftheHeart.com>
Sent: Wednesday, November 15, 2023 5:02 PM
To: Rick Richardson
Subject: NO! on rezoning sections 5 and 8

To Whom it May Concern,

My name is Samuel C. Williamson, and I live at 56 Washington Lake Tr (the zip is Brooklyn, MI, but we live south of US 12 in Cambridge Township).

I strongly oppose the rezoning Sections 5 and 8 (of Cambridge Township near the intersection of US-12 and M-50) from Agriculture to General Commercial (C-2).

I belong to an HOA that has shared, common land north and northwest of Lake Washington, some of which directly borders the land described in your public hearing notice.

I strongly wish to keep this land agriculture to maintain the quiet, residential, and rural nature of this area.

Sincerely,

Samuel C Williamson

Sam Williamson

Website: <http://beliefsoftheheart.com/>
Cell: 734.277.0845

Rick Richardson

From: Denise <d87_johnson@yahoo.com>
Sent: Wednesday, November 15, 2023 5:17 PM
To: Rick Richardson
Subject: Rezoning on property between US 12 and US 50

I as a citizen of Cambridge township oppose of the rezoning of the lots between US12 and US50 owned by Mark Riggel from agriculture to commercial lots to be sold. On the basis of it affects not only the migration of birds, the wildlife, the traffic, the safety to Neighboring lots, the noise,the near by lake effects, the well being of people near by and many more concerns. This concern based on a lot of things should be taken into consideration for the sake of commercial business and monitory gain.

Sincerely Denise Armstrong
80 Washington lk
Brooklyn mi 49230

Sent from my iPhone

Rick Richardson

From: Denise Armstrong <d87armstrong@gmail.com>
Sent: Wednesday, November 15, 2023 5:14 PM
To: Rick Richardson
Subject: Re-Sony US 12\US 50 property

I just send this:

To Whom it May Concern,

My name is Dean H Armstrong, I live at 80 Washington Lake Tr (the zip is Brooklyn, MI, but we live south of US 12 in Cambridge Township).

I strongly oppose the rezoning Sections 5 and 8 (of Cambridge Township near the intersection of US-12 and M-50) from Agriculture to General Commercial (C-2).

I belong to an HOA that has shared, common land north and northwest of Lake Washington, some of which directly borders the land described in your public hearing notice.

I strongly wish to keep this land agriculture to maintain the quiet, residential, and rural nature of this area.

Sincerely,
Dean H Armstrong Jr

Sent from my iPhone

Rick Richardson

From: Caroline Ellmaker <ctellmaker@gmail.com>
Sent: Wednesday, November 15, 2023 5:38 PM
To: Rick Richardson
Subject: 11/15/23 REZONING PROPOSAL AT US-12 and M50 By Mark Riggle

Send to:
Rick@Cambridgetownshipmi.gov

FROM:
Eric Ellmaker
Caroline Ellmaker
38 Washignton Lake
Brooklyn, MI. 49230

TO:
Cambridge Township Planning Commission

REGARDING:
11/15 7:00 PM PLANNING COMISSION MEETING
RE - ZONING PROPOSAL FOR PROPERTY AT US-12 & M-50 BY MARK RIGGLE

We just learned today of the proposal by Mark Riggle to rezone the property at US 12 and M-50 from agricultural to Commercial.

This proposal is highly concerning.

Unfortunately, we are out of town on business and unable to attend the Planning Commissions meeting to voice **our vehement objections to the proposal:**

1. LACK OF TRANSPARENCY:

A. We live at Cedar Glen Commons, a community-owned property adjacent to the area intended for re-zoning.

Not one of the residents in the Cedar Glen Commons Community was notified of this proposal by the township.

B. Realtor Mark Riggle also owns property in Cedar Glen. He does not reside there, rather, it is a property he purchased for resale.

As a Cedar Glen Property owner, Mr. Riggle attended the 2023 Cedar Glen Commons Homeowner Association Meeting.

- At no time during the HOA meeting did he mention plans to have the property adjacent to ours re-zoned to commercial.

Rick Richardson

From: LYNN BOUGHTON <lynnb130@comcast.net>
Sent: Wednesday, November 15, 2023 5:48 PM
To: Rick Richardson
Subject: Rezoning Sections 5 and 8, Cambridge Twp

Our names are Lynn and Greg Boughton.
We live at 130 Washington Lake Rd., Brooklyn, MI 49230.

We also own land directly across from our home on the west side of Washington Lake Road - this land abuts the subject property.

We strongly oppose the rezoning of Sections 5 and 8, Cambridge Township (near intersection of US-12 and M-50) from Agriculture to Commercial.

We feel that Commercial building will adversely affect this mostly residential area just East of subject property. It is a very quiet and rural neighborhood - filled with wildlife.

Thank you for your consideration.

Lynn and Greg Boughton

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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

2024 MEETING & SUBMITTAL DEADLINE SCHEDULES

The Lenawee County Planning Commission generally meets on the **third (3rd) Thursday of each month** unless otherwise indicated:

2024 MEETING SCHEDULE

<u>LCPC Meeting Date</u>	<u>LCPC Meeting Date</u>	<u>LCPC Meeting Date</u>	<u>LCPC Meeting Date</u>
Thursday, January 18, 2024	Thursday, April 18, 2024	Thursday, April 18, 2024	Thursday, October 17, 2024
Thursday, February 15, 2024	Thursday, May 16, 2024	Thursday, May 16, 2024	Thursday, November 21, 2024
Thursday, March 21, 2024	Thursday, June 20, 2024*	Thursday, June 20, 2024*	Thursday, December 19, 2024

The monthly meeting of the Lenawee County Planning Commission begins at **6:00 pm** in the Lenawee Room of the Human Services Building, located at **1040 N. Winter Street, Adrian, Michigan 49221**.

In order for staff to review zoning proposals and prepare reports for County Planning Commissioners in a timely manner, the LCPC requires the submittal of requests prior to **12:00 noon on the following submittal dates** in order to be considered on the corresponding meeting date.

2024 MEETING & SUBMITTAL DEADLINE SCHEDULES

<u>Meeting Date</u>	<u>Submittal Deadline</u>	<u>Meeting Date</u>	<u>Submittal Deadline</u>
Thursday, January 18, 2024	Wednesday, January 11, 2024	Thursday, April 18, 2024	Wednesday, July 11, 2024
Thursday, February 15, 2024	Wednesday, February 8, 2024	Thursday, May 16, 2024	Wednesday, August 8, 2024
Thursday, March 21, 2024	Wednesday, March 14, 2024	Thursday, June 20, 2024*	Wednesday, September 12, 2024
Thursday, April 18, 2024	Wednesday, April 11, 2024	Thursday, October 17, 2024	Wednesday, October 10, 2024
Thursday, May 16, 2024	Wednesday, May 9, 2024	Thursday, November 21, 2024	Wednesday, November 14, 2024
Thursday, June 20, 2024*	Wednesday, June 13, 2024	Thursday, December 19, 2024	Wednesday, December 12, 2024

* This is likely the date of the LCPC's 2024 Annual Dinner. Any business before the Commission will be considered during a 5:00 pm meeting held at the location of the dinner.