



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Mike Bailey, Township Supervisor
FROM: Douglas J. Lewan, Community Planner
DATE: September 25, 2017
RE: Zoning Ordinance Items for Discussion

As requested find my response to the zoning issues raised.

Reasons for updating the Township zoning ordinance

- The current ordinance is dated 1976. It is very old and needs to be updated to meet the needs of the Township including overall ease of use, formatting, demographic changes and land use changes.
- The existing ordinance has confusing development provisions that allow for residential densities far greater than the zoning ordinance or master plan would envision.
- Changes to the MZEA require changes within the ordinance.
- To complete a full overhaul of the ordinance that began in 2010 in an effort to modernize and update the current standards.

Steps Involved in Updating the Ordinance

- Using the 2010 ordinance as a starting point, we addressed the primary concerns raised by Township residents the last time the draft was reviewed by the Board of Trustees including: animal provisions, accessory building provisions, and home based business provisions.
- In addition to those changes we reviewed the complete document and suggested a number of other changes to the 2010 draft that were all reviewed and approved by the Planning Commission over the course of the last year. That full review and results are reflected in a memorandum to the Planning Commission dated August 19, 2016 (attached).
- We provided an updated zoning map that addresses the consolidation of zoning districts. (see attached memorandum)

Public Input Opportunities

- The zoning ordinance has been on a number of agendas of the Planning Commission over the last year and a half. All of these meetings are public. In addition to the general agenda items, a public hearing was held by the Planning Commission on August 1, 2017.

I believe the only public comment was regarding senior housing. This was an open and transparent process.

Summary of Changes

- Please see our August 19, 2016 memorandum for a summary of the major changes of the ordinance. Prior planning consultant, Mr. Larry Nix also provided detailed descriptions of changes provided. That list can still be found on the Township web site.

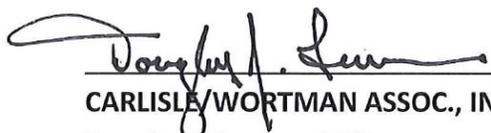
Comparison of Specific Items as requested (from current zoning ordinance)

- Animal Provisions
 1. Review of other communities zoning ordinances on this issue.
 2. Recognition of the RTFA and GAAMPS.
 3. Classification of animals. (Horse regulations remain unchanged)
 4. The provision of setback and fencing setbacks.
 5. Small animal regulations
 6. Addition from 3 to 4 the number of dogs or cats that can be kept for monetary purposes before it is considered a commercial kennel.
- Home Business
 1. Now permitted in accessory structures.
 2. Now permitted to have 2 employees.
 3. Now permitted to have a limited amount of outside storage.
- Cell Towers

No real changes from existing provisions. Changes reflect new rules regarding Township review including a maximum cost and time limits for a decision, i.e. \$1000.00 and 60 days respectively.
- Grandfathering of Land Uses

The term "grandfathering" is a laymen's term and is not found in any zoning ordinance or the State enabling legislation. The actual term is "non-conformity" or nonconformance. The Nonconformance section is found in Article I of the Zoning Ordinance and addresses uses that existed prior to the enactment of a new regulation. Similar provisions are also provided in the existing zoning ordinance and are required to be contained in all zoning ordinances.

These responses should help address the issues you raised. Please feel free to forward this to other Board members.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President