

**CHARTER TOWNSHIP OF OXFORD
PLANNING COMMISSION REGULAR MEETING**

NOTICE AND AGENDA

Date: Thursday, January 11, 2024

Time: 7:00 p.m.

Place: Oxford Township Meeting Room, 300 Dunlap Road, Oxford, MI 48371

1. Call to order
2. Respects to the flag
3. Noting of roll
4. Approval of the agenda
5. Conflicts of Interest/Ex-Parte Contact
6. Approval of Minutes – Planning Commission Regular Meeting – 12/14/23
7. Public comment on items not scheduled for Public Hearing or on this agenda.
8. Commissioners’ Comments
9. Public Hearing
10. Unfinished Business
11. New Business
 - A. **Election of Officers**
 - 1) **Chair**
 - 2) **Vice Chair**
 - 3) **Secretary**
 - B. **Committee Appointments**
 - C. **Ordinance Review Committee Priority List 2024**
12. Communications and/or Committee Reports
 - A. Economic Development Committee
 - B. Ordinance Review Committee
13. Planner/Engineer Reports
 - A. Carlisle|Wortman
 - B. Sharpe Engineering
14. Adjournment

The Charter Township of Oxford 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/hearing. Individuals with disabilities requiring auxiliary aids or services shall contact the Charter Township of Oxford, by writing or calling Curtis W. Wright, Township Clerk at 248-628-9787, ext. 108 as soon as possible to allow the Township sufficient time to have available the aids and services.

Thomas Berger, Chair
Planning Commission
Charter Township of Oxford
300 Dunlap Road
Oxford, MI 48371
(248) 628-9787

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 14, 2023

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, December 14, 2023 at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371.

The meeting was called to order by Chairman Berger at 7:00 p.m.

RESPECTS TO THE FLAG

NOTING OF THE ROLL

Members Present: **Ed Hunwick, Korey Bailey, Robert Turner, Michael Spisz** (arrived at 7:11 p.m.), **Justin Ballard, Tom Berger**

Members Absent: Jon Nold

Also Present: Township Planner Matteo Passalacqua, Township Planner Jim Sharpe, Recording Secretary Susan McCullough, one OCTV camera operator, the applicants and 5 residents.

APPROVAL OF AGENDA

Commissioner Ballard moved, Commissioner Turner seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, December 14, 2023 as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – November 9, 2023

Commissioner Ballard moved, Commissioner Hunwick seconded, to approve the minutes of the regular Planning Commission meeting for November 9, 2023 as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

PUBLIC COMMENTS ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING OR ON THE AGENDA

Public comment began at 7:02 p.m.

One person spoke during public comment.

There being no further public comment, public comment ended at 7:03 p.m.

COMMISSIONERS' COMMENTS

Commissioner Hunwick stated that this will be his last Planning Commission meeting. He has enjoyed working with the Planning Commission over the years.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 14, 2023

PUBLIC HEARING(S)

Proposed New Ordinance to Regulate the Location, Size, Construction, and Manner of Display of Signs and Outdoor Advertising in Oxford Township

The purpose of this public hearing is to receive public comments regarding this petition for a proposed ordinance to regulate the location, size, construction, and manner of display of signs and outdoor advertising.

Presentation by the Petitioner

Matteo Passalacqua, Township Planner, presented the petition, and was available to answer any questions of the Commission.

Open Public Hearing

Commissioner Hunwick moved, Commissioner Ballard seconded, to open the public hearing at 7:04 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Jim Porritt, representing Bill Rzadkowolski, spoke regarding allowing digital, electronic message signs to better serve the community.

Marianne Kainz, Stony Lake Village condominiums, expressed concern regarding 1) rooftop signage; 2) miscellaneous signs; and 3) the white house district in the Village of Oxford.

(Commissioner Spisz arrived at 7:11 p.m.)

Close Public Hearing

There being no further comment, Commissioner Hunwick moved, Commissioner Ballard seconded, to close the public hearing at 7:13 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Comments from Township Consultants and Staff

Township Planner Passalacqua was available to answer any questions of the Commission regarding the application and the proposed amendments.

Review of Correspondence

There was no correspondence received.

Commissioner Discussion

The Commission discussed the application.

Motion

Commissioner Hunwick moved, Commissioner Turner seconded, to recommend approval of the proposed ordinance to the Township Board to regulate the location, size, construction, and manner of display of signs and outdoor advertising.

Roll Call:

Ayes: Hunwick, Ballard, Bailey, Turner, Berger

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
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Nays: Spisz
Absent: Nold
Motion Carried.

UNFINISHED BUSINESS

Discussion of Master Plan

Planner Passalacqua provided an update on Master Plan activity and reviewed the Carlisle|Wortman memorandum dated December 7, 2023.

Commissioner Spisz moved, Commissioner Hunwick seconded, to approve the draft community survey with the adjustment to question #28 to show an additional district for the M-24 corridor.

Ayes: 6 Nays: 0 Absent: 1
Motion Carried.

NEW BUSINESS

PC23-004 – Sanctuary Hills Final Site Plan

The applicant is requesting final site plan approval for a new, single-family development. The proposed development is an 85-lot site condominium (subdivision) with private streets using the open space preservation option, outlined in Section 6.14 Open Space Preservation of the Zoning Ordinance.

The Open Space Preservation option allows for a development to include the same number of lots as could be developed using the underlying zoning district, while preserving at least half of the site in an undeveloped state. Lot area and lot width may be reduced, but other developmental standards, such as setbacks and lot coverage, remain unchanged.

The Planning Commission approved the preliminary site plan for this project at its meeting on February 10, 2022 with the following conditions:

1. Approval of the open space preservation development option shall be contingent on receiving final site plan approval;
2. Comments identified in consultant and agency reviews shall be address in the final site plan;
3. The applicant shall participate in a preapplication conference with the Township and interested agencies before submission of a final site plan; and
4. This preliminary site plan approval shall expire and be of no effect after three hundred sixty-five (365) days following approval.

Jerry Griffith, Clearview Homes, 811 E South Blvd Suite #100, Rochester Hills, MI 48307, was available to answer any questions of the Commission

Planner Passalacqua presented the Carlisle|Wortman review letter dated November 27, 2023.

Engineer Sharpe presented the Sharpe Engineering review letter dated November 22, 2023.

The Oxford Fire Department review letter dated November 21, 2023 was included in the packet.

No residents spoke during public comment.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 14, 2023

Commissioner Bailey moved, Commissioner Ballard seconded, to grant Final Site Plan Approval for PC23-004 known by the project name “Sanctuary Hills Final Site Plan Review,” conditioned upon the following being completed by the applicant:

1. Applicant providing the information required by the Township Zoning Ordinance as set forth in the reports submitted by Township Consultants, the Township Fire Department, and Township Administration;
2. Applicants’ submittal of revised Plans, addressing stated deficiencies in Reports submitted by Township Consultants, the Township Fire Department, and Township Administration; and
3. The obtainment of final approval of the following:
 - (i) Road Easement and Maintenance Agreement;
 - (ii) Open space restriction acceptable to the Township Planning Commission and Township Board of Trustees;
 - (iii) Master Deed and Bylaws; and
 - (iv) Approval of a Development Agreement by the Oxford Township Board of Trustees.

Roll Call:

Ayes: Turner, Spisz, Ballard, Hunwick, Ballard, Berger

Nays: None

Absent: Nold

Motion Carried.

Resignation of Commissioner Ed Hunwick

Commissioner Spisz moved, Commissioner Ballard seconded, to accept the resignation of Commissioner Ed Hunwick, with regrets, effective 12/31/2023.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

Chairman Berger provided a brief update regarding ongoing and upcoming projects.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman

Engineer – Sharpe Engineering

ADJOURNMENT

Chairman Berger adjourned the meeting at 8:30 p.m.

Tom Berger, Chairman

Ed Hunwick, Secretary

Date approved: _____
smm

ITEM 11A – ELECTION OF OFFICERS

Chair

Commissioner _____ nominated Commissioner _____ to serve as Chair.

Commissioner _____ seconded the nomination.

Commissioner _____ accepted the nomination.

As there were no other nominations, Commissioner _____ will serve as Chair for 2024 by unanimous consent.

Vice Chair

Commissioner _____ nominated Commissioner _____ to serve as Vice Chair.

Commissioner _____ seconded the nomination.

Commissioner _____ accepted the nomination.

As there were no other nominations, Commissioner _____ will serve as Vice Chair for 2024 by unanimous consent.

Secretary

Commissioner _____ nominated Commissioner _____ to serve as Secretary.

Commissioner _____ seconded the nomination.

As there were no other nominations, Commissioner _____ will serve as Secretary for 2024 by unanimous consent.

*Note per Bylaws Section 2.1 (c) Any member nominated for an office on the Commission shall have served on the Commission for at least one year.

Cheryl Lotan

From: Korey Bailey <koreymbailey@gmail.com>
Sent: Thursday, January 4, 2024 3:02 PM
To: Cheryl Lotan
Cc: Susan McCullough; Tom Berger
Subject: Re: Planning Commission 2024

I will gladly serve in and role or capacity needed.

Thank you,

Korey M. Bailey
248-505-9120

On Thu, Jan 4, 2024 at 12:40 Cheryl Lotan <CLotan@oxfordtownship.org> wrote:

Good Afternoon, Korey,

The election of officers and committee appointments are on the agenda for the PC meeting on January 11, 2024. Please advise if you will accept any nomination as an officer or committee appointment that may be made in your absence.

Thank you.



*Please consider the
environment before
printing this email.*

Cheryl Lotan

Planning & Zoning

Executive Assistant

(248) 628-9787 Ext. 101

clotan@oxfordtownship.org

[300 Dunlap Rd.](#)

ITEM 11B

Committee Assignments & Zoning Board of Appeals Liaison

Chair _____ makes appointments to the following committees that will expire on 12/31/2024.

Economic Development Committee of the Planning Commission

_____, Planning Commission Representative
_____, Planning Commission Representative
_____, Planning Commission Representative

Ordinance Review Committee of the Planning Commission

_____, Planning Commission Representative
_____, Planning Commission Representative
_____, Planning Commission Representative
_____, Planning Commission Representative (alternate)

(Note: ORC meetings are held at Noon on the 2nd Thursday of each month)

Zoning Board of Appeals Liaison

_____, Planning Commission Representative

Gravel Inspection Committee of the Planning Commission

_____, Planning Commission Representative
_____, Planning Commission Representative

(Note: Zoning Ordinance 67A, Article 5.25 E (1) the mining site shall be inspected at least annually by a committee made up of the Township Supervisor and two Planning Commission members appointed annually by the Chair of the Planning Commission.)

Bylaws Section 2.5:

- No member shall serve on more than 3 standing committees.
- No member shall serve as chairperson on more than one standing committee.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Charter Township of Oxford Planning Commission

FROM: Megan A. Masson-Minock, AICP, Principal & Matteo Passalacqua, Community Planner

DATE: January 4, 2024

RE: Ordinance Review Committee Priority List 2024

The Ordinance Review Committee prepared a new priority list at its last meeting on December 11, 2023. That draft priority list is attached.

The Planning Commission is responsible for reviewing this draft priority list and making a recommendation to the Township Board.

The Township Board then reviews this recommendation and would be responsible for approving funds to support work related to the priority list.

The items in the recommended priority list are identified in the Township's Master Plan, are necessary for consistency with changed laws, or would create a more predictable and streamlined process for applicants and the Township.

A potential motion could be:

Forward the draft ORC priority list to the Township Board with a favorable/unfavorable recommendation.

Please let us know if you have any additional questions.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

Ordinance Review Committee (ORC)
 Zoning Ordinance Amendment Priority List for 2024
 Draft Date: January 4, 2024

ZONING MODIFICATION		Not Started	In Progress	Completed	Comments
Group 1 Items					
Signage			Recommended to BOT by PC		A Planning Commission public hearing is scheduled for December 14, 2023.
Sound Standards				Approved, effective 12/31/2023	The zoning ordinance amendments under consideration allow exceptions for regular maintenance and emergency use of whole-house generators from decibel level limits.
Wind and Solar Regulations					Update to comply with changes to State Law.
Zoning Amendment Criteria	Sample language identified				The Zoning Ordinance does not have decision criteria for making decisions related to zoning text or zoning map amendments.
Changes to Development Processes					The processes in the Zoning Ordinance need to be updated to match the processes being implemented by the Township.
Lighting	Sample language identified				Current language does not allow LED bulbs or address color temperature.
State-licensed Residential Uses					The State has revised standards for certain state-licensed residential uses. Update language to match state law. Move up in priority if demand for these uses increases.
Electric Vehicle Charging Stations					The electric vehicle charging stations can be updated for current technology.
Animal Definitions					Some animal-related definitions are not consistent with regulatory language, specifically classification of horses and pot-bellied pigs as domestic animals. Move up in priority if necessary.

Ordinance Review Committee (ORC)
 Zoning Ordinance Amendment Priority List for 2024
 Draft Date: January 4, 2024

ZONING MODIFICATION		Not Started	In Progress	Completed	Comments
Group 2 Items					
Landscaping Standards					Provide better guidance on landscaping species and waiver processes. Explore the potential for incentivizing tree preservation.
Zoning Board of Appeals	Sample language identified				The Zoning Board of Appeals article does not include standards or processes for review of appeals of decision. Processes and standards in general to be reviewed for consistency with recent case law.
Group 3 Items					
Mixed-Use Zoning					The Master Plan calls for several mixed-use districts, but none currently exist in the Zoning Ordinance. Language for the district and mapping would need to be prepared. Partially addressed with addition of "upper story residential" in the schedule of uses.
Zoning Map Maintenance	Some properties identified (see Green Map Document 2022)				Continue to review the zoning map and identify areas for maintenance on an annual or every-other-year basis.

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

GROUP 1 ITEMS

Wind and Solar

Issue: Recent state legislation has changed the ability of municipalities to regulate wind and solar at utility-scale.

Recommendation: Revise standards to allow the Township to maintain regulation of wind and solar to the extent possible under the new state law.

Anticipated Time: Drafting 10-16 hours; 2-3 ORC meetings.

Notes: *If a municipality's zoning does not match with the parameters in state law, the approval of the facility automatically goes to the Michigan Public Service Commission.*

Development Processes

Issue: The current site plan review, special land use and PUD processes do not match the preferred process by the Township staff and consultants.

Recommendation: Revise processes to require submission of plans meeting conditions and require engineering and outside approvals to happen before final site plan approval.

Anticipated Time: Drafting 5-10 hours; 1-2 ORC meetings.

Notes: *Township staff has difficulty with applicants turning in all the required and needed paperwork, such as final site plans with the conditions of approval met. The staff and consultants have developed checklists and a development guide to help, but changes to these processes would help.*

Lighting

Issue: The current lighting standards do not allow for LED bulbs and do not address color temperature.

Recommendation: Revise standards to allow for LED bulbs and better manage color temperature and other lighting impacts.

Anticipated Time: Drafting 10-16 hours; 2-3 ORC meetings.

Notes: *The Planning Commission has had to apply ad-hoc fixes to address these challenges these past couple of years, which creates challenges for both the Township and applicants.*

Ordinance Amendment Criteria

Issue: The Zoning Ordinance does not include any criteria to consider when reviewing zoning text or zoning map amendments. This lack of guidance for decision makers can lead to questions of due process and equal protection.

Recommendation: Add decision criteria for zoning text and zoning map amendment.

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

Anticipated Time: Drafting 4-8 hours; 2 ORC meetings.

Notes: *It is likely that the Township will receive more zoning map amendments in the next several years as some land uses become less profitable and demand for housing and other uses grows.*

State-Licensed Residential Uses

Issue: The State has increased the potential capacity for certain state-licensed residential uses.

Recommendation: Revise language to match new State language.

Anticipated Time: Drafting 4-8 hours; 2 ORC meetings.

Notes: *The State standards are controlling. Ensuring consistency between the Zoning Ordinance and state law will reduce confusion and make administration easier. If the number of applications for these use rise, this item can be addressed earlier in the year.*

Electric Vehicle Charging Stations

Issue: Section 8.5 (M) allows parking spaces for electric vehicle charging stations to be counted towards off-street parking requirements but does not require or incentivize charging stations.

Recommendation: Review priorities for electric vehicle charging stations (incentivize, require infrastructure, require stations) and for which land uses and then update accordingly.

Anticipated Time: Drafting 12-24 hours; 2-4 ORC meetings.

Notes: *If demand for EV Charging Stations emerges, this item can be made a first priority.*

Animal Definitions

Issue: Some definitions related to animals, specifically within the definition of domestic animals, could create conflicts with the interpretation and application of regulatory language in the Zoning Ordinance.

Recommendation: Revise animal-related definitions to be consistent with regulatory language.

Anticipated Time: Drafting 4-8 hours; 2 ORC meetings.

Notes: *The Planning Commission has had to apply ad-hoc fixes to address these challenges these past couple of years, which creates challenges for both the Township and applicants.*

GROUP 2 ITEMS

Landscaping Standards

Issue: The landscaping article does not provide clear guidance for appropriate or inappropriate species. It does not provide strong incentives for preserving existing trees.

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

Recommendation: Examine the potential for developing lists of appropriate and inappropriate species and incentives for preserving existing trees.

Anticipated Time: Drafting 12-20 hours; 3-4 ORC meetings

Notes: *The Master Plan calls for encouraging preservation of existing trees. Attention to tree species is becoming more important with the spread of invasive species.*

Zoning Board of Appeals

Issue: The Zoning Board of Appeals article does not include standards or processes for review of appeals of decision and other processes are not as clear as they could be.

Recommendation: Review and revise processes and standards to fill in any gaps and to be consistent with recent case law.

Anticipated Time: Drafting 12-24 hours; 2-4 ORC meetings.

Notes: *This is a lower-priority item because there are few cases heard by the Zoning Board of Appeals at this time.*

GROUP 3 ITEMS

Mixed Use Zoning

Issue: The Master Plan/Future Land Use Plan calls for two new mixed-use future land use areas: Village Mixed-Use and Industrial/Commercial Mixed-Use. Currently, the Zoning Ordinance does not include mixed-use zoning districts.

Recommendation: Create new industrial/commercial mixed-use zoning district and village mixed-use district consistent with the vision of the Master Plan. Make revisions to zoning map in a manner consistent with the future land use.

Anticipated Time: Drafting 28-40 hours; 4-6 ORC meetings.

Notes: *Due to complexity of issue, this may require a separate budget and coordination with the Township attorney earlier in the process.*

Zoning Map Maintenance

Issue: Areas have been identified where the current zoning district is inconsistent with the current use and the future land use map. This can cause challenges for the use and development of these properties. Proactive map maintenance facilitates development in a timely manner consistent with the Master Plan.

Recommendation: Continue to review the zoning map on an annual or every-other-year basis to identify amendments as appropriate.

Anticipated Time: Drafting 8-16 hours; 2-3 ORC meetings.

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

Notes: Significant map maintenance has been conducted in late 2021 into 2022. Map maintenance in 2024 is likely more limited to areas that were missed or new areas that are likely to be developed consistent with the Future Land Use Map in the near future.

PENDING, RECENTLY APPROVED, OR REMOVED (2022-PRESENT)

Signage (2023 & 2024)

Issue: The current sign standards in the Zoning Ordinance are not consistent with Reed v. Town of Gilbert, which renders content-based restrictions unconstitutional. The sign standards must be amended to eliminate content-based regulations.

Notes: Forwarded to the Township Board.

Sound Standards (2023)

Issue: The sound standards may not take into account the decibel levels created by whole-house generators (emergency use and maintenance) and other appurtenances.

Recommendation: Update language to account for sound generated by whole-house generators and other common residential accessory structures.

Anticipated Time: Drafting 4-8 hours; 2 ORC meetings.

Notes: Amendment adopted and effective.

Driveway Standards for Accessibility (2022)

Issue: Longer residential driveways can present challenges for emergency responders to access, which delays or prevents timely responses.

Action: Language added to ensure residential driveways are accessible and to require posting of addresses.

Notes: Amendment adopted and effective.

Residential Accessibility Ramps (2022)

Issue: Accessibility (handicapped) ramps are generally viewed the same as a deck in the Zoning Ordinance, which can limit possible locations they can be installed, especially considering the required run lengths. Additionally, because the ramp is related to an individual not the property, it can be difficult to secure any necessary variances.

Action: Language allowing for accessibility ramps added.

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

Notes: *Amendment adopted and effective.*

Architectural Standards (2022)

Issue: Certain standards for residential buildings, such as a prohibition of metal roofs, have not been updated to reflect more-recent trends and expectations.

Action: Language revised and added to allow for more roof materials and address other changes.

Notes: *Amendment adopted and effective.*

Projections/Setback Exceptions (2022)

Issue: There may be some cases where it may be appropriate for certain architectural features, such as overhangs, bay windows, or fireplace bump outs, to extend into some required setbacks, but the Zoning Ordinance generally does not allow for these.

Action: Language revised and added to allow and clarify a limited number of projections into required setbacks.

Notes: *Amendment adopted and effective.*

Residential Street Trees (2022)

Issue: On June 8, 2022, the Township Board voted to remove the requirement to plant street trees for residential developments due to the following: trees cannot be successfully planted for a portion of the year and monitoring the related performance guarantee has been time-consuming and difficult; with some projects, the burden of planting trees has been placed on individual homeowners, which requires the Township to enforce the planting requirement on these individual homeowners; the people purchasing the quality of new single-family houses in the Township install landscaping; street trees can damage sidewalks; street trees at corners can impair driver visibility; street tree branches can grow over streets, which may cause collisions with tall vehicles and damage to foliage; and there is no state law requirement that a local unit of government require planting of street trees.

Action: Language requiring planting of street trees in condominium projects has been removed.

Notes: *Amendment adopted and effective.*

Commercial Planned Unit Developments (2022)

Issue: Planned unit developments standards did not provide clear guidance on recognizable and substantial benefit and required a long process. Standards were mixed for residential, commercial, and mixed use planned unit developments.

Action: New article prepared for commercial (mixed-use) planned unit developments with clearer standards and easier processes was prepared.

Notes: *Amendment adopted and effective.*

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

Zoning Map Maintenance (2022)

Issue: Areas were identified where the current zoning district is inconsistent with the current use and the future land use map, causing challenges for the use and development of these properties. Proactive map maintenance facilitates development in a timely manner consistent with the Master Plan. The Master Plan calls for the creation of several zoning districts that did not exist.

Action: A total of 425 zoning map amendments were adopted, including the creation of a new Public/Quasi-Public zoning district.

Notes: *Amendment adopted and effective.*

Residential Planned Unit Developments (2022)

Issue: Planned unit developments standards did not provide clear guidance on recognizable and substantial benefit and required a long process. Standards were mixed for residential, commercial, and mixed use planned unit developments.

Action: New article prepared for residential planned unit developments with clearer standards and easier processes was prepared. A separate article focused on commercial/mixed used planned unit developments is being prepared.

Notes: *Amendment adopted and effective.*

Site Plans (2022)

Issue: The current site plan review article included text rather than tables for review criteria and required information. Some processes were not clearly defined. Approval of site condominiums requires an additional review and approval by the Township Board, adding time to the process.

Action: New article prepared with clearer processes and use of tables was prepared.

Notes: *Amendment adopted and effective.*

History/Amendment Table (2022)

Issue: The Zoning Ordinance did not include any internal references to when or how it was previously amended. Whenever it is necessary to determine when amendments were made, significant staff time is required to examine the Township's records.

Action: History of zoning amendments starting with 067A.023 researched and added to the zoning ordinance as an appendix a.

Notes: *Amendment adopted and effective.*

Medical Marihuana (2022)

Ordinance Review Committee (ORC)
Zoning Ordinance Amendment Priority List for 2024
Draft Date: January 4, 2024

Issue: There has been interest in exploring limited medical marihuana facilities in a manner that would facilitate redevelopment of vacant or underused properties in certain areas in locations that would limit potential impacts.

Action: Standards developed that allow medical marihuana provisioning centers and grow facilities in limited locations and standards for those uses have been prepared.

Notes: *Amendment adopted and effective.*

Driveway Standards (2022)

Issue: Builders found it challenging to develop narrower residential properties with side-load garages and meet the residential driveway setback and the driveway width.

Action: Standards allowing for relief of driveway width and setback were developed for lots with smaller lot widths.

Notes: *Amendment adopted and effective.*