



CHARTER TOWNSHIP OF CHOCOLAY

PLANNING COMMISSION AGENDA

Tuesday, September 26, 2023 – 6:00 PM

Work Session

I. CALL TO ORDER

II. ROLL CALL

Ryan Soucy (Chair)

George Meister (Vice Chair)

Donna Mullen-Campbell (Secretary)

Rebecca Sloan (Vice Secretary)

Don Rhein (Board Representative)

Stephanie Gencheff

Kendell Milton

III. ADDITIONAL AGENDA ITEMS / APPROVAL OF AGENDA

IV. MINUTES

None

V. PRESENTATIONS

A. Agriculture Zoning Townhall

VI. NEW BUSINESS

A. Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Session

1. Public review and comment

VII. ADJOURNMENT

Planning Commission Rules for Public Hearings and Public Comment

1. Please wait for the Planning Commission Chair to acknowledge you before speaking. Individuals not following this rule are subject to dismissal from the meeting.
2. Individuals must state their name and address for the record. Individuals representing an organization must state their name and the organization they represent for the record.
3. Give your comments, opinion and / or question on the issue being addressed. Please stay on topic or you may be ruled out of order.
4. Due to a full agenda, and to ensure that everyone has time to speak, the Commissioners will limit comments to a timed limit per person. For the same reasons, please be as brief as possible and try not to repeat what has been said by others before you.
5. No person can grant his or her time to another speaker.
6. Please be as factual as possible and do not make comments on the character of people.
7. Planning Commissioners and Township staff members are not required nor expected to respond to comments, opinions and/or questions from the floor.



V.A



AGRICULTURE ZONING TOWNHALL

September 26, October 10, and October 17



PURPOSE

- Gain substantial public input on the proposed concept for agriculture properties
- Reduce non-conformances in the Agriculture / Forestry (AF) zoning district
- Enable landowners within the agriculture district to split property as appropriate
- Public self-selection of acreage class within the framework of the proposed zoning ordinance language

TIMELINE

1977

Township zoning ordinance set agriculture parcel sizes to 2 acres (RR-1), 5 acres (RR-2), and 20 acres (RP and OS)

2008

Township zoning ordinance set agriculture parcel sizes to 20 acres; combined RR-1, RR-2, RP and OS into the AF zoning district

2018

Research of non-conformances in the Agriculture / Forestry (AF) zoning district revealed 42% parcel non-conformance

Staff research determined recommended size requirements to reduce the non-conformance

TIMELINE

2019

Planning Commission began master plan revision; revision included setting the AF minimum acreage size to 10 acres

2021

Master plan adopted

2022

In October, the Planning Commission began review of the non-conformance issue by reviewing other ordinances and staff recommendations

TIMELINE

2023

Planning Commission drafted a proposal to split AF into three separate zoning districts (AG 1, AG 2, and AG 3)

Planning Commission drafted proposed uses for the three districts

Planning Commission set townhall dates for public review of recommendations

PROPOSED DISTRICTS – AG 1 – AGRICULTURE 1

Intent

The intent of this district is to accommodate low-density residential and agriculture-related development.

Acreage size, frontage, setbacks and structure height

Minimum District Average		Minimum Frontage Width	Setbacks			Maximum Structure Height
Square Feet	Acres		Front	Side	Rear	
-	3 acres or less	75	30	10	30	TBD

PROPOSED DISTRICTS – AG 1 – AGRICULTURE 1

Proposed use changes

Use Type	2008 (all of AF)	Proposed AG 1
Permitted Uses	7	26
Conditional Uses	14	54
Total Uses	21	80

Sample uses

- Agriculture – commercial product sales (conditional)
- Agriculture – on premise sales (conditional)
- Agriculture – on-site agritourism (conditional)
- Agriculture – residential (permitted)
- Mobile processing facility (permitted)
- Multi-family residential (conditional)
- Single family residential (permitted)

PROPOSED DISTRICTS – AG 2 – AGRICULTURE 2

Intent

The intent of this district is to accommodate low-density residential and agriculture-related development.

Acreage size, frontage, setbacks and structure height

Minimum District Average		Minimum Frontage Width	Setbacks			Maximum Structure Height
Square Feet	Acres		Front	Side	Rear	
-	3 to 15 acres	150	30	30	30	TBD

PROPOSED DISTRICTS – AG 2 – AGRICULTURE 2

Proposed use changes

Use Type	2008 (all of AF)	Proposed AG 2
Permitted Uses	7	31
Conditional Uses	14	50
Total Uses	21	81

Sample uses

- Agriculture – commercial product sales (permitted)
- Agriculture – on premise sales (permitted)
- Agriculture – on-site agritourism (conditional)
- Agriculture – residential (permitted)
- Mobile processing facility (permitted)
- Multi-family residential (conditional)
- Single family residential (permitted)

PROPOSED DISTRICTS – AG 3 – AGRICULTURE 3

Intent

The intent of this district is to accommodate low-density residential and agriculture-related development.

Acreage size, frontage, setbacks and structure height

Minimum District Average		Minimum Frontage Width	Setbacks			Maximum Structure Height
Square Feet	Acres		Front	Side	Rear	
-	15 acres or more	200	30	30	30	TBD

PROPOSED DISTRICTS – AG 3 – AGRICULTURE 3

Proposed use changes

Use Type	2008 (all of AF)	Proposed AG 3
Permitted Uses	7	33
Conditional Uses	14	53
Total Uses	21	86

Sample uses

- Agriculture – commercial product sales (permitted)
- Agriculture – on premise sales (permitted)
- Agriculture – on-site agritourism (permitted)
- Agriculture – residential (permitted)
- Mobile processing facility (permitted)
- Multi-family residential (not allowed)
- Single family residential (permitted)

TABLE INFORMATION

Table 1

1977 Zoning Map

2008 Zoning Map

Township AF zoning district map

Frequently asked questions handout

Table 2

Future land use map (from the master plan)

Future growth sectors map (from the master plan)

AF acreage sizes today map

TABLE INFORMATION

Table 3

Proposed acreage sizes map (following proposed ordinance language changes)

Proposed district uses

Table 4

Parcel pin map (end objective of self selection)

Table 5

Feedback box for comments, questions, concerns

Signup box for Township newsletter

NEXT STEPS

Planning Commission

Review of comments, pin map, and conversations

Ordinance language development

Public hearing and recommendations to the Board

Township Board

Review of Planning Commission recommendations and ordinance updates

MEETINGS

Upcoming Planning Commission Meetings

October 16 – 6:00 PM

November 20 – 6:00 PM

December 18 – 6:00 PM

Upcoming Township Board meetings

October 9 – 5:30 PM

November 13 – 5:30 PM

December 11 – 5:30 PM

Attend and express your views!

THANK YOU

Contact Us

Planning Director – 906.249.1448

Email – publiccomment@chocolay.org

