



## CHARTER TOWNSHIP OF CHOCOLAY

### PLANNING COMMISSION AGENDA

Monday, February 12, 2024 – 5:30 PM  
Joint Meeting with the Township Board

#### **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. PUBLIC COMMENT**

Limit of three minutes per person.

#### **VI. PRESENTATIONS**

None

#### **VII. UNFINISHED BUSINESS**

None

#### **VIII. NEW BUSINESS**

##### **A. 2023 Planning Commission Annual Report**

1. Commissioner / Board discussion
2. Board decision

##### **B. Proposed Zoning Ordinance Amendments (34-23-02)**

1. Commissioner / Board discussion
2. Commissioner / Board decision

##### **C. Joint Meeting Discussion**

1. Commissioner / Board discussion
  - a) Housing and accessory dwelling units
  - b) Use of FlashVote
  - c) Base zoning for State lands

- d) Solar / wind ordinances
- e) Other topics for joint consideration
- 2. Commissioner / Board decisions

**IX. PUBLIC COMMENT**

Any item of interest – limit 3 minutes per person

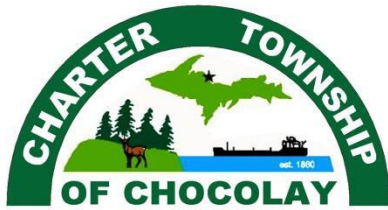
**X. COMMISSIONER’S COMMENTS**

**XI. 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.





## Charter Township of Chocolay

### Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

**Issue Brief:** 2023 Planning Commission Annual Report

**Meeting: February Joint Meeting**

**Date: February 12, 2024**

### Issue Summary

Each year, the Planning Commission must submit an annual report to the Township Board as directed by Section 125.3819 in the *Michigan Planning Enabling Act 33 of 2008* and by Section IX in the *Planning Commission Procedures and Bylaws* (see both documents attached to agenda item VIII.B).

### Background

Language in Section IX in the *Procedures and Bylaws of the Chocolay Township Planning Commission* states:

"The Chocolay Township Planning Commission shall issue an annual report and such other reports as it deems desirable, of its progress and recommendations to the Township Board, and upon request of the Township Board, shall make such other reports as the Township Board may require."

Staff prepared a draft *2023 Planning Commission Annual Report* for Commissioner review. The report contains several sections:

1) Planning Commission Actions

This section details the Planning Commission actions and decisions for 2023.

2) Planning Director Activities

This section details the Planning Director activities for 2023 related to planning.

3) Planning Commission Conditional Use Permits

This section details conditional use permits that the Planning Commission reviewed during 2023.

4) Planning Commission Site Plan Reviews

This section details site plans that the Planning Commission reviewed during 2023.

5) Township Plans and Ordinances

This section details changes that were made to the Township plans and the Township zoning ordinance.

The Planning Commission reviewed the document at the January 2024 meeting, and voted to send the document to the Board for consideration.

### Summary

The document for consideration is attached for Board member review.

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Author: Dale Throenle

Date: February 5, 2024

### Attachments

1. *2023 Planning Commission Annual Report*



**CHARTER TOWNSHIP OF CHOCOLAY**  
**PLANNING COMMISSION**  
**2023 PLANNING COMMISSION ANNUAL REPORT**

## PLANNING COMMISSION ACTIONS

### January

The Planning Commissioners participated in a meeting on January 16 in the Township Fire Hall. There were four items on the agenda for the regularly scheduled meeting.

#### ***New Business***

1) Election of Officers

The Commissioners held their annual election of officers. Officers for 2023 are:

Ryan Soucy	Chair
George Meister	Vice Chair
Donna Mullen-Campbell	Secretary
Rebecca Sloan	Vice Secretary

The Commissioners voted to not review the Planning Commission bylaws, as the latest revision was done in 2022.

2) 2022 Planning Commission Annual Report

The Commissioners reviewed and approved the 2022 Planning Commission Annual Report. The Commissioners voted to forward the report to the Board for consideration.

3) Industrial Zoning District Conditional Use Discussion

The Commissioners decided to propose rezoning for seven parcels on US 41 South from Industrial (I) zoning to Commercial (C) zoning. They also voted to apply the mixed use overlay district to the same parcels.

4) Zoning Districts and District Intent Statements

The Commissioners discussed items for the Board to consider for the joint meeting between the Board and the Planning Commission in February.

### February

The Planning Commissioners participated in two meetings on February 13 in the Township Fire Hall.

The first meeting was a joint meeting between the Township Board and the Planning Commission.

Roger Zappa, Township Attorney, presented detailed information regarding the potential rezoning of the Agriculture / Forestry (AF) district. After his presentation, both Board members and Commissioners discussed the information presented and how that would apply to the new zoning



ordinance. The Board gave the direction to the Commissioners to continue to work on the zoning ordinance, with the intent of presenting an ordinance that was easy to read and reasonably easy to enforce.

There was one item on the agenda for the regularly scheduled meeting.

### ***New Business***

#### 1) Joint Meeting Discussion

Commissioners discussed the directions, comments, and concerns from the joint meeting. Much of the discussion centered on the process of writing of the new zoning ordinance.

Commissioners decided on four agenda items for the March meeting:

1. Public hearing to discuss rezoning of properties in the Industrial district on south US 41 South
2. Determine the first set of online survey questions for the zoning ordinance using the newly acquired *FlashVote* software
3. Resume discussion of zoning ordinance definitions
4. Review of the table showing the potential reduction of non-conformance based on acreage sizes in the AF zoning district

## **March**

The Planning Commissioners participated in a meeting held on March 20 in the Township Fire Hall.

There were four items on the agenda for the meeting; all were considered unfinished business.

### ***Unfinished Business***

#### 1) Proposed *Zoning Ordinance* Changes

Commissioners discussed the options for including single family residential and registered rentals in the Industrial zoning district. Staff presented four options:

1. Leave the ordinance as is.
2. Add *Single Family Residential* and *Registered Rentals* as conditional uses in the Industrial zoning district.
3. Rezone seven parcels located below Beaver Grove on US 41 South from Industrial to Commercial and apply the Mixed Use Overlay District to the newly zoned parcels.
4. Rezone seven parcels located below Beaver Grove on US 41 South from Industrial to a new zoning district to match the district as it is defined in the Township master plan.

The Commissioners chose to go with option two; they requested a public hearing at the next meeting so they could finalize the decision and send it to the Board for consideration.



2) Non-Conforming Parcels in the Agriculture / Forestry (AF) Zoning District

Commissioners continued to discuss options related to the non-conforming parcels in the AF district. They reviewed a table of options with suggested acreage sizes and proposed uses for those options.

3) Public Input Discussion / Survey Questions

Commissioners discussed the questions that would be presented to the public with the *FlashVote* software. They designed five questions that will be used in the first public *FlashVote* poll.

4) Proposed Zoning Ordinance Definitions

Commissioners decided to table the discussion until the April meeting.

## April

The Planning Commissioners participated in a meeting held on April 17 in the Township Fire Hall.

There were three items on the agenda for the meeting; one was considered unfinished business, and two were considered new business. The Commissioners also conducted a public hearing regarding proposed changes to the language for the Industrial zoning district.

Commissioners decided to address new business before unfinished business.

### **New Business**

1) #34-23-01 Proposed Changes for the Industrial Zoning District

Commissioners conducted a public hearing prior to discussing this item. After discussion, the Commissioners decided to add *Single Family Residential* and *Registered Rentals* to the Industrial zoning district as conditional uses. They voted to send the language to the Board for the Board's decision on adding the language to the Township zoning ordinance.

2) Final Site Plan Review Application SR 23-04 - Ironworkers Local 8 Training Facility

Commissioners reviewed and discussed site plans with the applicants for a proposed Ironworkers Training Facility that will be located on M-28 East between the America's Best Value Inn and Nagelkirk Gardens.

After discussion, the Commissioners approved the site plan with some minor conditions.

### **Unfinished Business**

1) Proposed Zoning Ordinance Definitions

Commissioners reviewed three definitions and decided to table the remaining discussion until the May meeting.



## May

The Planning Commissioners participated in a meeting held on May 15 in the Township Fire Hall.

There were five items on the agenda for the meeting; two were considered unfinished business, and three were considered new business. The Commissioners also conducted a public hearing regarding a conditional use permit for JX Trucking Center.

Commissioners decided to address new business before unfinished business.

### ***New Business***

- 1) Conditional Use Permit CU 23-11 - JX Trucking Center

JX Trucking Center requested a conditional use permit for their business proposal that will be located in the former Blondeau Trucking building behind the Dry Dock; Commissioners conducted a public hearing prior to discussing this item. After discussion, the Commissioners decided to grant the conditional use permit for the project.

- 2) Final Site Plan Review Application SR 23-12 - JX Enterprises, Inc.

Commissioners reviewed and discussed site plans with the applicants for the proposed trucking facility that will be located on in the former Blondeau Trucking building. The applicants stated that the facility will have an addition added to accommodate a proposed sales area.

After discussion, the Commissioners approved the site plan.

- 3) Planning Commissioner Training - Site Plan Review

Township Manager Bill DeGroot presented training to the Commissioners regarding site plan review.

### ***Unfinished Business***

- 1) Proposed Zoning Ordinance Definitions

Commissioners reviewed several definitions and decided to table the remaining discussion until the June meeting.

- 2) Proposed Agriculture Zoning District Language

Commissioners decided to table the remaining discussion until the June meeting.

## June

The Planning Commissioners participated in a meeting held on June 19 in the Township Fire Hall.

There were five items on the agenda for the meeting; three were considered unfinished business, and two were considered new business.

Commissioners decided to address new business before unfinished business.



### ***New Business***

- 1) Conditional Use Permit CU 23-19 – 6565 US 41 South

The owners of the property located at 6565 US 41 South requested a conditional use for the property to allow them to use the existing house as a residence. After discussion, the Commissioners decided to grant the conditional use permit for the project.

- 2) Rezoning Application 34 23-19 – 537 West Branch Road.

Commissioners reviewed and discussed the rezoning of a property that was previously State land to Agriculture / Forestry (AF). The applicant stated that the property would be only used for agricultural purposes.

After discussion, the Commissioners recommended sending the rezoning to the Board for consideration.

### ***Unfinished Business***

- 1) Proposed Zoning Ordinance Definitions

Commissioners continued reviewing definitions for the new zoning ordinance. They finished the discussion and made recommendations that will be presented as a final draft at the July meeting.

- 2) Proposed Agriculture Zoning District Language

Commissioners discussed the proposed AF districts and reviewed the intent statements for each district. Commissioners decided to set the districts with three sizes: AF 1 (under three acres), AF 2 (3 acres to 15 acres), and AF 3 (15 acres or more).

Commissioners reviewed and modified proposed land uses for each district.

- 3) Proposed Land Uses

Commissioners reviewed the proposed zoning districts and intent statements for each district. They began the discussion on proposed land uses, with the intent to review the uses again at the July meeting.

## **July**

The Planning Commissioners participated in a meeting held on July 17 in the Township Fire Hall. There were four items on the agenda for the meeting; three were considered unfinished business, and two were considered new business.

### ***Unfinished Business***

- 1) Proposed Zoning Ordinance Definitions

Commissioners finished reviewing definitions for the new zoning ordinance, with minor changes to the language. The Commissioners decided to review the language one final time during the September meeting.





2) Proposed Agriculture Zoning District Language

Commissioners reviewed and modified proposed land uses for each district and made several minor changes to the language. The Commissioners decided to review the language as a final draft during the September meeting.

3) Proposed Zoning District Intent Statements and Land Uses

Commissioners reviewed the proposed zoning districts and intent statements for each district and made a change to the language. The Commissioners decided to review the language as a final draft during the September meeting.

**New Business**

1) Proposed Zoning Ordinance Document Layout

The Commissioners reviewed the proposed layout for the new zoning ordinance. After discussion and some minor changes, the Commissioners decided to approve the layout for the ordinance.

**August**

The Planning Commissioners participated in two meetings held on August 21 in the Township Fire Hall.

The first meeting was a joint meeting with the Township Board. There were three discussion items on the agenda.

1) AF Framework presentation

The Board and Commissioners discussed the direction for structuring the AF district and related zoning. Commissioners were commended on the work that had already taken place and were told to continue to work on the issue.

2) Townhall meetings

The Board requested that the Commissioners decide where and when the townhall meetings would take place regarding the AF issue.

3) Structure Size Below 800 Square Feet

The Board and Commissioners discussed the possibility of reducing the required structure footprint from 800 square feet to a different value, while adding considerations for tiny homes and accessory dwelling units.

The second meeting was the regular Planning Commission meeting. There was one item on the agenda.

1) Joint Meeting Debrief

Commissioners discussed the items presented during the joint meeting with the Board. Commissioners decided to continue working on finishing the discussion and related documents regarding the AF zoning district and decided to set up three townhall meetings to



present the materials to the public for the public's input. Commissioners decided to use the results from the townhall meetings to formulate the final decision for the AF zoning district.

Commissioners further discussed the 800 square foot structure size topic and decided to continue to research the accessory dwelling unit (ADU) issue, with concerns related to the use of the ADU after the initial use was no longer valid.

## September

The Planning Commissioners participated in a meeting held on September 18 and a work session on September 26; both were in the Township Fire Hall.

For the September 18 meeting there was one item on the agenda.

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions  
Commissioners discussed the items to be presented at the three town hall meetings scheduled for September and October. Discussion included items to be displayed and how the town halls would be conducted.

For the work session on September 26 there was one item on the agenda:

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions  
Commissioners attended the meeting to hear talking points from the public regarding the proposed changes for the Agriculture / Forestry (AF) zoning district. Chair Soucy gave a short presentation, after which the Commissioners interacted with the public to get their input. 26 participants from the public attended.

## October

The meeting scheduled for October was cancelled so that the Planning Commissioners could concentrate on the work sessions scheduled for October; both work sessions were scheduled close to the scheduled meeting date.

The Commissioners participated in two work sessions during October; one was held on October 10 and the other was held on October 17. Both sessions were in the Township Fire Hall.

For both work sessions there was one item on the agenda:

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions  
Commissioners attended the meetings to hear talking points from the public regarding the proposed changes for the Agriculture / Forestry (AF) zoning district. Chair Soucy gave a short presentation at each meeting, after which the Commissioners interacted with the public to get their input.

28 participants from the public attended the October 10 work session. 35 participants from the public attended the October 17 work session.



## November

The Planning Commissioners participated in a meeting on November 20 in the Township Fire Hall. There were two items on the agenda.

### ***Unfinished Business***

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions  
Commissioners discussed the work sessions and the interactions with the public at the work sessions. Commissioners outlined zoning sections within the current AF zoning district that will result in the new zoning districts listed as AG 1, AG 2, and AG 3. The Commissioners instructed staff to bring a draft map of the proposed districts to the December meeting.

### ***New Business***

- 1) Housing Discussion  
Commissioners began discussing housing options for the Township. The discussion primarily focused on ADUs, their types, and the possible locations in the Township.

## December

The Planning Commissioners participated in a meeting on December 18 in the Township Fire Hall. There were four items on the agenda, and the Commissioners decided to do new business prior to unfinished business.

### ***New Business***

- 1) Preliminary Site Plan Review - Dollar General Store # 30520  
Commissioners discussed the preliminary site plan for a proposed Dollar General store that will be located at 4050 US 41 South, the former site of the St. James the Lesser Episcopal Church. Commissioners suggested minor changes to the applicant. The applicant will be bringing the formal site plan back to the Planning Commission at a future meeting.
- 2) Proposed 2024 Planning Commission Meeting Dates  
Commissioners discussed the planning commission dates for 2024. The Commissioners changed the dates for two of the scheduled meetings - from January 15 to January 22 and November 18 to November 25.

### ***Unfinished Business***

- 1) Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)  
Commissioners discussed the proposed zoning ordinance language for the AG 1, AG 2, and AG 3 zoning districts. Commissioners made minor changes and recommended the language be put forward into a public hearing at a future meeting.



2) Proposed Zoning Map for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Commissioners discussed the proposed zoning district locations for the AG 1, AG 2, and AG 3 zoning districts. Commissioners made changes and will review the proposed mapping again at the January 2024 meeting.

## Planning Director Activities

In addition to preparing agenda materials for Planning Commission meetings and attending the Planning Commission meetings, the Planning Director completed additional activities and attended training and seminars throughout the year:

### January

No activities

### February

- Attended a DNR Recreation Grants webinar  
The webinar focused on how to submit grants related to recreation.
- Attended an Opportunities for Renewable Energy webinar  
The webinar focused on renewable energy options for commercial and industrial locations.

### March

- Attended an Opportunities for Renewable Energy webinar  
The webinar featured the work conducted from the Michigan Clean Energy Assets Roadmap Program.
- Attended a Climate Adaptation Task Force (CATF) meeting in Marquette  
The meeting focused on various activities in and around Marquette related to climate resilience and adaptation.
- Attended a Superior Trade Zone meeting in Rock  
The meeting focused on activities occurring throughout the trade zone corridor.
- Attended a FEMA Substantial Improvement / Substantial Damage webinar  
The webinar focused on the distinctions between damage and improvements caused by catastrophic events.

### April

No activities



## May

- Attended a FEMA Building a Successful Acquisition Application webinar  
The webinar focused on what government agencies had to do to acquire properties located in the flood plain if substantial damage occurred on the property.
- Attended a virtual Association of Flood Plain Manager (ASPM) conference  
The three day conference covered various topics related to flood control, storm water control and flood plain management.
- Attended a FEMA Hazard Mitigation webinar  
The webinar focused on preparing for catastrophic events and what to do when the events occurred.
- Attended a FEMA National Flood Insurance Program (NFIP) webinar  
The webinar focused on updates to the NFIP insurance program.

## June

- Attended the Small Town and Rural Development Conference in Thompsonville  
The conference and related activities provided multiple opportunities and sessions to see how rural communities were working on enhancing their communities.
- Attended a FEMA Planning for Climate Resilient Communities webinar  
The webinar focused on what activities and processes that could be put in place to become a climate-resilient community.

## July

- Attended the MSHDA Listening Tour in Marquette  
The sessions were oriented toward topics related to affordable housing and affordable housing locations.

## August

No activities

## September

No activities

## October

- Attended the Michigan Recycling Coalition seminar in Escanaba  
The seminar focused on community recycling funding, locations, destinations, and other recycling possibilities within the Upper Peninsula.



- Attended the EGLE Recycling Event in Gaylord  
The conference focused on community recycling funding, locations, destinations, and other recycling possibilities.

## November

- Attended the EGLE Material Management Tools and Resources webinar  
The webinar focused on the upcoming EGLE Material Management Plan requirements and the information necessary to complete the plan.

## December

- Attended the Coastal Communities Academy training session in Escanaba  
The training session focused on coastal community ordinances and resources related to Great Lakes coastal communities.
- Attended the EGLE Catalyst Communities webinar  
The webinar focused on the toolkit and related resources to become a Catalyst Community.

## Planning Commission Conditional Use Permits

Application Number	Applicant	Status	Comments
CU 23-11	JX Trucking	Approved	Sale of truck parts, truck sales, truck repair
CU 23-19	Ryan and Jessica Elliston	Approved	Residential use for property located in the Industrial zoning district

## Planning Commission Site Plan Reviews

Application Number	Applicant	Status	Comments
SR 23-04	Iron Workers	Approved	Iron Workers training center
SR 23-12	JX Trucking	Approved	Trucking center

## Township Plans and Ordinances

Plan / Ordinance	Type	Status	Comments
Township zoning ordinance	Update	Approved	Added <i>Single Family Residential</i> and <i>Registered Rentals</i> to the Industrial zoning district as conditional uses





**Charter Township of Chocolay**

**Planning and Zoning Department**

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

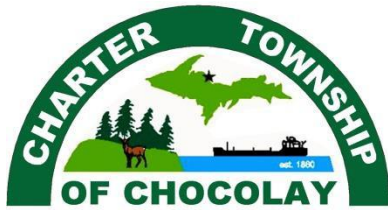
Fax: 906-249-1313

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**Agenda Item: VIII.B Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)**

**Suggested Motion**

After Commissioner review, \_\_\_\_\_ moved, and \_\_\_\_\_ seconded that the proposed Township zoning ordinance be updated as [presented / revised].



## Charter Township of Chocolay

### Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

**Issue Brief:** Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)

**Meeting: Joint Meeting with the Township Board**

**Date: February 12, 2024**

### Issue Summary

Proposed zoning district names, proposed zoning district intent statements and proposed land uses to replace the current AF zoning district language in the Township zoning ordinance.

### Background

At the December 2022 meeting, Commissioners reviewed zoning districts and proposed intent statements for those districts for the new zoning ordinance. Commissioners made recommendations for staff consideration.

In June 2023, Commissioners discussed the proposed AF districts and reviewed the intent statements for each district. Commissioners decided to set the districts with three sizes: AF 1 (under three acres), AF 2 (3 acres to 15 acres), and AF 3 (15 acres or more). Commissioners reviewed and modified proposed land uses for each district.

In July, Commissioners reviewed and modified proposed land uses for each district and made several minor changes to the language. The Commissioners decided to review the language as a final draft during the September meeting.

In September, Commissioners discussed the items to be presented at the three town hall meetings scheduled for September and October. Discussion included items to be displayed and how the town halls would be conducted.

The language was presented at three separate townhall meetings in September and October.

Commissioners discussed the work sessions and the interactions with the public at the work sessions. Commissioners outlined zoning sections within the current AF zoning district that will result in the new zoning districts listed as AG 1, AG 2, and AG 3. The Commissioners instructed staff to bring a draft map of the proposed districts to the December meeting.

In December, the Commissioners reviewed the language and the related maps. The Commissioners decided to move the language forward to a public hearing and decided to review the proposed zoning map to the January 2024 meeting for additional review.

Commissioners decided at the January 2024 meeting to change the proposed zoning on two parcels from AG 2 to AG 3 and to send the map forward for a public hearing. They decided to do both the language and the map at the same public hearing.

After review of the language, staff received a suggestion to change the minimum acreage size in AG 2 from *3 to 15 acres* to *3 acres*, and to change the minimum acreage size in AG 3 from *15 acres or more* to *15 acres*.





## Staff Research

Staff prepared document showing the revisions in the Township zoning ordinance based on the proposed language (see attached).

Known as zoning amendment change 34-23-02, the zoning ordinance would be changed as follows:

- 1) Section 4.7 *Agriculture / Forestry Zoning District (AF)* would be removed.
- 2) Section 4.8 *Municipal Properties (MP)* would be renumbered to section 4.7.
- 3) Section 4.9 *District Planned Unit Development (see Article X)* would be renumbered to section 4.8.
- 4) The proposed language for the new districts (AG 1, AG 2, and AG 3) would be inserted as sections 4.9 *AG 1 – Agriculture 1*, 4.10 *AG 2 – Agriculture 2*, and 4.11 *AG 3 – Agriculture 3*.
- 5) Section 4.10 *Special Uses in Designated Zoning Districts* would be renumbered to section 4.12.

Language highlighted in green in the proposed sections in the attachment is for additional Commissioner discussion that accommodates the request to clarify the minimum acreage sizes in AG 2 and AG 3. Staff also changed the heading from *District Acreage* to *District Minimum Acreage* to accommodate the acreage change request.

## Staff Recommendations for Commissioner Discussion

Staff is recommending the Planning Commission members review the language highlighted in green with the intent to discuss the language for the purpose of changing the language.

Staff is recommending the Board members review the proposed language and maps for discussion purposes with the Planning Commission.

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Author: Dale Throenle  
Date: February 5, 2024

## Attachments

1. *Proposed zoning ordinance amendments for the Agriculture & Forestry (AF) Zoning District (34-23-02)*
2. *Proposed zoning ordinance amendments for the Agriculture & Forestry (AF) Zoning District (34-23-02) with edits*
3. *Zoning Districts - Township official map*
4. *Zoning Districts – AF – Township map*
5. *AF Acreage Self-Select – Township map*
6. *AG proposed zoning – Township map*
7. *AG proposed zoning - Township with surrounding zoning map*
8. *AG proposed zoning - Township with wetlands map*
9. *Zoning Map prior to 2008 – Township map*
10. *Future Growth Sectors – Township map*
11. *Future Land Use – Township map*

## Proposed Zoning Ordinance Amendments (34-23-02)

### Changed Language (headings only)

#### 4.7 Municipal Properties District (MP)

#### 4.8 District Planned Unit Development (see Article X)

### Added Language (sections 4.9 through 4.11)

#### Section 4.9 AG 1 – Agriculture 1

##### Intent

The intent of this district is to accommodate low-density residential and appropriately sized agriculture-related development and uses, such as u-pick farms, hobby farming, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

##### Acres and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres or less	75 feet	30	10	30

##### District Uses

**Note** The following uses are mandated under the Michigan Zoning Enabling Act, section 125.3206:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

##### Legend

##### Use

<b>C</b>	conditional use	<b>C ***</b>	conditional use – 60 acres or more
<b>C *</b>	conditional use – 20 acres or more	<b>P</b>	permitted use
<b>C **</b>	conditional use – 40 acres or more	<b>P *</b>	permitted use – 20 acres or more

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i>	P

Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• computer programming</li> <li>• consulting service</li> <li>• fine arts and writing</li> <li>• home office</li> <li>• mail order business</li> <li>• massage therapy</li> <li>• medical records processing</li> <li>• phone answering / solicitation service</li> <li>• web design</li> </ul>	
<p>Accessory residential home occupation - tier 2</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• assembly operation</li> <li>• catering or food preparation</li> <li>• daycare</li> <li>• electronic or equipment repair</li> <li>• hair stylist</li> <li>• nail or personal care salon</li> <li>• pet grooming</li> </ul>	P
<p>Accessory structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• garage</li> <li>• pole barn</li> <li>• shed</li> <li>• storage container</li> </ul>	P
<p>Adult foster care facility</p>	P
<p>Agriculture – commercial</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• agriculture equipment repair</li> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• herb farm</li> <li>• hobby farm</li> <li>• hoop house</li> </ul>	C
<p>Agricultural - commercial product sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• agriculture / farm equipment sales</li> <li>• animal feed</li> <li>• garden center</li> <li>• plant nursery</li> <li>• rental and small equipment repair</li> </ul>	C
<p>Agricultural - commercial soil modifications sales</p> <p><i>Examples</i></p> <p>fertilizer</p> <p>herbicide</p> <p>pesticide</p>	C
<p>Agriculture – on-premise sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• Christmas trees</li> <li>• creamery</li> <li>• dairy</li> <li>• maple syrup</li> <li>• on-premise bakery</li> <li>• on- premise restaurant or café</li> </ul>	C



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• flower, herb, and spice store</li> <li>• food truck</li> <li>• produce, flowers, syrups, honey, etc. grown / harvested on the premises</li> <li>• winery</li> </ul>	
<p>Agriculture - on-site agritourism</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• agriculture-related event</li> <li>• cider mill</li> <li>• corn maze</li> <li>• farm museum</li> <li>• farmer's market</li> <li>• farm-stay</li> <li>• farm visits</li> <li>• library</li> <li>• museum</li> <li>• petting farm</li> <li>• pumpkin patch</li> <li>• roadside market or stand</li> <li>• U-pick operation</li> <li>• wedding barn</li> </ul>	C
<p>Agriculture – residential</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• hoop house</li> <li>• small grow sales</li> </ul>	P
<p>Animal services – indoor facility</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
<p>Animal services – outdoor facility</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
<p>Boarding stable</p> <p><i>Example</i></p> <ul style="list-style-type: none"> <li>• horse boarding</li> </ul>	P *
<p>Campground</p>	C *
<p>Cemetery</p>	C
<p>Child care center</p>	P
<p>Community garden as a principal use on a lot</p>	P
<p>Contractor shop</p>	C
<p>Contractor yard</p>	C
<p>Craft brewery / micro-brewery / nano-brewery sales</p>	C
<p>Electric vehicle charging station for private use</p>	P
<p>Electric vehicle charging station for public use</p>	C

Use	Conditional (C) Permitted (P)
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	C
Food truck or other mobile vendor as principal use of a lot	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> <li>• commercial kitchen</li> <li>• kitchen incubator</li> <li>• small craft bottling facility</li> </ul>	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• halfway house</li> <li>• homeless shelter</li> <li>• home for the aged</li> <li>• nursing or convalescent home</li> <li>• orphanage</li> <li>• sanitarium</li> <li>• spouse abuse shelter</li> </ul>	C
Medical clinic	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> <li>• food</li> <li>• game processing</li> <li>• meat processing</li> </ul>	P
Multi-family residential	C
On-site composting accessory to a non-residential use	C
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> <li>• church</li> <li>• synagogue</li> </ul>	C



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• mosque</li> <li>• temple</li> </ul>	
Planned Unit Development (PUD)	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public park <i>Examples</i> <ul style="list-style-type: none"> <li>• neighborhood park</li> <li>• public garden</li> </ul>	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> <li>• government office and service</li> <li>• publicly owned tourist information center</li> </ul>	C
Public school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> <li>• gas and water line</li> <li>• Internet service</li> <li>• sanitary sewer</li> <li>• telephone, cable, and electrical lines</li> </ul>	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> <li>• bed and breakfast – single rental</li> <li>• single family rental</li> <li>• tourist home</li> <li>• vacation rental</li> <li>• similar rental with four units or less</li> </ul>	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C
Rural Cluster Development	C
Sawmill	C
Single family residential	P

Use	Conditional (C) Permitted (P)
Site condominiums	P
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> <li>garage sale</li> <li>lemonade stand</li> <li>yard sale</li> </ul>	P
Trail <i>Examples</i> <ul style="list-style-type: none"> <li>non-motorized trail</li> <li>snowmobile trail</li> <li>trail easement</li> </ul>	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

*District Restrictions and Prohibitions*

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.

*District Regulatory Control*

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

**Section 4.10 AG 2 – Agriculture 2**

*Intent*

The intent of this district is to accommodate low-density residential with a primary focus on agriculture-related development and uses, such as hobby farms, domestic animal husbandry, small row cropping, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

*Acres and Setback Requirements*

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres	150 feet	30	30	30



## District Uses

**Note** The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

## Legend

<b>C</b>	conditional use	<b>C ***</b>	conditional use – 60 acres or more
<b>C *</b>	conditional use – 20 acres or more	<b>P</b>	permitted use
<b>C **</b>	conditional use – 40 acres or more	<b>P *</b>	permitted use – 20 acres or more

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> <li>• computer programming</li> <li>• consulting service</li> <li>• fine arts and writing</li> <li>• home office</li> <li>• mail order business</li> <li>• massage therapy</li> <li>• medical records processing</li> <li>• phone answering / solicitation service</li> <li>• web design</li> </ul>	P
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> <li>• assembly operation</li> <li>• catering or food preparation</li> <li>• daycare</li> <li>• electronic or equipment repair</li> <li>• hair stylist</li> <li>• nail or personal care salon</li> <li>• pet grooming</li> </ul>	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> <li>• garage</li> <li>• pole barn</li> <li>• shed</li> <li>• storage container</li> </ul>	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture equipment repair</li> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• herb farm</li> <li>• hobby farm</li> <li>• hoop house</li> </ul>	P



Use	Conditional (C) Permitted (P)
Agricultural - commercial product sales <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture / farm equipment sales</li> <li>• animal feed</li> <li>• garden center</li> <li>• plant nursery</li> <li>• rental and small equipment repair</li> </ul>	P
Agricultural - commercial soil modifications sales <i>Examples</i> <ul style="list-style-type: none"> <li>fertilizer</li> <li>herbicide</li> <li>pesticide</li> </ul>	C
Agriculture – on-premise sales <i>Examples</i> <ul style="list-style-type: none"> <li>• Christmas trees</li> <li>• creamery</li> <li>• dairy</li> <li>• flower, herb, and spice store</li> <li>• food truck</li> <li>• maple syrup</li> <li>• on-premise bakery</li> <li>• on- premise restaurant or café</li> <li>• produce, flowers, syrups, honey, etc. grown / harvested on the premises</li> <li>• winery</li> </ul>	P
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture-related event</li> <li>• cider mill</li> <li>• corn maze</li> <li>• farm museum</li> <li>• farmer's market</li> <li>• farm-stay</li> <li>• farm visits</li> <li>• library</li> <li>• museum</li> <li>• petting farm</li> <li>• pumpkin patch</li> <li>• roadside market or stand</li> <li>• U-pick operation</li> <li>• wedding barn</li> </ul>	C
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• hoop house</li> <li>• small grow sales</li> </ul>	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C



Use	Conditional (C) Permitted (P)
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> <li>• horse boarding</li> </ul>	P *
Campground	C *
Cemetery	C
Child care center	P
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> <li>• commercial kitchen</li> <li>• kitchen incubator</li> <li>• small craft bottling facility</li> </ul>	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• halfway house</li> <li>• homeless shelter</li> <li>• home for the aged</li> <li>• nursing or convalescent home</li> <li>• orphanage</li> <li>• sanitarium</li> <li>• spouse abuse shelter</li> <li>• nursing or convalescent home</li> </ul>	C
Medical clinic	C

Use	Conditional (C) Permitted (P)
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> <li>• food</li> <li>• game processing</li> <li>• meat processing</li> </ul>	P
Multi-family residential	C
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> <li>• church</li> <li>• mosque</li> <li>• synagogue</li> <li>• temple</li> </ul>	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public park <i>Examples</i> <ul style="list-style-type: none"> <li>• neighborhood park</li> <li>• public garden</li> </ul>	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> <li>• government office and service</li> <li>• publicly owned tourist information center</li> </ul>	C
Public school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C



Use	Conditional (C) Permitted (P)
Public utility <i>Examples</i> <ul style="list-style-type: none"> <li>• gas and water line</li> <li>• Internet service</li> <li>• sanitary sewer</li> <li>• telephone, cable, and electrical lines</li> </ul>	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> <li>• bed and breakfast – single rental</li> <li>• single family rental</li> <li>• tourist home</li> <li>• vacation rental</li> <li>• similar rental with four units or less</li> </ul>	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Rural Cluster Development	C
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> <li>• garage sale</li> <li>• lemonade stand</li> <li>• yard sale</li> </ul>	P
Trail <i>Examples</i> <ul style="list-style-type: none"> <li>• non-motorized trail</li> <li>• snowmobile trail</li> <li>• trail easement</li> </ul>	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

### *District Restrictions and Prohibitions*

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.
2. No Planned Unit Development (PUD) permitted.

*District Regulatory Control*

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

**Section 4.11 AG 3 – Agriculture 3**

*Intent*

The intent of this district is to establish and maintain areas suitable for a wide range of agricultural and forestry practices and uses that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

*Acres and Setback Requirements*

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
15 acres	200 feet	30	30	30

*District Uses*

**Note** The following uses are mandated under the Michigan Zoning Enabling Act, section 125.3206:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

*Legend*

- |             |                                    |              |                                    |
|-------------|------------------------------------|--------------|------------------------------------|
| <b>C</b>    | conditional use                    | <b>C ***</b> | conditional use – 60 acres or more |
| <b>C *</b>  | conditional use – 20 acres or more | <b>P</b>     | permitted use                      |
| <b>C **</b> | conditional use – 40 acres or more | <b>P *</b>   | permitted use – 20 acres or more   |

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> <li>• computer programming</li> <li>• consulting service</li> <li>• fine arts and writing</li> <li>• home office</li> <li>• mail order business</li> <li>• massage therapy</li> <li>• medical records processing</li> <li>• phone answering / solicitation service</li> <li>• web design</li> </ul>	P



Use	Conditional (C) Permitted (P)
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> <li>• assembly operation</li> <li>• catering or food preparation</li> <li>• daycare</li> <li>• electronic or equipment repair</li> <li>• hair stylist</li> <li>• nail or personal care salon</li> <li>• pet grooming</li> </ul>	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> <li>• garage</li> <li>• pole barn</li> <li>• shed</li> <li>• storage container</li> </ul>	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture equipment repair</li> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• herb farm</li> <li>• hobby farm</li> <li>• hoop house</li> </ul>	P
Agricultural - commercial product sales <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture / farm equipment sales</li> <li>• animal feed</li> <li>• garden center</li> <li>• plant nursery</li> <li>• rental and small equipment repair</li> </ul>	P
Agricultural - commercial soil modifications sales <i>Examples</i> <ul style="list-style-type: none"> <li>• fertilizer</li> <li>• herbicide</li> <li>• pesticide</li> </ul>	C
Agriculture – on-premise sales <i>Examples</i> <ul style="list-style-type: none"> <li>• Christmas trees</li> <li>• creamery</li> <li>• dairy</li> <li>• flower, herb, and spice store</li> <li>• food truck</li> <li>• maple syrup</li> <li>• on-premise bakery</li> <li>• on- premise restaurant or café</li> <li>• produce, flowers, syrups, honey, etc. grown / harvested on the premises</li> <li>• winery</li> </ul>	P

Use	Conditional (C) Permitted (P)
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture-related event</li> <li>• cider mill</li> <li>• corn maze</li> <li>• farm museum</li> <li>• farmer's market</li> <li>• farm-stay</li> <li>• library</li> <li>• museum</li> <li>• petting farm</li> <li>• pumpkin patch</li> <li>• roadside market or stand</li> <li>• U-pick operation</li> </ul>	P
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• hoop house</li> <li>• small grow sales</li> </ul>	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	P
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> <li>• horse boarding</li> </ul>	P *
Campground	C *
Cemetery	C
Child care center	P
Commercial recreation - outdoor <i>Examples</i> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• batting cage</li> <li>• golf driving range</li> <li>• miniature golf course</li> <li>• zoo</li> </ul>	C *
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C



Use	Conditional (C) Permitted (P)
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
<p>Large housing</p> <p><b>Note Does not include:</b></p> <ul style="list-style-type: none"> <li>• adult foster care facility</li> <li>• child care center</li> <li>• correctional facility</li> <li>• family child care home</li> <li>• hotel, motel, or similar lodging facility</li> <li>• group child care home</li> <li>• medical or social care</li> <li>• multi-family residential</li> <li>• qualified residential treatment program</li> <li>• state licensed residential facility</li> </ul> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• co-op</li> <li>• convent</li> <li>• fraternity or sorority</li> <li>• monastery</li> <li>• seminary</li> </ul>	C
<p>Light intensity processing with accessory storage</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• commercial kitchen</li> <li>• kitchen incubator</li> <li>• small craft bottling facility</li> </ul>	C
<p>Light use structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• communication tower</li> <li>• recycling collection center</li> <li>• satellite antennae larger than ten feet in diameter</li> </ul>	C



Use	Conditional (C) Permitted (P)
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• halfway house</li> <li>• homeless shelter</li> <li>• home for the aged</li> <li>• nursing or convalescent home</li> <li>• orphanage</li> <li>• sanitarium</li> <li>• spouse abuse shelter</li> </ul>	C
Medical clinic	C
Medical hospital	C
Medium manufacturing, including some outdoor operations or storage of materials or vehicles <i>Examples</i> <ul style="list-style-type: none"> <li>• exterminator</li> <li>• landscape supply</li> <li>• machine shop</li> <li>• recycling operation other than vehicles</li> <li>• small vehicle, body, and frame repair</li> <li>• towing with temporary outdoor storage</li> <li>• welding shop</li> <li>• wholesale lawn and garden services</li> </ul>	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> <li>• food</li> <li>• game processing</li> <li>• meat processing</li> </ul>	P
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor flea market	C
Outdoor food preparation	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> <li>• church</li> <li>• mosque</li> <li>• synagogue</li> <li>• temple</li> </ul>	C
Private park	C



Use	Conditional (C) Permitted (P)
Private school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public park <i>Examples</i> <ul style="list-style-type: none"> <li>• neighborhood park</li> <li>• public garden</li> </ul>	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> <li>• government office and service</li> <li>• publicly owned tourist information center</li> </ul>	C
Public school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> <li>• gas and water line</li> <li>• Internet service</li> <li>• sanitary sewer</li> <li>• telephone, cable, and electrical lines</li> </ul>	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> <li>• bed and breakfast – single rental</li> <li>• single family rental</li> <li>• tourist home</li> <li>• vacation rental</li> <li>• similar rental with four units or less</li> </ul>	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C

Use	Conditional (C) Permitted (P)
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> <li>• garage sale</li> <li>• lemonade stand</li> <li>• yard sale</li> </ul>	P
Trail <i>Examples</i> <ul style="list-style-type: none"> <li>• non-motorized trail</li> <li>• snowmobile trail</li> <li>• trail easement</li> </ul>	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

*District Restrictions and Prohibitions*

1. No Planned Unit Development (PUD) permitted.
2. No divisions allowed under PA116 or Qualified Forestry Program Property.
3. No land divisions beyond the Michigan Land Division Act for parent parcels.

*District Regulatory Control*

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)
3. Michigan Land Division Act
4. Michigan PA 116

**Changed Language (headings only)**

**4.12 Special Uses in Designated Zoning Districts**



## **Proposed Zoning Ordinance Amendments (34-23-02)**

### **~~4.7—Agriculture / Forestry District (AF)~~**

#### **~~(A) Intent~~**

~~To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses.~~

#### **~~(B) Permitted Principal Uses~~**

- ~~1.— Growing and harvesting of timber and bush fruit~~
- ~~2.— Agricultural~~
- ~~3.— Wildlife management~~
- ~~4.— Outdoor wood boilers (see Section 6.5) (#34-13-05)~~
- ~~5.— Single-family residences~~
- ~~6.— Registered Rental Dwellings (#34-19-04)~~
- ~~7.— Accessory structures (#34-21-02)~~

#### **~~(C) Conditional Uses~~**

- ~~1.— WECS~~
- ~~2.— Resorts~~
- ~~3.— Bed & Breakfast~~
- ~~4.— Trails~~
- ~~5.— Recreational uses/structures, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact~~
- ~~6.— Racetracks~~
- ~~7.— Hunting and shooting preserves on lots of 40 acres or more~~
- ~~8.— Accessory Housing Units~~
- ~~9.— Rural Cluster Development Subdivisions (see Section 6.12)~~
- ~~10.— Contractor yards and shops~~
- ~~11.— Parks (#34-09-02)~~
- ~~12.— Kennels on lots 20 acres or more (#34-09-03)~~
- ~~13.— Schools and Churches (#34-10-04)~~
- ~~14.— Campgrounds on parcels 20 acres or more (#34-16-02)~~

### **4.87 Municipal Properties District (MP)**

### **4.98 District Planned Unit Development (see Article X)**

## Added Language (sections 4.9 through 4.11)

### Section 4.9 AG 1 – Agriculture 1

#### Intent

The intent of this district is to accommodate low-density residential and appropriately sized agriculture-related development and uses, such as u-pick farms, hobby farming, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

#### Acres and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres or less	75 feet	30	10	30

#### District Uses

**Note** The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

#### Legend

##### Use

<b>C</b>	conditional use	<b>C ***</b>	conditional use – 60 acres or more
<b>C *</b>	conditional use – 20 acres or more	<b>P</b>	permitted use
<b>C **</b>	conditional use – 40 acres or more	<b>P *</b>	permitted use – 20 acres or more

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> <li>• computer programming</li> <li>• consulting service</li> <li>• fine arts and writing</li> <li>• home office</li> <li>• mail order business</li> <li>• massage therapy</li> <li>• medical records processing</li> <li>• phone answering / solicitation service</li> <li>• web design</li> </ul>	P



Use	Conditional (C) Permitted (P)
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> <li>• assembly operation</li> <li>• catering or food preparation</li> <li>• daycare</li> <li>• electronic or equipment repair</li> <li>• hair stylist</li> <li>• nail or personal care salon</li> <li>• pet grooming</li> </ul>	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> <li>• garage</li> <li>• pole barn</li> <li>• shed</li> <li>• storage container</li> </ul>	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture equipment repair</li> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• herb farm</li> <li>• hobby farm</li> <li>• hoop house</li> </ul>	C
Agricultural - commercial product sales <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture / farm equipment sales</li> <li>• animal feed</li> <li>• garden center</li> <li>• plant nursery</li> <li>• rental and small equipment repair</li> </ul>	C
Agricultural - commercial soil modifications sales <i>Examples</i> fertilizer herbicide pesticide	C
Agriculture – on-premise sales <i>Examples</i> <ul style="list-style-type: none"> <li>• Christmas trees</li> <li>• creamery</li> <li>• dairy</li> <li>• flower, herb, and spice store</li> <li>• food truck</li> <li>• maple syrup</li> <li>• on-premise bakery</li> <li>• on- premise restaurant or café</li> <li>• produce, flowers, syrups, honey, etc. grown / harvested on the premises</li> <li>• winery</li> </ul>	C

Use	Conditional (C) Permitted (P)
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture-related event</li> <li>• cider mill</li> <li>• corn maze</li> <li>• farm museum</li> <li>• farmer's market</li> <li>• farm-stay</li> <li>• farm visits</li> <li>• library</li> <li>• museum</li> <li>• petting farm</li> <li>• pumpkin patch</li> <li>• roadside market or stand</li> <li>• U-pick operation</li> <li>• wedding barn</li> </ul>	C
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• hoop house</li> <li>• small grow sales</li> </ul>	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> <li>• horse boarding</li> </ul>	P *
Campground	C *
Cemetery	C
Child care center	P
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P



Use	Conditional (C) Permitted (P)
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	C
Food truck or other mobile vendor as principal use of a lot	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> <li>• commercial kitchen</li> <li>• kitchen incubator</li> <li>• small craft bottling facility</li> </ul>	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• nursing or convalescent home</li> <li>• halfway house</li> <li>• orphanage</li> <li>• homeless shelter</li> <li>• sanitarium</li> <li>• home for the aged</li> <li>• spouse abuse shelter</li> </ul>	C
Medical clinic	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> <li>• food</li> <li>• game processing</li> <li>• meat processing</li> </ul>	P
Multi-family residential	C
On-site composting accessory to a non-residential use	C
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> <li>• church</li> <li>• synagogue</li> <li>• mosque</li> <li>• temple</li> </ul>	C
Planned Unit Development (PUD)	C
Private park	C



Use	Conditional (C) Permitted (P)
Private school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public park <i>Examples</i> <ul style="list-style-type: none"> <li>• neighborhood park</li> <li>• public garden</li> </ul>	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> <li>• government office and service</li> <li>• publicly owned tourist information center</li> </ul>	C
Public school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> <li>• gas and water line</li> <li>• Internet service</li> <li>• sanitary sewer</li> <li>• telephone, cable, and electrical lines</li> </ul>	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> <li>• bed and breakfast – single rental</li> <li>• single family rental</li> <li>• tourist home</li> <li>• vacation rental</li> <li>• similar rental with four units or less</li> </ul>	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C
Rural Cluster Development	C
Sawmill	C
Single family residential	P



Use	Conditional (C) Permitted (P)
Site condominiums	P
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> <li>garage sale</li> <li>lemonade stand</li> <li>yard sale</li> </ul>	P
Trail <i>Examples</i> <ul style="list-style-type: none"> <li>non-motorized trail</li> <li>snowmobile trail</li> <li>trail easement</li> </ul>	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

### *District Restrictions and Prohibitions*

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.

### *District Regulatory Control*

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

## **Section 4.10 AG 2 – Agriculture 2**

### *Intent*

The intent of this district is to accommodate low-density residential with a primary focus on agriculture-related development and uses, such as hobby farms, domestic animal husbandry, small row cropping, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

### *Acreage and Setback Requirements*

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres	150 feet	30	30	30

## District Uses

**Note** The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

## Legend

<b>C</b>	conditional use	<b>C ***</b>	conditional use – 60 acres or more
<b>C *</b>	conditional use – 20 acres or more	<b>P</b>	permitted use
<b>C **</b>	conditional use – 40 acres or more	<b>P *</b>	permitted use – 20 acres or more

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> <li>• computer programming</li> <li>• consulting service</li> <li>• fine arts and writing</li> <li>• home office</li> <li>• mail order business</li> <li>• massage therapy</li> <li>• medical records processing</li> <li>• phone answering / solicitation service</li> <li>• web design</li> </ul>	P
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> <li>• assembly operation</li> <li>• catering or food preparation</li> <li>• daycare</li> <li>• electronic or equipment repair</li> <li>• hair stylist</li> <li>• nail or personal care salon</li> <li>• pet grooming</li> </ul>	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> <li>• garage</li> <li>• pole barn</li> <li>• shed</li> <li>• storage container</li> </ul>	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture equipment repair</li> <li>• greenhouse</li> </ul>	P



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• herb farm</li> <li>• hobby farm</li> <li>• hoop house</li> </ul>	
<p>Agricultural - commercial product sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• agriculture / farm equipment sales</li> <li>• animal feed</li> <li>• garden center</li> <li>• plant nursery</li> <li>• rental and small equipment repair</li> </ul>	P
<p>Agricultural - commercial soil modifications sales</p> <p><i>Examples</i></p> <p>fertilizer herbicide pesticide</p>	C
<p>Agriculture – on-premise sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• Christmas trees</li> <li>• creamery</li> <li>• dairy</li> <li>• flower, herb, and spice store</li> <li>• food truck</li> <li>• maple syrup</li> <li>• on-premise bakery</li> <li>• on- premise restaurant or café</li> <li>• produce, flowers, syrups, honey, etc. grown / harvested on the premises</li> <li>• winery</li> </ul>	P
<p>Agriculture - on-site agritourism</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• agriculture-related event</li> <li>• cider mill</li> <li>• corn maze</li> <li>• farm museum</li> <li>• farmer's market</li> <li>• farm-stay</li> <li>• farm visits</li> <li>• library</li> <li>• museum</li> <li>• petting farm</li> <li>• pumpkin patch</li> <li>• roadside market or stand</li> <li>• U-pick operation</li> <li>• wedding barn</li> </ul>	C
<p>Agriculture – residential</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• hoop house</li> <li>• small grow sales</li> </ul>	P
<p>Animal services – indoor facility</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C

Use	Conditional (C) Permitted (P)
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> <li>• horse boarding</li> </ul>	P *
Campground	C *
Cemetery	C
Child care center	P
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> <li>• commercial kitchen</li> <li>• kitchen incubator</li> <li>• small craft bottling facility</li> </ul>	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• halfway house</li> <li>• homeless shelter</li> <li>• orphanage</li> <li>• sanitarium</li> <li>• spouse abuse shelter</li> </ul>	C



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• home for the aged</li> <li>• nursing or convalescent home</li> <li>• nursing or convalescent home</li> </ul>	
Medical clinic	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> <li>• food</li> <li>• game processing</li> <li>• meat processing</li> </ul>	P
Multi-family residential	C
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> <li>• church</li> <li>• mosque</li> <li>• synagogue</li> <li>• temple</li> </ul>	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public park <i>Examples</i> <ul style="list-style-type: none"> <li>• neighborhood park</li> <li>• public garden</li> </ul>	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> <li>• government office and service</li> <li>• publicly owned tourist information center</li> </ul>	C
Public school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C

Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• driver's training</li> </ul>	
Public utility <i>Examples</i> <ul style="list-style-type: none"> <li>• gas and water line</li> <li>• Internet service</li> <li>• sanitary sewer</li> <li>• telephone, cable, and electrical lines</li> </ul>	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> <li>• bed and breakfast – single rental</li> <li>• single family rental</li> <li>• tourist home</li> <li>• vacation rental</li> <li>• similar rental with four units or less</li> </ul>	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Rural Cluster Development	C
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> <li>• garage sale</li> <li>• lemonade stand</li> <li>• yard sale</li> </ul>	P
Trail <i>Examples</i> <ul style="list-style-type: none"> <li>• non-motorized trail</li> <li>• snowmobile trail</li> <li>• trail easement</li> </ul>	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C



**District Restrictions and Prohibitions**

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.
2. No Planned Unit Development (PUD) permitted.

**District Regulatory Control**

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

**Section 4.11 AG 3 – Agriculture 3**

**Intent**

The intent of this district is to establish and maintain areas suitable for a wide range of agricultural and forestry practices and uses that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

**Acreage and Setback Requirements**

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
15 acres	200 feet	30	30	30

**District Uses**

**Note** The following uses are mandated under the Michigan Zoning Enabling Act, section 125.3206:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

**Legend**

- |             |                                    |              |                                    |
|-------------|------------------------------------|--------------|------------------------------------|
| <b>C</b>    | conditional use                    | <b>C ***</b> | conditional use – 60 acres or more |
| <b>C *</b>  | conditional use – 20 acres or more | <b>P</b>     | permitted use                      |
| <b>C **</b> | conditional use – 40 acres or more | <b>P *</b>   | permitted use – 20 acres or more   |

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i>	P
<ul style="list-style-type: none"> <li>• computer programming</li> <li>• consulting service</li> <li>• fine arts and writing</li> <li>• home office</li> <li>• massage therapy</li> <li>• medical records processing</li> <li>• phone answering / solicitation service</li> <li>• web design</li> </ul>	



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>mail order business</li> </ul>	
<p>Accessory residential home occupation - tier 2</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>assembly operation</li> <li>catering or food preparation</li> <li>daycare</li> <li>electronic or equipment repair</li> <li>hair stylist</li> <li>nail or personal care salon</li> <li>pet grooming</li> </ul>	P
<p>Accessory structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>garage</li> <li>pole barn</li> <li>shed</li> <li>storage container</li> </ul>	P
<p>Adult foster care facility</p>	P
<p>Agriculture – commercial</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>agriculture equipment repair</li> <li>bee keeping</li> <li>cold frame greenhouse</li> <li>garden</li> <li>greenhouse</li> <li>herb farm</li> <li>hobby farm</li> <li>hoop house</li> </ul>	P
<p>Agricultural - commercial product sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>agriculture / farm equipment sales</li> <li>animal feed</li> <li>garden center</li> <li>plant nursery</li> <li>rental and small equipment repair</li> </ul>	P
<p>Agricultural - commercial soil modifications sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>fertilizer</li> <li>herbicide</li> <li>pesticide</li> </ul>	C
<p>Agriculture – on-premise sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>Christmas trees</li> <li>creamery</li> <li>dairy</li> <li>flower, herb, and spice store</li> <li>food truck</li> <li>maple syrup</li> <li>on-premise bakery</li> <li>on- premise restaurant or café</li> <li>produce, flowers, syrups, honey, etc. grown / harvested on the premises</li> <li>winery</li> </ul>	P



Use	Conditional (C) Permitted (P)
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> <li>• agriculture-related event</li> <li>• cider mill</li> <li>• corn maze</li> <li>• farm museum</li> <li>• farmer's market</li> <li>• farm-stay</li> <li>• library</li> <li>• museum</li> <li>• petting farm</li> <li>• pumpkin patch</li> <li>• roadside market or stand</li> <li>• U-pick operation</li> </ul>	P
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> <li>• bee keeping</li> <li>• cold frame greenhouse</li> <li>• garden</li> <li>• greenhouse</li> <li>• hoop house</li> <li>• small grow sales</li> </ul>	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	P
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> <li>• animal hospital</li> <li>• animal shelter</li> <li>• veterinary services</li> </ul>	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> <li>• horse boarding</li> </ul>	P *
Campground	C *
Cemetery	C
Child care center	P
Commercial recreation - outdoor <i>Examples</i> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• batting cage</li> <li>• golf driving range</li> <li>• miniature golf course</li> <li>• zoo</li> </ul>	C *
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P

Use	Conditional (C) Permitted (P)
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
<p>Large housing</p> <p><b>Note</b> Does not include:</p> <ul style="list-style-type: none"> <li>• adult foster care facility</li> <li>• child care center</li> <li>• correctional facility</li> <li>• family child care home</li> <li>• hotel, motel, or similar lodging facility</li> <li>• group child care home</li> <li>• medical or social care</li> <li>• multi-family residential</li> <li>• qualified residential treatment program</li> <li>• state licensed residential facility</li> </ul> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• co-op</li> <li>• convent</li> <li>• fraternity or sorority</li> <li>• monastery</li> <li>• seminary</li> </ul>	C
<p>Light intensity processing with accessory storage</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• commercial kitchen</li> <li>• kitchen incubator</li> <li>• small craft bottling facility</li> </ul>	C
<p>Light use structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> <li>• communication tower</li> <li>• recycling collection center</li> <li>• satellite antennae larger than ten feet in diameter</li> </ul>	C



Use	Conditional (C) Permitted (P)
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• halfway house</li> <li>• homeless shelter</li> <li>• home for the aged</li> <li>• nursing or convalescent home</li> <li>• orphanage</li> <li>• sanitarium</li> <li>• spouse abuse shelter</li> </ul>	C
Medical clinic	C
Medical hospital	C
Medium manufacturing, including some outdoor operations or storage of materials or vehicles <i>Examples</i> <ul style="list-style-type: none"> <li>• exterminator</li> <li>• landscape supply</li> <li>• machine shop</li> <li>• recycling operation other than vehicles</li> <li>• small vehicle, body, and frame repair</li> <li>• towing with temporary outdoor storage</li> <li>• welding shop</li> <li>• wholesale lawn and garden services</li> </ul>	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> <li>• food</li> <li>• game processing</li> <li>• meat processing</li> </ul>	P
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor flea market	C
Outdoor food preparation	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> <li>• church</li> <li>• mosque</li> <li>• synagogue</li> <li>• temple</li> </ul>	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> <li>• art</li> <li>• associated education research</li> <li>• dance</li> <li>• driver's training</li> <li>• K-20</li> <li>• music</li> <li>• vocational</li> </ul>	C
Public park	C

Use	Conditional (C) Permitted (P)
<i>Examples</i> <ul style="list-style-type: none"> <li>neighborhood park</li> <li>public garden</li> </ul>	
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> <li>government office and service</li> <li>publicly owned tourist information center</li> </ul>	C
Public school <i>Examples</i> <ul style="list-style-type: none"> <li>art</li> <li>associated education research</li> <li>dance</li> <li>driver's training</li> <li>K-20</li> <li>music</li> <li>vocational</li> </ul>	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> <li>gas and water line</li> <li>Internet service</li> <li>sanitary sewer</li> <li>telephone, cable, and electrical lines</li> </ul>	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> <li>bed and breakfast – single rental</li> <li>single family rental</li> <li>tourist home</li> <li>vacation rental</li> <li>similar rental with four units or less</li> </ul>	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i>	P



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> <li>• garage sale</li> <li>• lemonade stand</li> <li>• yard sale</li> </ul>	
Trail <i>Examples</i> <ul style="list-style-type: none"> <li>• non-motorized trail</li> <li>• snowmobile trail</li> <li>• trail easement</li> </ul>	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

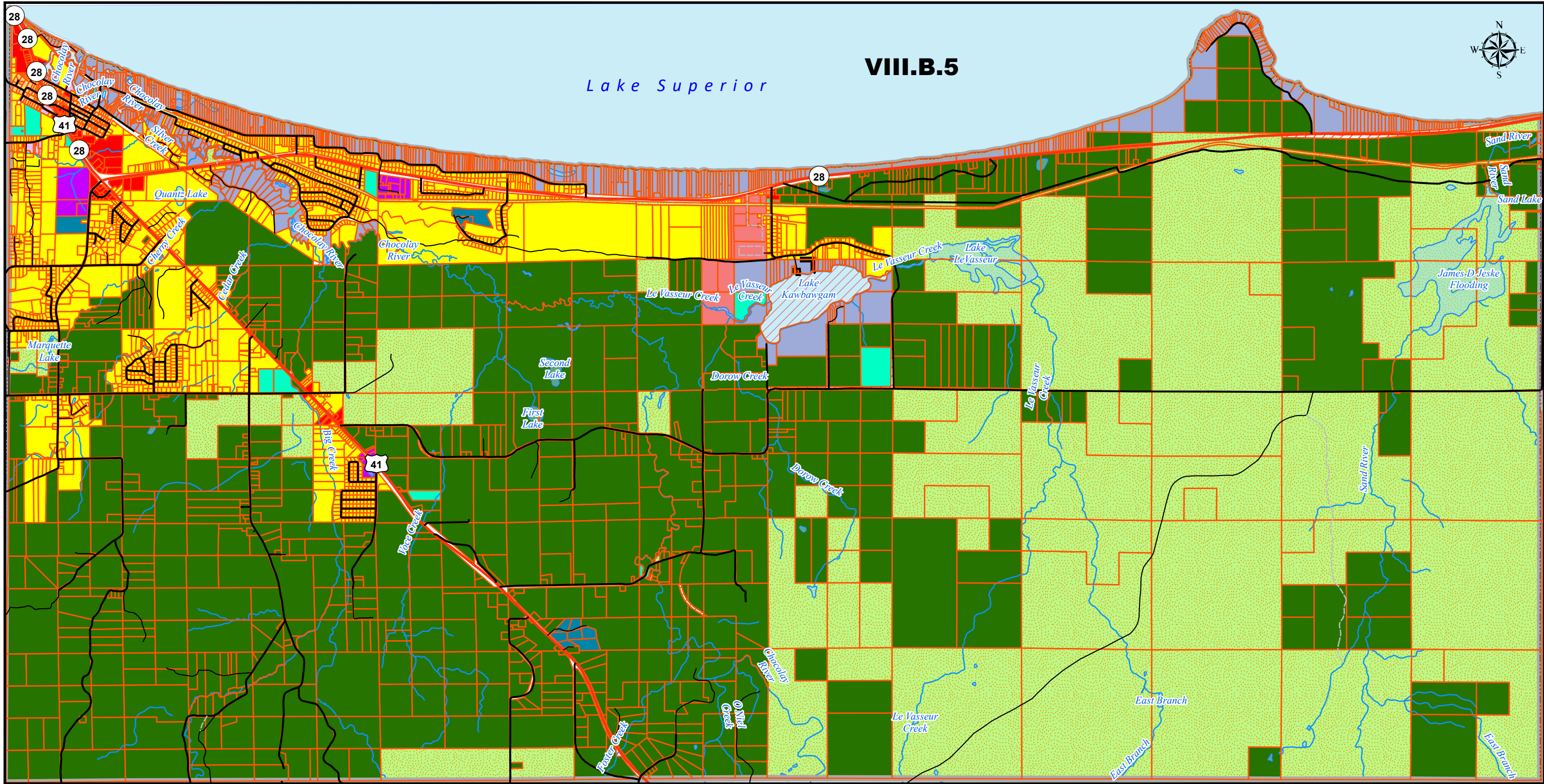
*District Restrictions and Prohibitions*

1. No Planned Unit Development (PUD) permitted.
2. No divisions allowed under PA116 or Qualified Forestry Program Property.
3. No land divisions beyond the Michigan Land Division Act for parent parcels.

*District Regulatory Control*


1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)
3. Michigan Land Division Act
4. Michigan PA 116

**4.1012 Special Uses in Designated Zoning Districts**



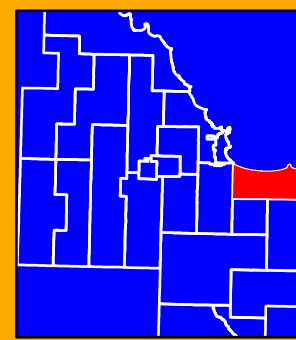
VIII.B.5

Lake Superior



Charter Township of Chocolay  
**Zoning Districts**  
 Township  
 November 9, 2022

Lakes, Rivers and Streams	Roads	Zoning
Lake	Highway	AF - Agriculture / Forestry
Lake Superior	Primary road	C - Commercial
River or stream	Secondary road	I - Industrial
	Unpaved / not classified	KBIC - Trust properties
		MFR - Multi-Family Residential
		MP - Municipal Properties
		PUD - Planned Unit Development
		R1 - Single Family Residential
		R2 - High Density Residential
		State Lands
		WFR - Waterfront Residential
		No zoning provided



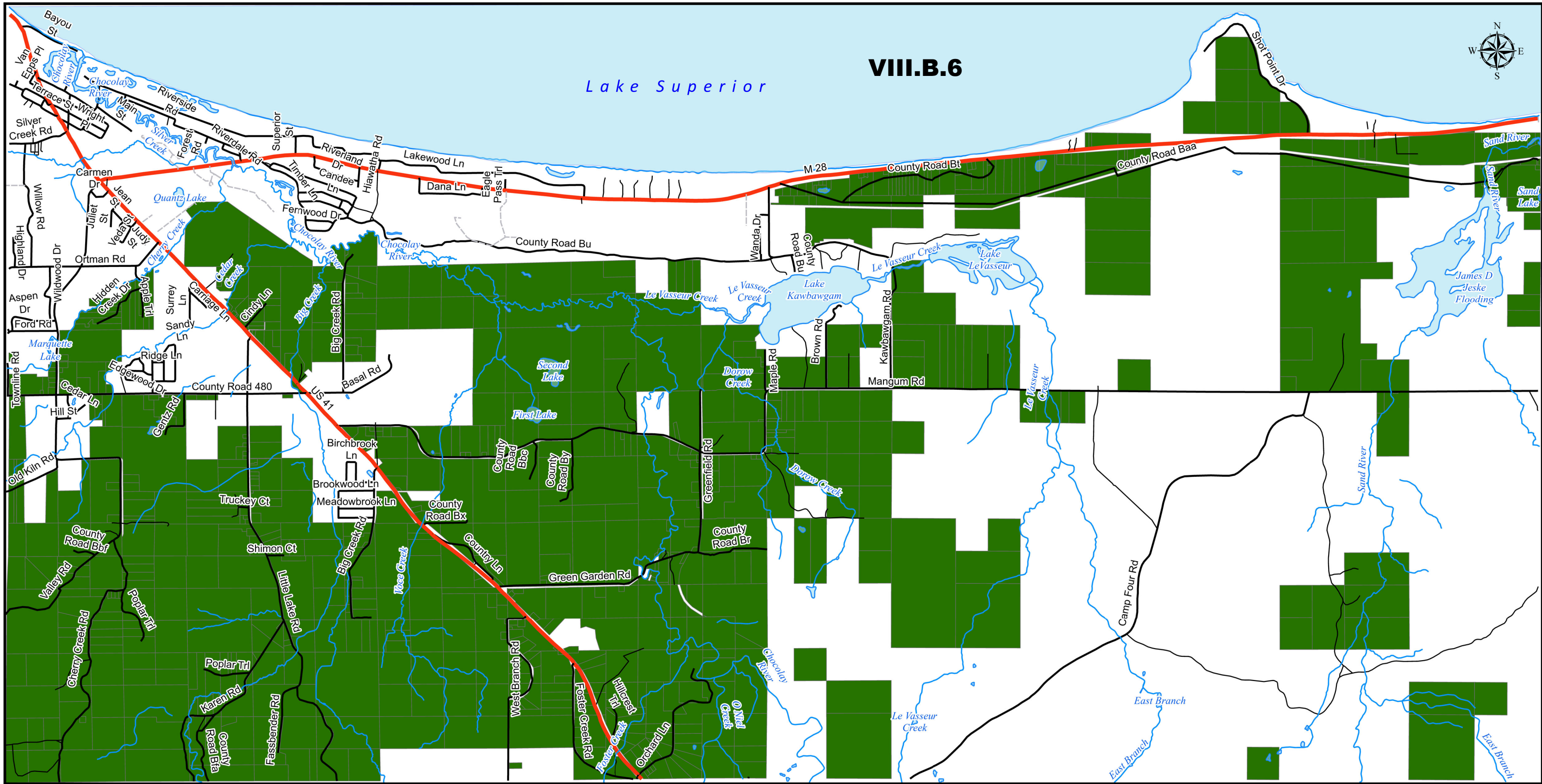

**Township Supervisor:**

**Township Clerk:**

0 0.75 1.5 Miles

# VIII.B.6









Lake Superior

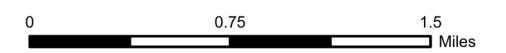



Charter Township of Chocolay

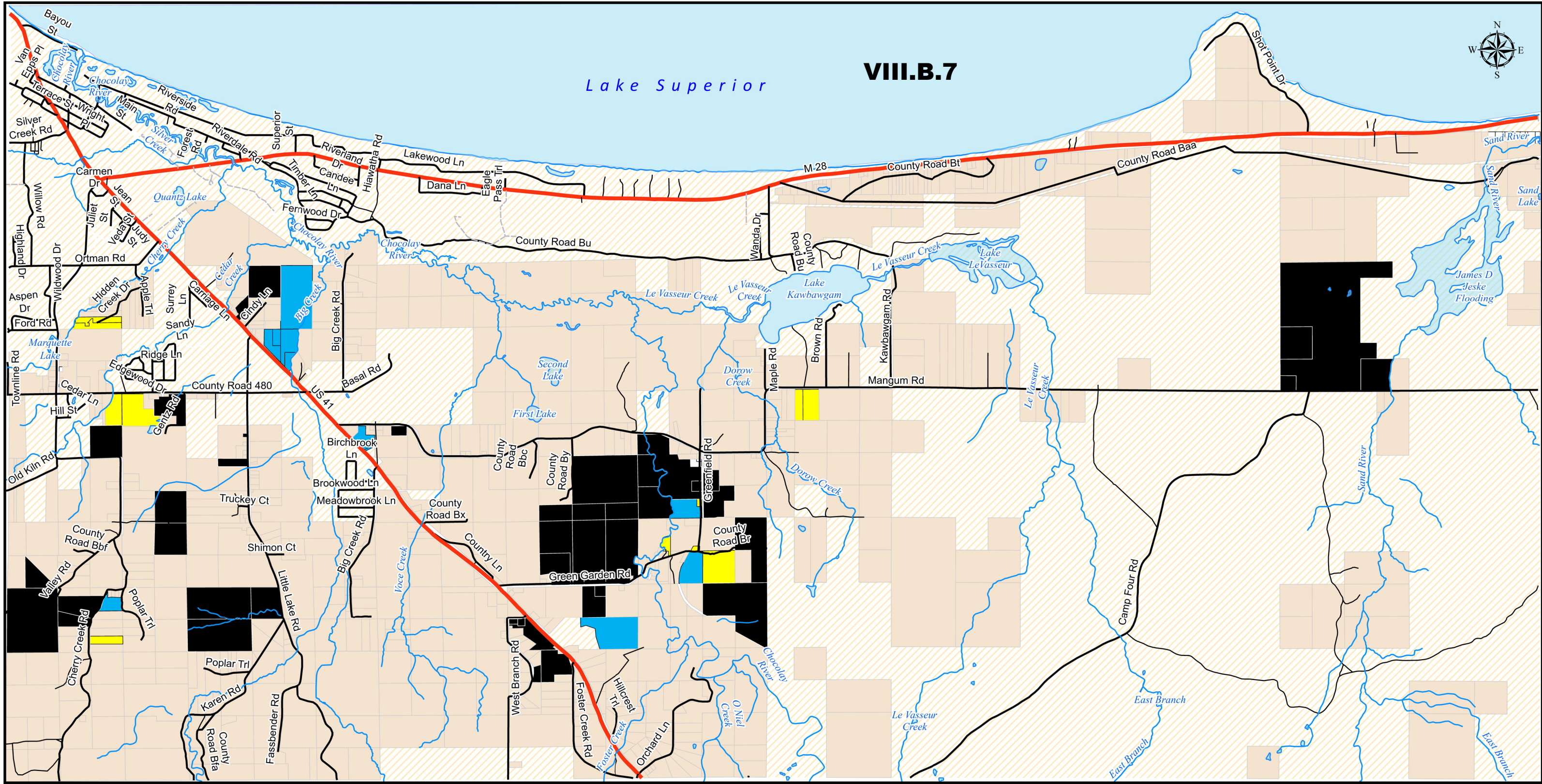
## AF Acreage Size

Township  
September 18, 2023  
Not intended for legal use

Lakes, Rivers and Streams	Roads	Zoning districts - by district
 Lake	 Highway	 AF
 Lake Superior	 Primary road	
 River or stream	 Secondary road	
	 Unpaved / not classified	








**VIII.B.7**

Lake Superior




Charter Township of Chocolay

**Townhall  
Parcel Selection  
Township**





**9.26.2023, 10.10.2023,  
and 10.17.2023**

Not intended for legal use







**Lakes, Rivers and Streams**

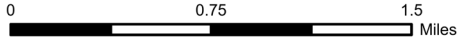
-  Lake
-  Lake Superior
-  River or stream

**Roads**

-  Highway
-  Primary road
-  Secondary road
-  Unpaved / not classified

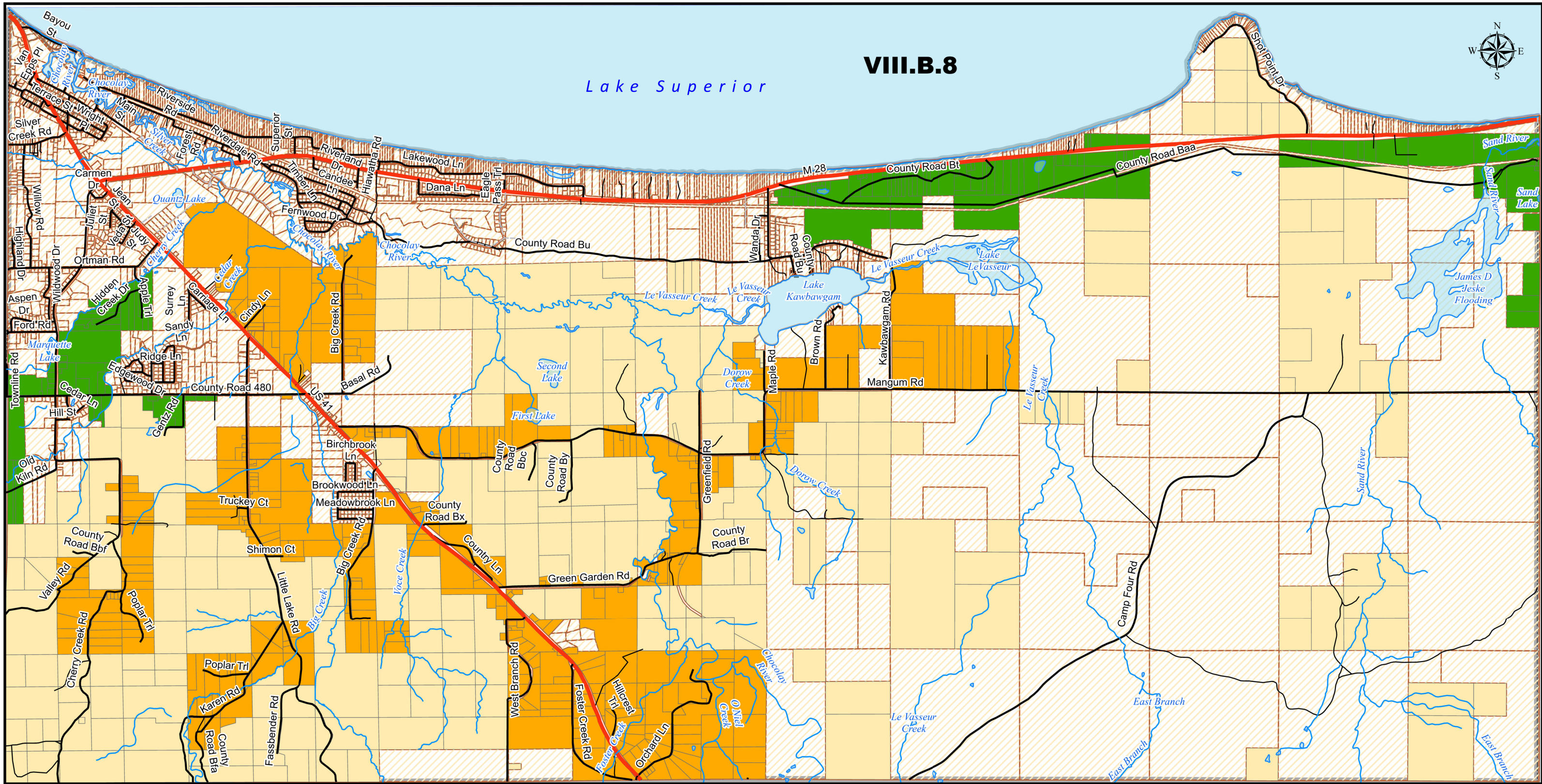
**Parcel Selection**

-  no selection
-  change to 3 acres or less minimum
-  change to 3 acres to 15 acres minimum
-  change to 15 acres or more minimum
-  remain at 20 acres minimum
-  Not AF zoning



# VIII.B.8

Lake Superior



**CHARTER TOWNSHIP OF CHOCOLAY**  
 Charter Township of Chocolay  
**Proposed AG Zoning Districts**  
 Township  
 March 18, 2024  
 Not intended for legal use

**Lakes, Rivers and Streams**

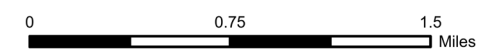
- Lake
- Lake Superior
- River or stream

**Roads**

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

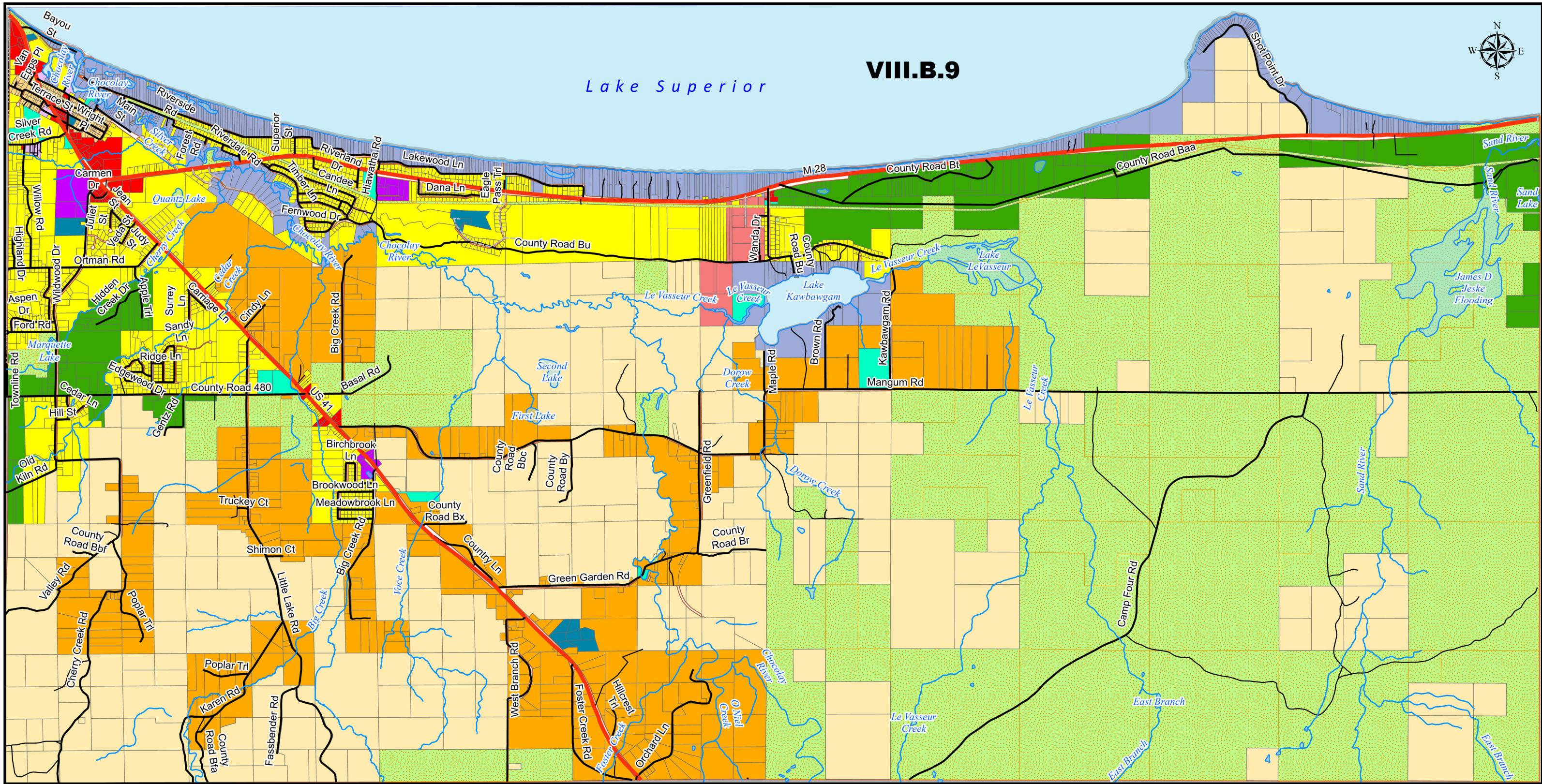

**Proposed AG Zoning Districts**

- AG 1 - less than 3 acres
- AG 2 - 3 to 15 acres
- AG 3 - 15 acres or more
- Not AG Zoning



# VIII.B.9

Lake Superior

Charter Township of Chocolay

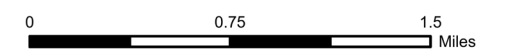
## Proposed AG Zoning Districts

Township

March 18, 2024

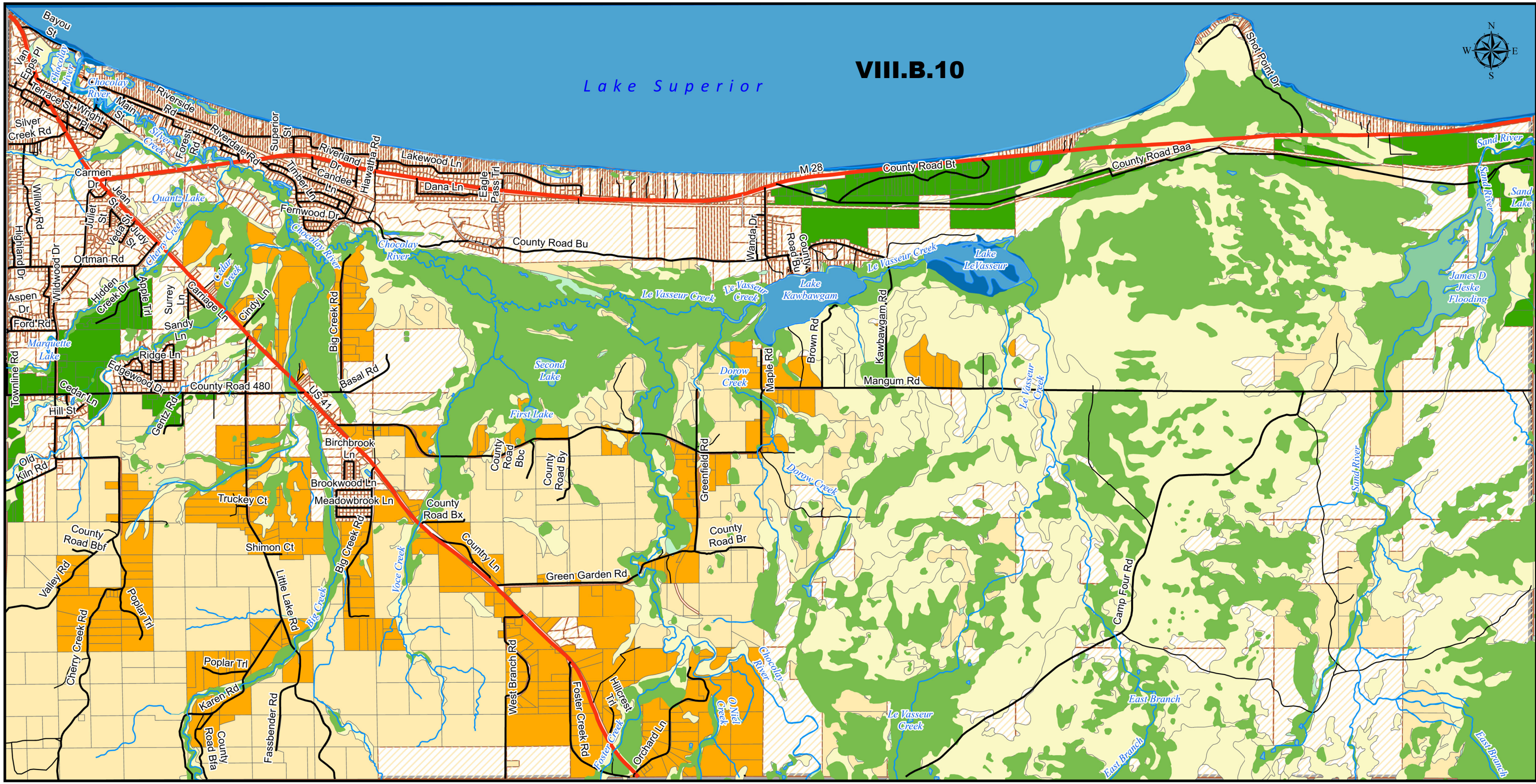
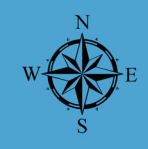
Not intended for legal use

Lakes, Rivers and Streams	Roads	Proposed AG Zoning Districts	Surrounding Zoning
Lake	Highway	AG 1 - less than 3 acres	C
Lake Superior	Primary road	AG 2 - 3 to 15 acres	I
River or stream	Secondary road	AG 3 - 15 acres or more	KBIC
	Unpaved / not classified		MFR
			MP
			PUD
			R1
			R2
			State Lands
			WFR



# VIII.B.10

Lake Superior



Charter Township of Chocolay

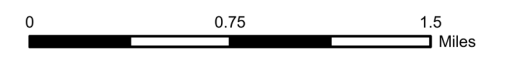
## Proposed AG Zoning Districts

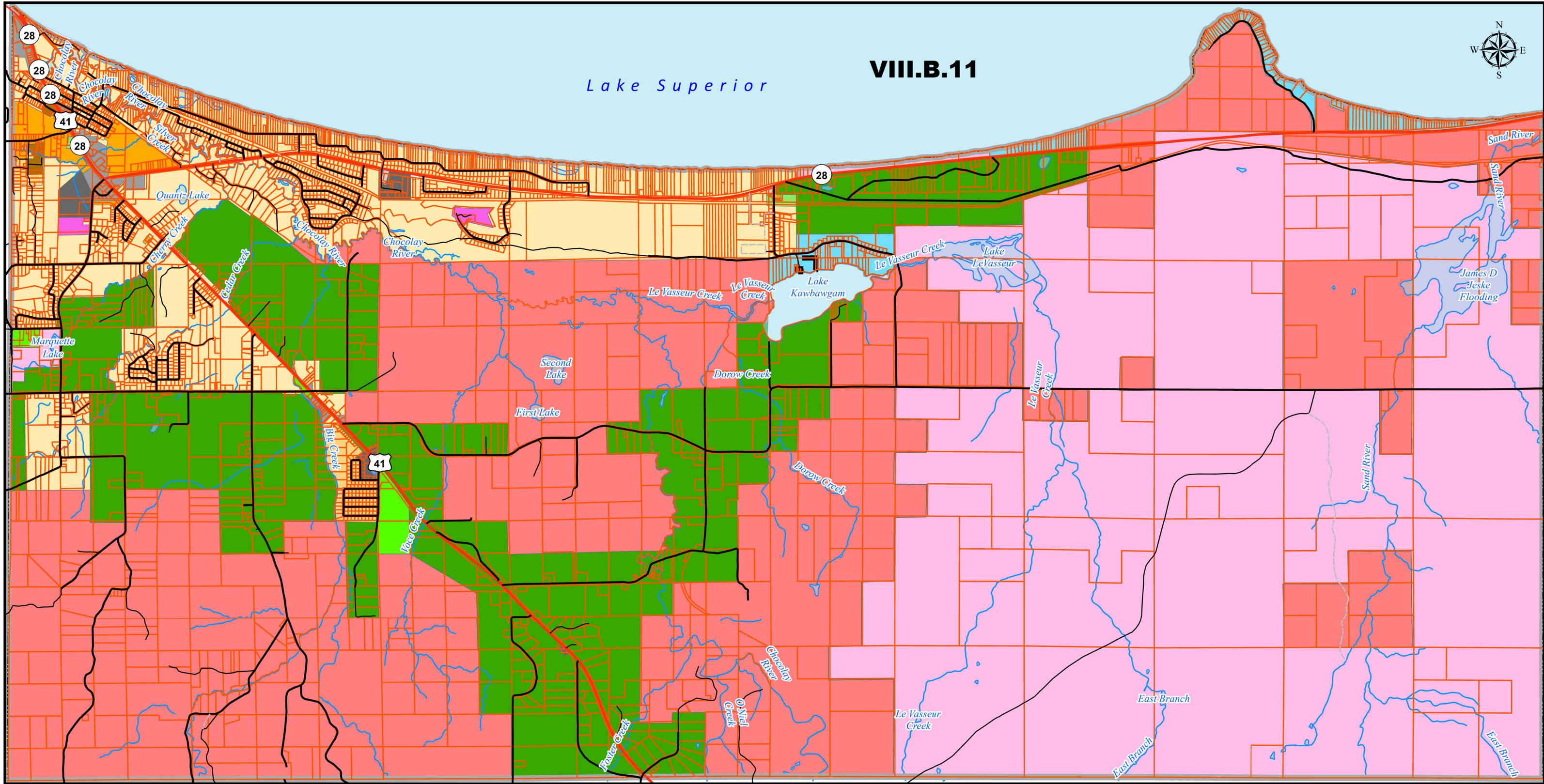
Township

March 18, 2024

Not intended for legal use


<p><b>Lakes, Rivers and Streams</b></p> <ul style="list-style-type: none"> <li> Lake</li> <li> Lake Superior</li> <li> River or stream</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li> Highway</li> <li> Primary road</li> <li> Secondary road</li> <li> Unpaved / not classified</li> </ul>	<p><b>Proposed AG Zoning Districts</b></p> <ul style="list-style-type: none"> <li> AG 1 - less than 3 acres</li> <li> AG 2 - 3 to 15 acres</li> <li> AG 3 - 15 acres or more</li> <li> Not AG Zoning</li> </ul>	<p><b>Hydic Soils and Wetlands</b></p> <p><b>USA Wetlands</b></p> <ul style="list-style-type: none"> <li> Estuary</li> <li> Lake, Reservoir</li> <li> Marine</li> <li> Marsh, Swamp, Bog, Prairie</li> <li> River</li> </ul>	<p><b>EGLE Hydic Soils</b></p> <ul style="list-style-type: none"> <li> Hydic Soils</li> </ul> <p><b>Michigan Resource Inventory System (MIRIS)</b></p> <ul style="list-style-type: none"> <li> MIRIS Wetland Classes</li> </ul>
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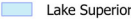






















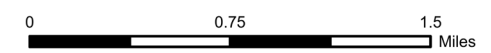
VIII.B.11

Lake Superior

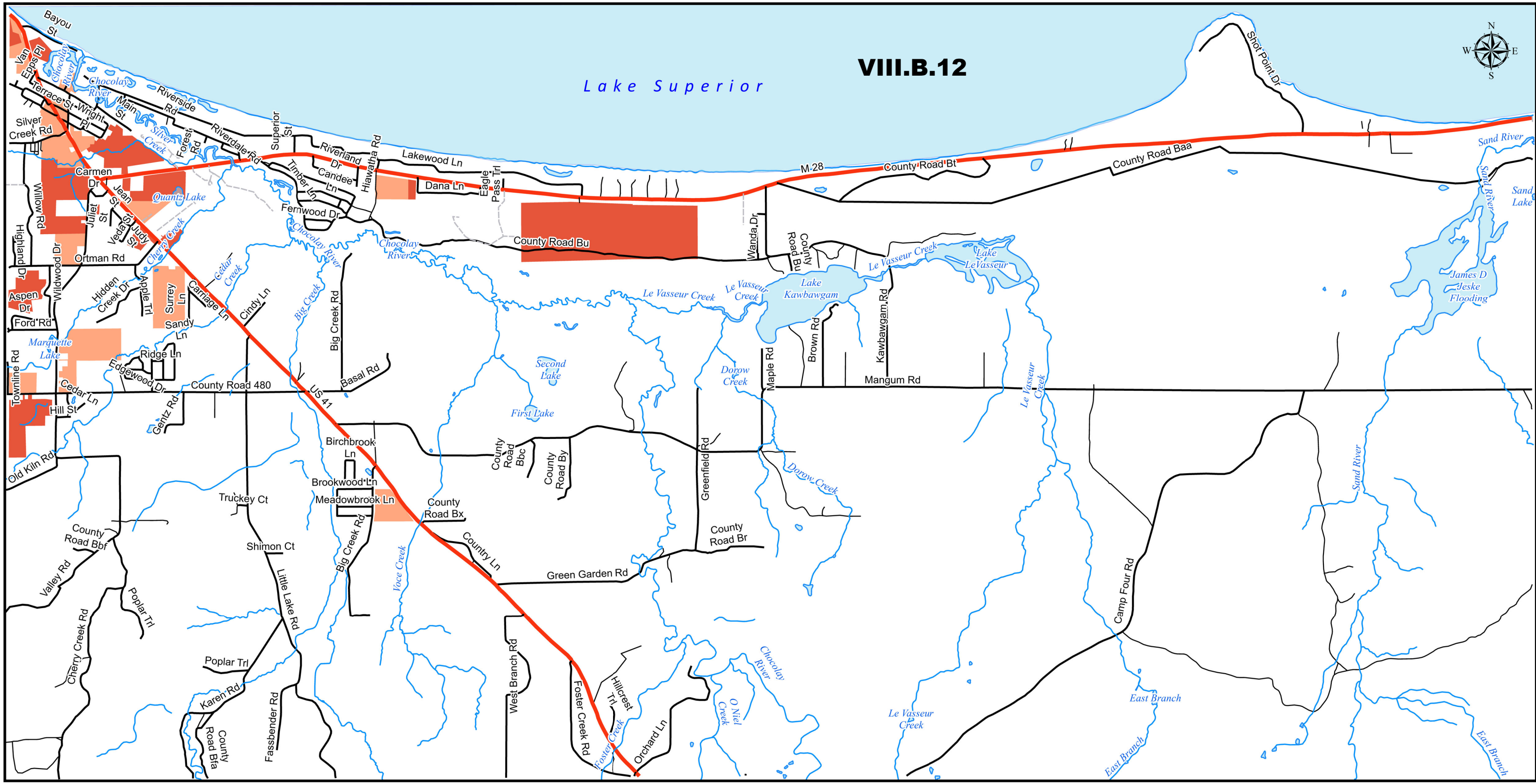


Charter Township of Chocolay  
**Zoning Map**  
 Township  
 Prior to 2008  
 Not intended for legal use










<p><b>Lakes, Rivers and Streams</b></p> <ul style="list-style-type: none"> <li> Lake</li> <li> Lake Superior</li> <li> River or stream</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li> Highway</li> <li> Primary road</li> <li> Secondary road</li> <li> Unpaved / not classified</li> </ul>	<p><b>Zoning districts prior to 2008 - all districts</b></p> <ul style="list-style-type: none"> <li> C-1 (Commercial 1)</li> <li> C-2 (Commercial 2)</li> <li> C-3 (Commercial 3)</li> <li> LS/R (Lakeshore and River)</li> <li> OS (Open Space)</li> <li> PUD (Planned Unit Development)</li> <li> Public Lands</li> <li> R-1 (Residential 1)</li> <li> R-2 (Residential 2)</li> <li> R-3 (Residential 3)</li> <li> R-4 (Residential 4)</li> <li> RP (Resource Production)</li> <li> RR-1 (Rural Residential 1)</li> <li> RR-2 (Rural Residential 2)</li> <li> no data available</li> </ul>
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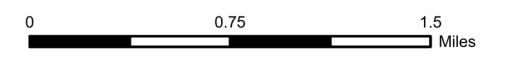


# VIII.B.12



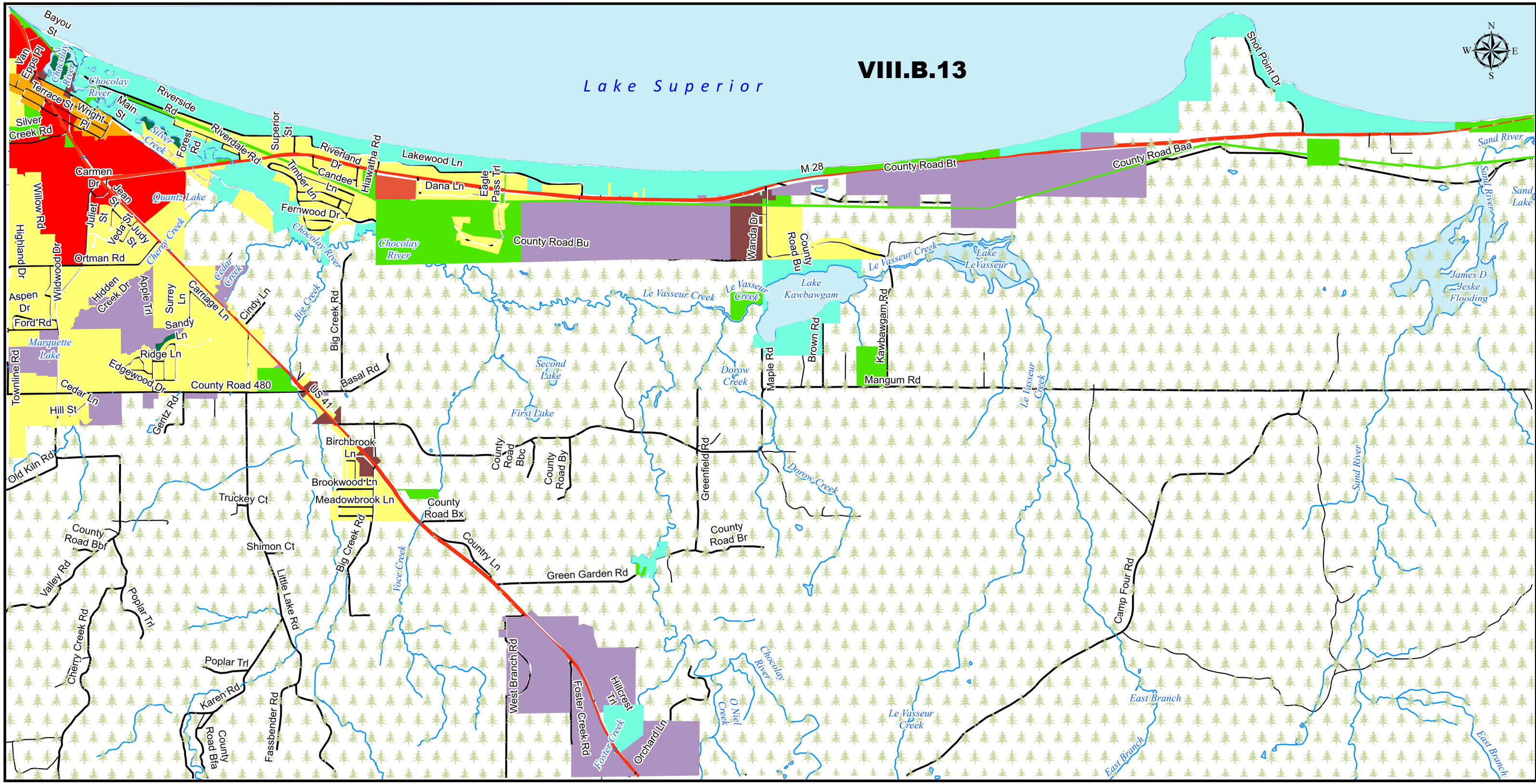
  
 Charter Township of Chocolay  
**Future Growth Sectors**  
 2021  
  
 Township  
**September 18, 2023**  
 Not intended for legal use

- | Lakes, Rivers and Streams   | Roads  | Future Growth  |
|---|--|--|
|  Lake            |  Highway                  |  Growth |
|  Lake Superior   |  Primary road             |  Infill |
|  River or stream |  Secondary road           |  |
|   |  Unpaved / not classified |  |



# VIII.B.13

Lake Superior



**CHARTER TOWNSHIP OF CHOCOLAY**

Charter Township of Chocolay

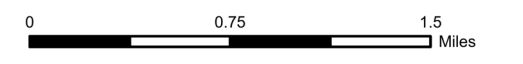
**Future Land Use 2021**

Township

**September 18, 2023**

Not intended for legal use

Lakes, Rivers and Streams	Roads	Future Land Use
Lake	Highway	AF
Lake Superior	Primary road	CR
River or stream	Secondary road	MU-C
	Unpaved / not classified	MU-N
		MU-V
		P
		R-N
		R-R
		R-V
		R-W





## Charter Township of Chocolay

### Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

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**Issue Brief:** Discussion Points for Board Consideration for the Joint Meeting

**Meeting: February Joint Meeting**

**Date: February 12, 2024**

### Issue Summary

The Planning Commission has several items that they would like to discuss with the Board during the Joint meeting for consideration for direction on those items.

### Background

Commissioners were asked at the January 22, 2024 meeting to provide questions and concerns that they would like to see covered during the joint meeting with the Board. The Commissioners would like to have a conversation with the Board regarding those topics.

### Discussion Topics

Commissioners presented several items that they would like to discuss with the Board. Those items are:

1. Housing in the Township, with consideration for variety, perspective, location, etc. with additional request for guidance regarding accessory dwelling units

Commissioners would like to have a direction regarding affordable housing in the Township. They are considering topics such as tiny homes, multi-family dwellings, and a reduction in the footprint of a residence from 800 square feet to a smaller size.

Commissioners are also reviewing the accessory dwelling unit (ADU) portion of the current Township zoning ordinance, and they would like direction on how to proceed with the ADU discussion. Commissioners are currently considering attached and detached ADUs; where ADUs should be allowed, and if rental of an ADU be permitted if it becomes unoccupied.

2. FlashVote utilization and steps to use it

Commissioners would like to see questions set up in FlashVote so that the Commissioners can use the data to help them in their discussion and decisions regarding topics that are presented to them for consideration.

3. Base zoning for State lands

State lands within the Township do not carry a base zoning. This topic came up as part of a rezoning hearing last year, and Commissioners would like to discuss a direction for base zoning for State lands to minimize that complication in the future. (see attached map)

4. Discussion of zoning for wind and solar ordinances

As a result of the newly passed State regulations regarding large solar and wind projects, the Commissioners would like to discuss the direction for both solar and wind in the Township.

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Author: Dale Throenle

Date: February 5, 2024

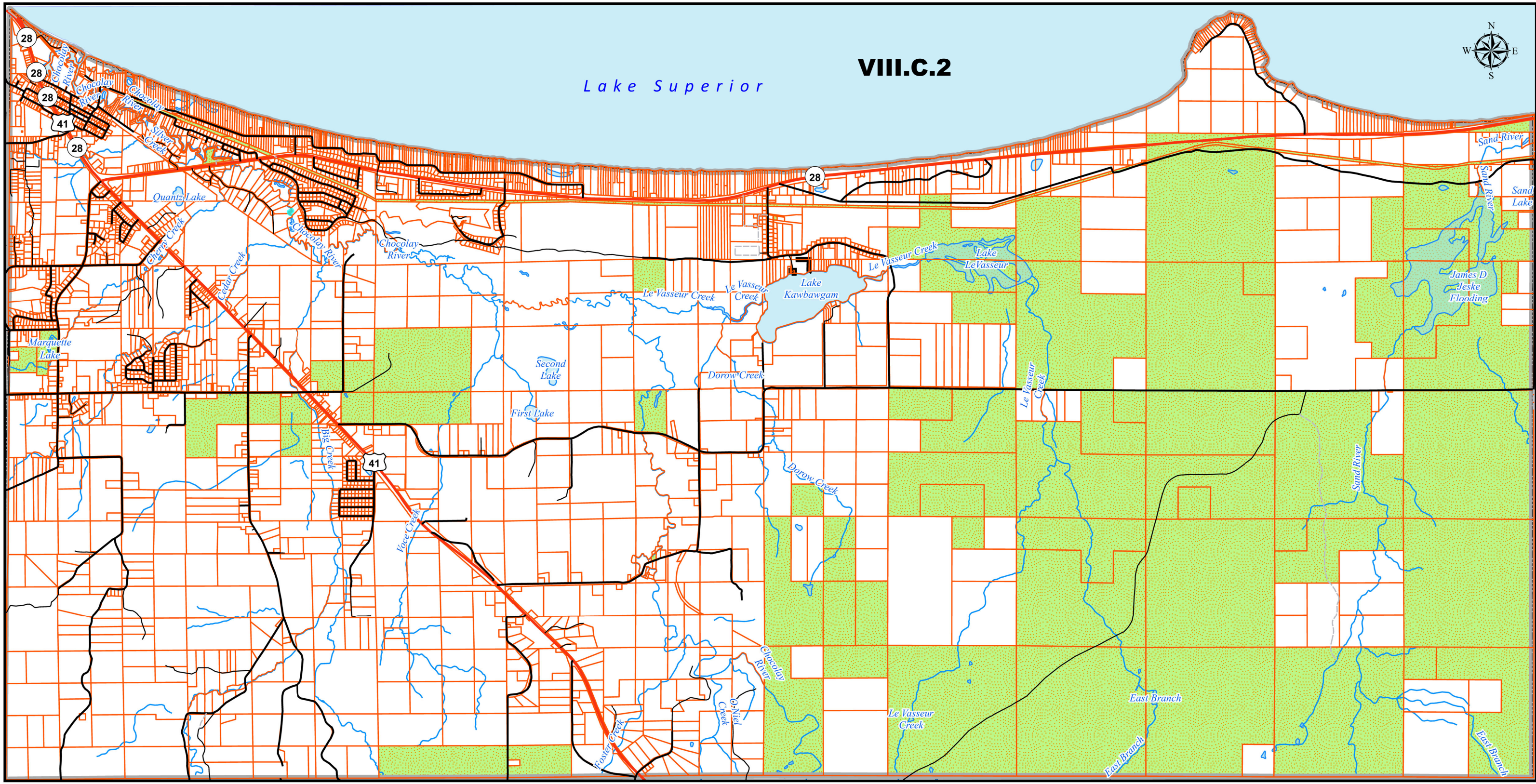
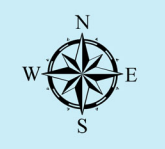
### Attachments

1. *Zoning Districts - Township - State lands*



# VIII.C.2

Lake Superior



Charter Township of Chocolay  
**Zoning Districts**  
 Township  
 November 9, 2022

- | Lakes, Rivers and Streams | Roads                    | Zoning districts - by district |
|---------------------------|--------------------------|--------------------------------|
| Lake                      | Highway                  | State Lands                    |
| Lake Superior             | Primary road             |                                |
| River or stream           | Secondary road           |                                |
|                           | Unpaved / not classified |                                |

