

EDENVILLE TOWNSHIP PLANNING COMMISSION MEETING

SWANTON MEMORIAL HALL

JUNE 19, 2017

Meeting was called to order at 7:00 p.m., by Mark Haydanek.

Pledge of Allegiance was led by Mark Haydanek.

Roll call: Mary Herkner-present, Mark Haydanek-present, Linda Schultz-present, Jim Swanton-present, DeAun DeShano-present.

Mark Haydanek motion to approve agenda. DeAun DeShano second, motion passed.

Mark Haydanek motioned to approve June 1, 2017 minutes as presented. Linda Schultz second, motion passed.

Public comment: none

John Congleton and Roger Briggs of New Hope Village were present to review plan changes.

The 25x25 shelter that is there will be closed in to make a garage. It will be used for storage of lawn equipment, and possibly a van someday.

On August 19, 2017 they will be having an fundraiser and open house on site.

Mark Haydanek motioned to approve the New Hope Village plan change, inclusive of enclosing pavilion as presented.

Roll call vote: Mary Herkner-yes, Mark Haydanek-yes, Linda Schultz-yes, Jim Swanton-yes, DeAun DeShano-yes. Motion passed.

We reviewed the Zoning Ordinance Language proposed on June 1, 2017.

Mark Haydanek made a motion to approve to repeal the language from June 1, 2017 Planning Commission Meeting. Mary Herkner second.

Roll call vote: Mary Herkner-yes, Mark Haydanek-yes, Linda Schultz-yes, Jim Swanton-yes, DeAun DeShano-yes. Motion passed.

Mark Haydanek made a motion to accept the language proposed for Accessory Use Buildings and Structures as reviewed June 19, 2017. Mary Herkner second.

Roll call vote: Jim Swanton-abstains, conflict of interest, Linda Schultz-abstains, conflict of interest, Mark Haydanek-yes, Mary Herkner-yes, DeAun DeShano-yes. Motion passed.

We will have a public hearing on July 17, 2017 at the Swanton Memorial Hall, at 7:00 p.m.

Board comment: none.

Mark Haydanek motioned to adjourn meeting at 7:50 p.m. Linda Schultz second. Meeting adjourned.

DeAun DeShano

Below you will find the proposed language for Accessory Use Buildings and Structures.

Edevnville Township Planning Commission

Zoning Ordinance #182 Recommended Changes

Definitions, Lots Sizes, Accessory Use Buildings

June 19, 2017

The following changes to the Edenville Township Zoning Ordinance #182 are proposed and approved by the Planning Commission June 19, 2017.

General: The changes are proposed to address the current situation related to "Accessory Use" buildings/structures that are not incidental to the primary structure

Proposed Changes to Ordinance No. 182 (9/13/2016) are noted in **RED**.

Section 2.02 – Definitions – pg. 13

The Wording: Tents, trailers, mobile homes, tractor trailers, or similar structures or vehicles shall not be considered accessory structures.

Proposal is to move from “Accessory Use” to “Accessory Building and Structure” – Section 2.02 – Definitions: Proposed below -

ACCESSORY BUILDING or STRUCTURE: A subordinate building or structure on the same lot or parcel of land as the principal building or structure that is devoted exclusively to an accessory use as defined in this Ordinance. Tents, trailers, mobile homes, tractor trailers, or similar structures or vehicles shall not be considered accessory structures.

ACCESSORY USE: A use specified in a zoning district that is clearly incidental to, customarily found in conjunction with, subordinate to, on, and located in the same zoning lot as the principal use. ~~No accessory use shall be carried on any lot or parcel of land, unless there exists a principal use on such lot or parcel.~~ Accessory use may be carried on any lot or parcel of land, in accordance with the Zoning Ordinance and in accordance with Section 15.03 – Corner Lots and 15.10 – Accessory Buildings and Structures.

Sections, 4.03, 5.03, 7.03 and 8.03

The following addition is recommended to be added to Sections, 4.03, 5.03, 7.03 and 8.03

- For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback.
- For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

Proposals below as recommended:

Article 4 - District R1 – Residential

Section 4.03 — Accessory Uses, Buildings, and Structures: Accessory uses, buildings, and structures customarily incidental to the principal use or special permit use are permitted but not allowed as primary structures. Accessory Use, Building and Structures may be used during the building period of the primary structure. No accessory buildings without a dwelling will be allowed in R-1 Residential. Housing of horses is as follows: 1.5 acres for one horse, 1 additional acre for each additional horse is required. For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback. For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

Section 5.03 — Accessory Uses, Buildings, and Structures: Accessory uses, buildings and structures customarily incidental to the principal use or special permit use are permitted. Housing of horses is as follows: 1.5 acres for one horse, 1 additional acre for each additional horse is required. For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback. For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

Section 7.03 — Accessory Uses, Buildings, and Structures: Accessory uses, buildings, and structures customarily incidental to the principal use or special permit use are permitted. Housing of horses is as follows: 1.5 acres for one horse, 1 additional acre for each additional horse is required. For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback. For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

Section 8.03 — Accessory Uses, Buildings, and Structures: Accessory uses, buildings, and structures customarily incidental to the principal use or special permit use are permitted. For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback. For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

Article 5 - District R2 – Mixed Residential

Section 5.02 — Permitted Uses and Structures: Within this district, no building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:

1. Principal Permitted Uses and Structures:
 - a. Single-family dwelling.

- b. Two-family dwelling.
- c. Family Day Care Home.
- d. Home Occupation.
- e. Accessory buildings and structures are allowed as a primary use.

Section 5.03 — Accessory Uses, Buildings, and Structures: Accessory uses, buildings and structures customarily incidental to the principal use or special permit use are permitted. Housing of horses is as follows: 1.5 acres for one horse, 1 additional acre for each additional horse is required. For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback. For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

ARTICLE 6. DISTRICT A AGRICULTURAL

Section 6.02 — Permitted Uses and Structures: Within this district, no building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:

- 1. Principal Permitted Uses and Structures
 - a. Single-family dwelling.
 - b. Two-family dwelling.
 - c. Farms.
 - d. Community and publicly owned and operated buildings and facilities.
 - e. Home Occupation.
 - f. Accessory buildings and structures are allowed as a primary use.

Section 15.03 — Corner Lots:

~~Structures on corner lots shall comply with front yard setback requirements along both abutting rights-of-way.~~

Section 15.03 — Corner Lots:

- a. For lots greater than 60ft. wide, structures on corner lots shall comply with front yard setback requirements along both abutting rights-of-way.

- b. For lots 60 ft. wide and less, the following setbacks are allowed: 8 ft. side setbacks, 50 ft. front setback, 10 ft. back setback. For corner lots 60 ft. wide or less, the side setback nearest the road shall be 20 ft., provided it does not impede any view from existing houses.

Section 16.01.C — Nonconforming Lots of Record:

~~If a nonconforming lot is not large enough to accommodate a dwelling with a septic system, an accessory use building may be allowed.~~ All lot setbacks must be adhered to. ~~No accessory buildings without a dwelling will be allowed in R-1 Residential.~~ Lots 60 feet or less in width shall have side setbacks of 8 feet, back setback of 10 feet, and front setback of 50 feet. Corner lots 60 feet or less in width shall have one side setback of 20 feet, provided it does not interfere with any vision on the corner.

ARTICLE 18, SIGNS, Section 18.03, Added:

One on premise advertising sign for each principal or special use, other than dwellings, which sign shall not exceed eighteen (18) square feet in area and shall be set back at least twenty-five (25) feet from the front lot line.