



BOARD OF TRUSTEES
Regular Meeting
November 10, 2021
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
6. PUBLIC HEARINGS
7. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)
8. CLOSED SESSION
9. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
 - B. Board Member Reports
10. CONSENT AGENDA
 - A. Communications
 - B. Minutes – October 27, 2021 – Regular Meeting
 - C. Accounts Payable
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
 - G. Resolution to set Public Hearing Date for the FY' 22 Budget Recommendations
 - H. 2021 Pump Station #7 Rehabilitation Construction Contract Award
 - I. First Reading and Introduction of the Consumers Energy Franchise Agreement Ordinance
11. NEW BUSINESS
 - A. Discussion/Action: (Nanney) Second Reading and Adoption of the PTXT 21-01 Zoning Ordinance Amendments
 - B. Discussion/Action: (Board of Trustees) FY' 22 Budget Recommendations Discussion

12. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)
13. MANAGER COMMENTS
14. FINAL BOARD MEMBER COMMENT
15. ADJOURNMENT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Doug	LaBelle II	2/15/2022
5 - Vice Secretary	Stan	Shingles	2/15/2024
6	Tera	Albrecht	2/15/2024
7	Mike	Darin	2/15/2022
8	Alex	Fuller	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	Judy	Lannen	12/31/2022
5 -	vacant seat		12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Jeff	Sweet	2/13/2025
10	vacant seat		2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Jeff	Siler	8/15/2024
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2024
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - City of Mt. Pleasant	John	Zang	12/31/2023
2 - City of Mt. Pleasant	Judith	Wagley	12/31/2022
1 -Union Township	Stan	Shingles	12/31/2023
2 - Union Township	Allison	Chiodini	12/31/2022
1- Mt. Pleasant Schools	Lisa	Diaz	12/31/2021

2021 CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Board of Trustees was held on October 27, 2021, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:00 p.m.

Roll Call

Present: Supervisor Mielke, Clerk Cody, Treasurer Rice, Trustee Bills, Trustee Brown, Trustee Hauck, and Trustee Thering

Approval of Agenda

Thering moved **Bills** supported to approve the agenda with an amendment to move item 14 – Closed Session – between item 7 and 8. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Presentation

Michael Main, Isabella County Sheriff, gave a presentation on Isabella County Police Department.

Public Comment

Open: 7:21 p.m.

No comments offered.

Closed: 7:21 p.m.

Closed Session

7:22 p.m.

Rice moved **Bills** supported to move that the Board meet in closed session regarding the case of Charter Township of Union v. Tolas Brothers, Inc., et al, now pending in Isabella County, Circuit Court Case No. 21-16897-CH, to consult with the Township’s attorney regarding trial or settlement strategy in connection with specific pending litigation because an open meeting would have a detrimental financial effect on the litigation or settlement position of the Township. **Roll Call Vote: Ayes: Mielke, Cody, Rice, Bills, Brown, Hauck, and Thering. Nays: 0. Motion carried.**

7:48 p.m.

Cody moved **Rice** supported to come out of closed session. **Roll Call Vote: Ayes: Mielke, Cody, Rice, Bills, Brown, Hauck, and Thering. Nays: 0. Motion carried.**

Reports/Board Comments

A. Current List of Boards and Commissions – Appointments as needed

B. Board Member Reports

Brown – Gave updates on the City Commission meeting.

Bills – Gave updates on the County Board of Commissioners and Council of Governments.

Thering – Gave updates on the Planning Commission.

Rice – Gave updates on the Sidewalk & Pathways Prioritization Committee.

Cody – Gave updates on the upcoming election.

Hauck – Gave updates on the Road Commission.

Consent Agenda

- Communications
- Minutes – September 22, 2021 – Regular Meeting and October 6, 2021, Special Meeting
- Accounts Payable
- Payroll
- Meeting Pay
- Fire Reports
- PSUP21-03 -611 S. Bamber Rd. – Breanne Moeggenberg – Special Use Permit Application – In Home Group Daycare
- 2021 Sanitary Sewer Pump Station #12 Bypass Pump Assembly/Pump Station Wet Well Upgrades

Cody moved **Brown** supported to approve the consent agenda with edits to the October 13, 2021, minutes and the PSUP21-03 In-home Group Daycare. **Vote: Ayes: 7 Nays: 0. Motion carried.**

New Business

A. Discussion/Action: (Stuhldreher) Second Reading and Adoption for the East DDA Development Plan and Tax Increment Financing Plan Amendatory Ordinance

Hauck moved **Cody** supported to conduct a Second Reading of and to adopt the East DDA Development Plan and Tax Increment Finance Plan Amendatory Ordinance. **Roll Call Vote: Ayes: Mielke, Cody, Rice, Bills, Brown, Hauck, and Thering. Nays: 0. Motion carried.**

B. Discussion/Action: (Stuhldreher) Second Reading and Adoption for the West DDA Development Plan and Tax Increment Financing Plan Amendatory Ordinance

Bills moved **Brown** supported to conduct a Second Reading of and to adopt the West DDA Development Plan and Tax Increment Finance Plan Amendatory Ordinance. **Roll Call Vote: Ayes: Mielke, Cody, Rice, Bills, Brown, Hauck, and Thering. Nays: 0. Motion carried.**

C. Discussion/Action: (Stuhldreher) First Reading and Introduction of the PTXT 21-01 Zoning Ordinance Amendments

Brown moved **Hauck** supported to introduce and conduct a First Reading for the proposed PTXT 21-01 Zoning Ordinance Amendments as recommended by the Planning Commission. **Roll Call Vote: Ayes: Mielke, Cody, Rice, Bills, Brown, Hauck, and Thering. Nays: 0. Motion carried.**

D. Discussion/Action: (Nanney) Approval of Tax Increment Sharing Agreement Between County/EDA/Union Township for the East DDA District

Brown moved **Bills** supported to approve the updated East DDA District Tax Increment Revenue Sharing Agreement with the Township and County. **Roll Call Vote: Ayes: Mielke, Cody, Rice,**

Bills, Brown, Hauck, and Thering. Nays: 0. Motion carried.

E. Discussion/Action: (Stuhldreher) Policy Governance 2.5 Financial Condition and Activities
Discussion by the Board

F. Discussion/Action: (Stuhldreher) Policy Governance 4.3 Delegation to the Township Manager & Management Team
Discussion by the Board

EXTENDED PUBLIC COMMENT: RESTRICTED TO 5 MINUTES REGARDING ANY ISSUE

Open 8:55 p.m.

No comments were offered.

Closed: 8:55 p.m.

MANAGER COMMENTS

Advised the Board to dedicate time looking over and asking questions on the FY'22 Budget Recommendations.

FINAL BOARD MEMBER COMMENTS

Hauck – Proud of the Boards attendance.

Brown – The City and CMU are working together on developing a Peddle Trolley Ordinance.

Bills – Spoke with Erik Rodriguez, Saginaw Chippewa Indian Tribe's Public Relations, regarding ARPA funds.

Rice – Election is coming up November 2nd.

Mielke – Encouraged the Board to attend the Isabella County Board of Commissioners meeting November 2nd at 4pm held at the Commission on Aging. Also commended the Board on their last meeting.

ADJOURNMENT

Bills moved Brown supported to adjourn the meeting at 9:07 p.m. Vote: Ayes: 7 Nays: 0. Motion carried.

APPROVED BY:

Lisa Cody, Clerk

Bryan Mielke, Supervisor

(Recorded by Tera Green)

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
11/01/2021	101	476 (E)	01233	UNITED STATES OF AMERICA	RURAL DEV I BOND PMT (92-04)	15,274.99
11/02/2021	101	477 (E)	01186	COYNE PROPANE LLC	BROADWAY TOWER GENERATOR- TANK LEASE	75.00
11/03/2021	101	478 (E)	01105	MASTERCARD	MASTERCARD CRAWFORD	135.85
					MASTERCARD BEBOW	1,064.60
					MASTERCARD WALDRON	234.85
					MASTERCARD DEARING	1,514.30
					MASTERCARD RADAR	60.04
					MASTERCARD MCBRIDE	2,637.82
					MASTERCARD ROCKAFELLOW	210.99
					MASTERCARD FUSSMAN	87.69
					MASTERCARD STUHLREHER	44.97
					MASTERCARD OCKERT	89.36
					MASTERCARD THEISEN	229.94
					MASTERCARD NANNEY	874.53
					MASTERCARD CODY	38.46
					MASTERCARD COFFELL	318.34
					MASTERCARD SMITH	8.04
						<u>7,549.78</u>
11/04/2021	101	479 (E)	00146	CONSUMERS ENERGY	4511 E RIVER RD	12,835.32
					48858 LED LIGHT	119.37
					2010 S LINCOLN L4	71.24
					STREET LIGHTS	1,931.29
					5228 S ISABELLA	6,493.26
						<u>21,450.48</u>
11/10/2021	101	23240	01358	21ST CENTURY MEDIA-MICHIGAN	BD Bond Refund	283.90
					BOT/PLANNING/PUBLIC HEARING	2,130.52
						<u>2,414.42</u>
11/10/2021	101	23241	01703	AMAZON CAPITAL SERVICES	FORD F-150 BUMPER FACE BARS	171.92
11/10/2021	101	23242	01678	MARY R. BENTLEY	ELECTION WORK-NOVEMBER 2021	213.50
11/10/2021	101	23243	01407	VICTORIA BUSHONG	ELECTION WORK-NOVEMBER 2021	248.00
11/10/2021	101	23244	00095	C & C ENTERPRISES, INC.	MULTIFOLD TOWELS FOR WWTP	32.00
					C-FOLD TOWELS-WWTP	174.50
					CLOTHING ALLOWANCE-ACCOUNTING SPECIALIST	80.75
						<u>287.25</u>
11/10/2021	101	23245	00155	COYNE OIL CORPORATION	FUEL IN TOWNSHIP VEHICLES-SEP 2021	859.23
					FUEL IN TOWNSHIP VEHICLES-OCT 2021	1,188.91
						<u>2,048.14</u>
11/10/2021	101	23246	01171	DBI BUSINESS INTERIORS	PENS/NOTEPADS/STICKY NOTE-TWP HALL	25.17
					HANGING FOLDERS	12.61
					METAL FRAME-TWP HALL	8.74
					TWP HALL SUPPLIES	19.68
						<u>66.20</u>
11/10/2021	101	23247	01674	RANDALL JORDAN DOYLE	ELECTION WORK-NOVEMBER 2021	304.00
11/10/2021	101	23248	00201	ELHORN ENGINEERING COMPANY	BULK CHLORINE & AQUADENE	4,897.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
11/10/2021	101	23249	00209	ETNA SUPPLY COMPANY	TRANSFER PUMP TOOL	199.00
11/10/2021	101	23250	01353	EVOQUA WATER TECHNOLOGIES LLC	BIOXIDE	11,340.12
11/10/2021	101	23251	01755	FRANK RICE	ELECTION WORK-NOVEMBER 2021	112.00
11/10/2021	101	23252	00249	GILL-ROY'S HARDWARE	FLOURESCENT BULBS-TWP HALL	36.99
					LIGHTING BALLAST-TWP HALL	59.98
						<u>96.97</u>
11/10/2021	101	23253	00257	GOURDIE-FRASER, INC.	PUMP STATION #7 DESIGN	2,372.50
					PUMP STATION #1 REPLACEMENT	2,478.22
						<u>4,850.72</u>
11/10/2021	101	23254	00261	GRAINGER	STEEL PINS	19.72
					PAYROLL TIME CARD STOCK	62.30
						<u>82.02</u>
11/10/2021	101	23255	01756	HANNAH FITZPATRICK	REIMBURSEMENT FOR RETIREMENT EDUCATION	120.22
11/10/2021	101	23256	00290	HOTSY OF MID-MICHIGAN	PUMP MAINTENANCE & OIL CHANGE	280.00
11/10/2021	101	23257	01721	HYDROCORP	CROSS CONNECTION PROGRAM OCTOBER 2021 RE	2,650.00
					CROSS CONNECTION PROGRAM OCTOBER 2021 NO	950.00
						<u>3,600.00</u>
11/10/2021	101	23258	00307	IDEXX DISTRIBUTION, INC	DRINKING WATER LAB SUPPLIES	1,540.03
11/10/2021	101	23259	00337	ISABELLA COUNTY TREASURER	MTT & JULY BOR REFUNDS	3,918.68
11/10/2021	101	23260	01498	MINDY JOSLIN	ELECTION WORK-NOVEMBER 2021	248.00
11/10/2021	101	23261	00359	KERR PUMP & SUPPLY	HYDROMATIC VOLUTE-LIFT STN #7	1,760.68
					HYDROMATIC PUMPS	25,805.34
						<u>27,566.02</u>
11/10/2021	101	23262	00422	MICHIGAN PIPE & VALVE-MT. PLEASANT	VALVE BOX RISERS	282.00
					MANHOLE FRAME-OCONNOR DRIVE	294.00
					VALVE BOX/ TAPPING FLANGE GASKET/TAP SLE	1,893.40
					FIRE HYD. EXTENSION	740.00
						<u>3,209.40</u>
11/10/2021	101	23263	01102	STATE OF MICHIGAN - DEQ	MICHIGAN SAFE DRINKING WATER FEE-2022	5,863.16
11/10/2021	101	23264	00460	MT. PLEASANT AREA CHMB OF COMMERCE	BASIC MEMBERSHIP DUES	380.00
11/10/2021	101	23265	01663	RODNEY NANNEY	MILEAGE REIMBURSEMENT-NANNEY	88.26
11/10/2021	101	23266	01638	NOVO PRINT USA	AREA CHAMBER OF COMMERCE COMMUNITY GUIDE	695.00
11/10/2021	101	23267	01713	NANCI OSBORN	ELECTION WORK-NOVEMBER 2021	213.50
11/10/2021	101	23268	00131	PERCEPTIVE CONTROLS, INC	WWTP SUPPORT SERVICES	2,173.50
					KEPWARE SUPPORT-WTP	315.00
						<u>2,488.50</u>
11/10/2021	101	23269	01373	MERISSA J. RICE	ELECTION WORK-NOVEMBER 2021	244.00
11/10/2021	101	23270	01595	ROMANOW BUILDING SERVICES	JANITORIAL SERVICES SEP 2021-TWP HALL	852.14
					JANITORIAL SERVICES SEP 2021-WWTP	316.29
					JANITORIAL SERVICES SEP 2021-WTR	316.29
						<u>1,484.72</u>
11/10/2021	101	23271	00395	SHAWN MCBRIDE	REIMBURSEMENT-COVID TESTING	009 50.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
11/10/2021	101	23272	01673	JUDITH A SIMON	ELECTION WORK-NOV 2021	210.00
11/10/2021	101	23273	01410	CINDY SMITH	ELECTION WORK-NOV 2021	240.00
11/10/2021	101	23274	00601	KIMBERLY SMITH	MILEAGE REIMBURSEMENT- JUL-OCT 2021	184.40
11/10/2021	101	23275	01654	TRACE ANALYTICAL LABORATORIES, INC.	SAMPLE HANDLING, STORAGE, & DISPOSAL	208.00
					SAMPLE HANDLING, STORAGE, & DISPOSAL	1,008.00
					SAMPLE HANDLING, STORAGE, & DISPOSAL	163.34
						<u>1,379.34</u>
11/10/2021	101	23276	00668	UNITED PARCEL SERVICE	WATER SAMPLE SHIPPING	19.42
					WATER SAMPLE SHIPPING	19.65
						<u>39.07</u>
11/10/2021	101	23277	01336	CYNTHIA M VELDT-DIETSCH	ELECTION WORK-NOVEMBER 2021	240.00
11/10/2021	101	23278	01314	VERIZON WIRELESS	CELL PHONES 09/16/21 TO 10/15/21	446.81
11/10/2021	101	23279	00703	WASTE MANAGEMENT OF MICHIGAN, INC	DUMPSTER SERVICE WTR-NOV 2021	40.54
					DUMPSTER SERVICE WWTP-NOV 2021	12.57
					DUMPSTER SERVICE SHOP-NOV 2021	46.00
					DUMPSTER SERVICE MCDONALD-NOV 2021	126.61
					DUMPSTER SERVICES JAMESON-OCT 2021	102.91
					DUMPSTER SERVICE TWP-NOV 2021	62.35
						<u>390.98</u>
11/10/2021	101	23280	01745	WHIPPS, INC.	NEOPRENE BULB SEAL	500.00
11/10/2021	101	23281	01372	JOSEPH W YODER	ELECTION WORK-NOVEMBER 2021	248.00
11/10/2021	101	23282	01159	SUSAN K YODER	ELECTION WORK-NOVEMBER 2021	248.00

101 TOTALS:

Total of 47 Checks:

127,797.60

Less 0 Void Checks:

0.00

Total of 47 Disbursements:

127,797.60

Charter Township of Union Payroll
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CHECK DATE: October 28, 2021

PPE: October 23, 2021

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	34,293.18
Fire Fund		2,320.28
EDDA		
WDDA		
Sewer Fund		29,567.36
Water Fund		29,800.68
Total To Transfer from Pooled Savings		\$ 95,981.50

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$	61,092.32
Employer Share Med		879.17
Employer Share SS		3,759.26
SUI		27.18
Pension-Employer Portion		4,997.10
Workers' Comp		562.96
Life/LTD		-
Dental		1,340.73
Health Care		23,115.23
Vision		-
Vision Contribution		-
Health Care Contribution		-
Cobra/Flex Administration		207.55
PCORI Fee		-
Total Transfer to Payroll Checking		\$ 95,981.50

TOTAL TRANSFER FROM POOLED SAVINGS TO PAYROLL ACCOUNT

CONFIRMATION NUMBER: _____ **DATE:** _____

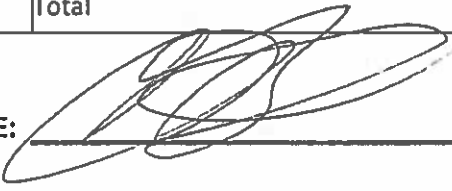
ACH NUMBER: _____ **TIME:** _____

**CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM
2021**

BOARD MEMBER: Connie Lee Bills

MONTH: October, 2021

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
10/5/21	Isabella County BOC		X	75.00
10/8/21	Election Commission	X		50.00
10/11/21	Election Commission	X		50.00
10/19/21	Isabella Count BOC	X		50.00
10/20/21	COG	X		50.00
	Total			\$275.00

SIGNATURE:  _____ **Date:** 10/28/21

1. This form is filled out by the board member monthly and turned into the Finance Director. Completed requests will be added to the consent agenda for approval at the next regular board meeting. After board approval, payment will be added to the next regular payroll process.
2. Only list those meetings that you have attended. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
3. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

**CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM**

(See Governance Policy 3.10 for additional details)

BOARD MEMBER: Bill Haack

MONTH, YEAR: OCT. 21

Date MM/DD	Meeting	Time Attended		Total
		1hr or less	More than Hr	
10-8	Elections Commission	X		\$50.00
10-11	Elections Commission	X		\$50.00
10-14	ICRC		X	\$75.00
10-28	ICRC	X		\$50.00

Signature: Bill Haack

Date: 11-2-21

1. This form is to be filled out by the board member at the conclusion of each calendar month. Request forms should be sent to the Finance Department. Following approval by the Board of Trustees, the meetings will be paid in the next payroll run.
2. Only list those meetings that you have attended. For extra meetings that a member of the Board of Trustees attends and are eligible for "meeting pay", \$50 will be paid for meetings that are 1 hour or less and \$75 for meetings over 1 hour. The meeting pay request form must be filled out with the date of the meeting, the name of the meeting attended, the length of the meeting and the pay requested for each meeting.
3. The Township Supervisor, Clerk, and Treasurer shall not receive any meeting pay for attending meetings during regular township business hours of Monday through Friday 8:30 am to 4:30 pm.



Union Township Report-1

Date: Tuesday, October 26, 2021



Alarm Date between 2021-10-18 and 2021-10-24

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000889						
		10/18/2021 2:31:16 PM	745	Alarm system activation, no fire - unintentional	ENG 32	2	1
						Total Responding 2	
Union Township	0000893						
		10/19/2021 5:21:41 PM	322	Motor vehicle accident with injuries	ENG 32	2	2
		10/19/2021 5:21:41 PM	322	Motor vehicle accident with injuries	POV	3	2
						Total Responding 5	
Union Township	0000898						
		10/20/2021 8:57:20 PM	321	EMS call, excluding vehicle accident with injury	ENG 32	3	1

							Total Responding 3
Union Township	0000902						
		10/22/2021 6:05:44 PM	321	EMS call, excluding vehicle accident with injury	ENG 32	2	1
						Total Responding 2	
Union Township	0000903						
		10/22/2021 6:27:58 PM	311	Medical assist, assist EMS crew	ENG 32	2	1
						Total Responding 2	
Union Township	0000904						
		10/22/2021 10:18:19 PM	113	Cooking fire, confined to container	ENG 32	2	1
						Total Responding 2	
	Total Runs						Total Responding 16
	6						

Note: Alarms

1=Duty Crew

2=Paged Off Duty Full-time

3=Paged Paid-on-Call Firefighters

4=Paged All

Highlighted Yellow Indicates an Emergency Call



Union Township Report-1

Date: Tuesday, November 2, 2021



Alarm Date between 2021-10-25 and 2021-10-31

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000913						
		10/25/2021 8:10:47 AM	324	Motor vehicle accident with no injuries.	ENG 32	2	1
						Total Responding 2	
Union Township	0000915						
		10/26/2021 7:24:15 AM	311	Medical assist, assist EMS crew	ENG 31	3	1
						Total Responding 3	
Union Township	0000919						
		10/28/2021 6:21:20 AM	322	Motor vehicle accident with injuries	ENG 32	2	1
						Total Responding 2	

Union Township	0000922						
		10/29/2021 12:04:22 PM	311	Medical assist, assist EMS crew	ENG 32	2	1
						Total Responding 2	
Union Township	0000923						
		10/29/2021 7:46:36 PM	743	Smoke detector activation, no fire - unintentional	ENG 32	2	1
						Total Responding 2	
Union Township	0000924						
		10/30/2021 8:07:49 PM	733	Smoke detector activation due to malfunction	ENG 32	2	1
						Total Responding 2	
	Total Runs						
	6					Total Responding 13	

**Note: Alarms
1=Duty Crew**

2=Paged Off Duty Full-time
3=Paged Paid-on-Call Firefighters
4=Paged All

Highlighted Yellow Indicates an Emergency Call



REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees	DATE: September 28, 2021
FROM: Mark Stuhldreher, Township Manager	DATE FOR BOARD CONSIDERATION: 11/10/2021
ACTION REQUESTED: Approval to schedule the FY 2022 Budget Adoption Public Hearing for Tuesday, November 23, 2021, and to notice same in the Morning Sun as required by statute.	

Current Action X Emergency

Funds Budgeted: If Yes Account #: N/A X

Finance Approval MDS

BACKGROUND INFORMATION

Prior to adoption of the annual appropriation resolution, a public hearing must be held to provide an opportunity for the community to comment on the proposed budget. This public hearing also serves as the “truth in taxation” notice.

The notice that will appear in the paper will read as follows:

*“The Charter Township of Union Board of Trustees will hold a public hearing on the proposed budget for the fiscal year 2022 at the Township Hall located at 2010 S. Lincoln Rd., Mt. Pleasant, MI on November 23, 2021, at 7:00pm. **The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.** A copy of the budget is available for public inspection at the Township Hall located at 2010 S. Lincoln Rd., Mt. Pleasant, MI 48858.”*

This notice will be published in the Sunday, November 14, 2021, edition of the Morning Sun as required by state statute.

SCOPE OF SERVICES

Publish a Public Notice in the Morning Sun regarding the scheduled Public Hearing to provide an opportunity to receive public comment on the proposed FY 2022 budget and to schedule the associated public hearing.

JUSTIFICATION

Scheduling, noticing, and holding a public hearing prior to adoption of the annual appropriations resolution is required by statute.

PROJECT IMPROVEMENTS

The following Board of Trustees goals are addressed by approving these Agreements (From Policy 1.0: Global Ends)

- Community well-being and common good
- Prosperity through economic diversity, cultural diversity , and social diversity
- Safety

- Health
- Natural environment
- Commerce

COSTS

The cost to publish the Public Notice in the Morning Sun is approximately \$300.00.

PROJECT TIME TABLE

The Public Hearing notice is scheduled to appear in the Morning Sun on Sunday, November 14, 2021, and the Public Hearing is scheduled for November 23, 2021.

RESOLUTION

It is hereby resolved that the FY 2022 Budget adoption public hearing will be held on Tuesday, November 23, 2021, at 7:00 pm at the Township Hall and that the administration is authorized to publish the notice in the Morning Sun as required by state statute.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

To: Mark Stuhldreher - Township Manager **DATE:** November 2, 2021
FROM: Kim Smith – Public Services Director **DATE FOR BOARD CONSIDERATION:** November 10, 2021
ACTION REQUESTED: Approval of the Construction Contracts with Isabella Corporation in the amount of \$284,802.00 for the upgrade/rehabilitation of Pump Station #7, and Municipal & Contractors Sealing Products (MCSP) in the amount of \$66,900.00 for the Pump Station #7 Service Area Collection System Manhole Rehabilitation.

Current Action Emergency

Funds Budgeted: If Yes Account # 590-536-973.000 No N/A

Finance Approval _____

BACKGROUND INFORMATION

In 2018 Union Township requested that Gourdie Frasier complete a comprehensive study of the existing sanitary sewer collection and distribution system infrastructure including Pump Station #7 (McDonald Drive), Pump Station #8 (Scully Drive) and the corresponding service area. This request was made in response to the impact that an unprecedented amount of rain received in June of 2017 had on existing homes within the service areas.

The focus of the report was to evaluate the existing infrastructure (condition and operations), determine if the existing infrastructure may have caused or contributed to the flooding of resident’s basements in the service area and provide recommendations for improvements, as applicable.

The report found the infrastructure to be in very good condition, well maintained, and operating within the original design parameters. There were no deficiencies noted, however, there were recommendations noted in the report to be implemented as measures to minimize the impact of future potential flooding events.

In an effort to be proactive in March of 2021 the Township approved a proposal from Gourdie Frasier for engineering services for the rehabilitation of Pump Station #7 and to implement some of the measures from the 2018 Report. From the report the most vulnerable and critical infrastructure including site improvements to Pump Station#7 and select critical manholes along the collection system that are directly impacted from the adjacent drain during flooding events were identified.

In addition to the recommendations from the 2018 Report the Township is rehabilitating existing components of Pump Station #7, which were constructed in 1980, as they are near their life expectancy. These components include piping, valves, electrical panel, and SCADA.

The required State of Michigan EGLE permits were received in September of 2021 and the project was competitively bid in October of 2021. The Township received two bids for the rehabilitation of Pump Station #7 and one bid for the Pump Station #7 service area collection system manhole rehabilitation work.

These bids are as follows:

Pump Station #7 Rehabilitation Bids

Bidder	Amount
Isabella Corporation	\$284,802.00
Robinson Electric	\$313,030.00

Pump Station #7 Service Area Collection System Manhole Rehabilitation

Bidder	Amount
MCSP	\$66,900.00

SCOPE OF SERVICES

This project involves the following general work items:

Pump Station #7 Rehabilitation

- Upgrades to the wet well mechanical, access, and electrical
- Upgrades to the electrical / SCADA control panel
- Upgrades to the site including waterproofing and grading
- Existing pump removal/replacement
- Furnish one spare station pump

Pump Station #7 Service Area Collection System Manhole Rehabilitation

- Cleaning, channel rebuilding and waterproofing interior of twenty-four critical manhole structures
- Access lid adjustments of three critical manhole structures

JUSTIFICATION

Completion of this project will directly benefit the users in the McDonald Drive Pump Station #7 service district and the overall township sewer system by increasing the station’s performance and reliability through the replacement of aging station components. Implementing suggestions from the 2018 report will help minimize the impact of future potential flooding events on the sanitary sewer system.

We recommend that the Pump Station #7 Rehabilitation Project be awarded to Isabella Corporation in the amount of \$284,802.00. This recommendation is based on the following factors:

- Contractor’s ability to complete the project as specified
- Township’s past experience working with this contractor
- lowest bidder

We recommend that the Pump Station #7 Service Area Manhole Rehabilitation Project be awarded to MCSP in the amount of \$66,900.00. This recommendation is based on the following factors:

- Contractor’s ability to complete the project as specified
- Favorable reference review
- lowest bidder

PROJECT IMPROVEMENTS

Board of Trustees goals addressed by this agreement (From Policy 1.0: Global End).

1. Community well-being and common good
2. Health and Safety
3. Natural Environment

COSTS

Below are the expenditures incurred/anticipated for this project.

Expenditure	Estimated Cost
Engineering, Bidding, and Construction Services <small>(Approved March 24, 2021)</small>	\$61,300.00
Pump Station #7 Rehabilitation Construction Cost <small>(includes furnishing on one spare pump for station)</small>	\$284,802.00
Pump Station #7 Service Area Manhole Rehabilitation	\$66,900.00
Project Contingency 10%	\$35,170.20
Total Project Cost	\$448,172.20

PROJECT FUNDING

The funding for this project is included in the FY2021 Sanitary Sewer Fund Budget, General Ledger Number 590-536-973.000 in the amount of \$500,000.00.

PROJECT TIME TABLE

Project Completion: Anticipated late fall/early winter 2021 (dependent upon availability of equipment and materials)

RESOLUTION

Approval of the Construction Contracts with Isabella Corporation in the amount of \$284,802.00 for the upgrade/rehabilitation of Pump Station #7, and MCSP in the amount of \$66,900.00 for the Pump Station #7 Service Area Collection System Manhole Rehabilitation.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:



October 20, 2021

Union Township Board of Trustees
Charter Township of Union
5228 South Isabella Road
Mt. Pleasant, MI 48858

Re: Charter Township of Union
Letter of Recommendation for PS # 7 Upgrades & Manhole Rehabilitation
GFA #21093

Dear Township Board:

We have reviewed the bids received on Tuesday October 12, 2021 for the above referenced projects. The responsive bidders for each project and their base bid price are summarized as follows:

Pump Station #7

	Bid
1. Robinson Electrical & Mechanical	\$313,030.00
2. Isabella Corp.	\$284,802.00

Manhole Rehabilitation

MCSP	\$ 66,900.00
------	---------------------

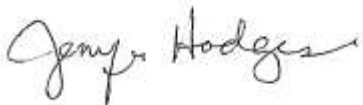
In 2018, GFA was requested by the Township to complete a comprehensive study of the existing collection and distribution system infrastructure including Pump Station #7 (McDonald Drive), Pump Station #8 (Scully Drive) and the corresponding service area. The focus of the investigation was to evaluate the existing infrastructure (condition and operations), determine if the respective may have caused or contributed to the flooding of resident's basements in the service area and provide recommendations for improvements, as applicable. There were no deficiencies noted, however, there were recommendations cited to be implemented as a measure to minimize impact of future potential flooding events. In an effort to be proactive, the Township requested GFA to provide a proposal for engineering services to implement some of these measures. From the report we identified the most vulnerable and critical infrastructure including site and mechanical improvements to Pump Station#7 and select manholes along the collection system that are directly impacted from the adjacent drain during flooding events.

As the Engineer for this project, GFA prepared design, construction and bid documents and held a formal bid opening to solicit competitive prices from qualified Contractors to perform this work. The project was broken out into two (2) components and bid independently: Pump Station #7 Upgrades and Manhole Rehabilitation.

GFA completed an extensive reference review of the lowest bidder for each project which provided very favorable remarks which were shared with the DPW staff. Based upon the information provided and our research, it is our recommendation that the Board approve Isabella Corp. for the Pump Station #7 Upgrades and MCSP for the Manhole Rehabilitation Projects for the amounts of \$284,802 and \$66,900 respectively.

Please contact me if you have any questions.

Very truly yours,
GFA

A handwritten signature in cursive script that reads "Jennifer Hodges". The signature is written in black ink and is positioned below the typed name.

JENNIFER HODGES, P.E.
Sr. Project Manager

Bid Results
Charter Township of Union
PS # 7 Upgrades
GFA Project No. 21093

				Robinson Electric and Mechanical		Isabella Corp.	
No.	Item	Unit	Est. Qty.	Unit Price	Item Cost	Unit Price	Item Cost
1	Removal and Replacement of Pumps and Motors including one (1) spare	EA	2	\$10,200.00	\$20,400.00	\$1.00	\$2.00
2	Wet Well Improvements - Mechanical	LS	1	\$76,000.00	\$76,000.00	\$97,000.00	\$97,000.00
3	Instrumentation (Transducer and Level Control System)	LS	1	\$23,630.00	\$23,630.00	\$6,300.00	\$6,300.00
4	Wet Well Upgrades - Electrical	LS	1	\$55,000.00	\$55,000.00	\$15,500.00	\$15,500.00
5	Control Panel Allowance	LS	1	\$52,500.00	\$52,500.00	\$52,500.00	\$52,500.00
6	SCADA Allowance	LS	1	\$16,500.00	\$16,500.00	\$16,500.00	\$16,500.00
7	Earthwork and Site Restoration	LS	1	\$24,000.00	\$24,000.00	\$12,000.00	\$12,000.00
8	Mobilization / Bypass Pumping	LS	1	\$45,000.00	\$45,000.00	\$85,000.00	\$85,000.00
TOTAL BIDS					\$313,030.00		\$284,802.00

ARTICLE 1 – BID RECIPIENT

- 1.01 This Bid is submitted to: The Charter Township of Union, 5228 South Isabella Road, Mt Pleasant, MI 48858
- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

- 3.01 In submitting this Bid, Bidder represents that:
 - A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs.
- E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

- F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER’S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

BID FORM

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	Removal and Replacement of Pumps & Motors including one (1) spare	EA	2	\$ 1.00	\$ 2.00
2	Wet Well Improvements -Mechanical	LS	1	\$ 97,000.00	\$ 97,000.00
3	Instrumentation (Transducer and Level Control System)	LS	1	\$ 6,300.00	\$ 6,300.00
4	Wet Well Upgrades – Electrical	LS	1	\$ 15,500.00	\$ 15,500.00
5	Control Panel Allowance	LS	1	\$ 52,500.00	\$ 52,500.00
6	SCADA Allowance	LS	1	\$ 16,500.00	\$ 16,500.00
7	Earthwork & Site Restoration	LS	1	\$ 12,000.00	\$ 12,000.00
8	Mobilization / Bypass Pumping	LS	1	\$ 85,000.00	\$ 85,000.00
Total of All Unit Price Bid Items \$					\$ 284,802.00

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Total of Unit Price Bids = Total Bid Price \$ 284,802.00

Two hundred eighty four thousand eight hundred and two dollars

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid Bond or Security;
 - B. Bidder’s Experience Form/List of Subcontractors

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

The Isabella Corporation

By:

[Signature]



[Printed name]

James A. Zalud, President

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]



[Printed name]

Katie Travis

Title:

Office Manager

Submittal Date:

October 12, 2021

Address for giving notices:

2201 Commerce Street

Mt. Pleasant, MI 48858

Telephone Number:

989-772-5890

Fax Number:

989-773-2978

Contact Name and e-mail address:

Jim Zalud

jzalud@isbellacorporation.com

Bidder’s License No.:

**Bid Results
Charter Township of Union
MH Rehabilitation
GFA Project No. 21093**

MCSP

No.	Item	Unit	Est. Qty.	Unit Price	Item Cost
1	Mobilization	LS	1	\$2,500.00	\$2,500.00
2	Manhole Cleaning	EA	24	\$200.00	\$4,800.00
3	Manhole Channel Reconstruction	EA	24	\$300.00	\$7,200.00
4	Access Lid Adjustment	EA	3	\$800.00	\$2,400.00
5	Waterproofing (all interior)	EA	6	\$2,000.00	\$12,000.00
6	Waterproofing (exterior - Lids & Joints)	EA	5	\$2,000.00	\$10,000.00
7	Waterproofing (interior and exterior)	EA	13	\$2,000.00	\$26,000.00
8	Site Restoration and Seeding	LS	1	\$2,000.00	\$2,000.00
TOTAL BIDS					\$66,900.00

GFA
123 West Front Street
Traverse City, Michigan 49684

Date: October 7, 2021

ADDENDUM NUMBER 1

<u>PROJECT</u>	<u>BIDS DUE</u>
GFA Project No: 21093 Manhole Rehabilitation RFP	Date: October 12, 2021 Time: 10:30 AM Location: Charter Township of Union 5228 South Isabella Road Mt. Pleasant, MI 48858

The Addendum is issued prior to the receipt of bid proposals to amend the Contract Documents as follows. Bidders shall acknowledge receipt of this addendum by means of a handwritten note on the Bid Schedule.

www.gfa.tc

www.uniontownshipmi.com

GENERAL

1. THIS PROJECT IS NOT PREVAILING WAGE NOR TAX EXEMPT.
2. This project does not need to comply with AIS or domestic.
3. Completion of Project shall be extended to November 30, 2021
4. The Bid Form has been updated and attached. This sheet (page 4 of 5) shall supersede the previous that was included with the RFP

DRAWINGS

1. The Manhole Rehabilitation Location Map Drawing has been updated and attached. This sheet shall supersede the previous that was included with the RFP

This Addendum No. 1 becomes part of the Contract Documents as of this date and supersedes the information in the originally issued Contract Documents where applicable. The Contractor shall acknowledge receipt of the Addendum in the Bid Schedule included with his/her bid.

These documents are prepared in accordance with the contractual terms and conditions for this project.

UNION TOWNSHIP, ISABELLA TOWNSHIP, MICHIGAN
 SECTION 9, 1-14-N, R-4 W
MANHOLE REHABILITATION PLAN
PUMP STATION #7 UPGRADE
 CHARTER TOWNSHIP OF UNION
 21093

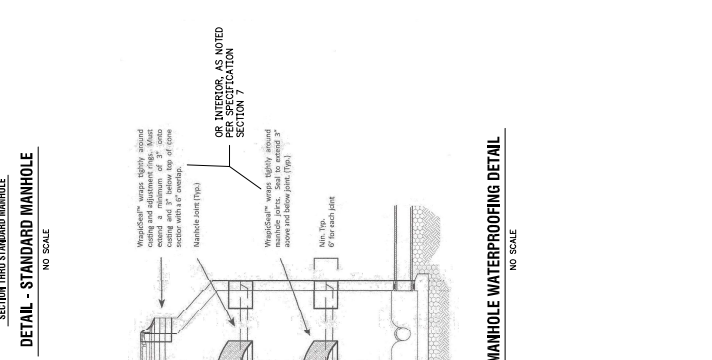
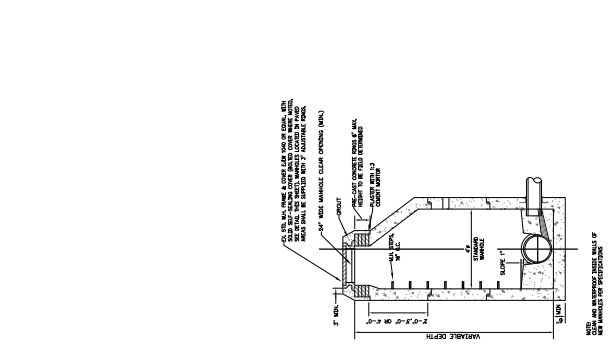
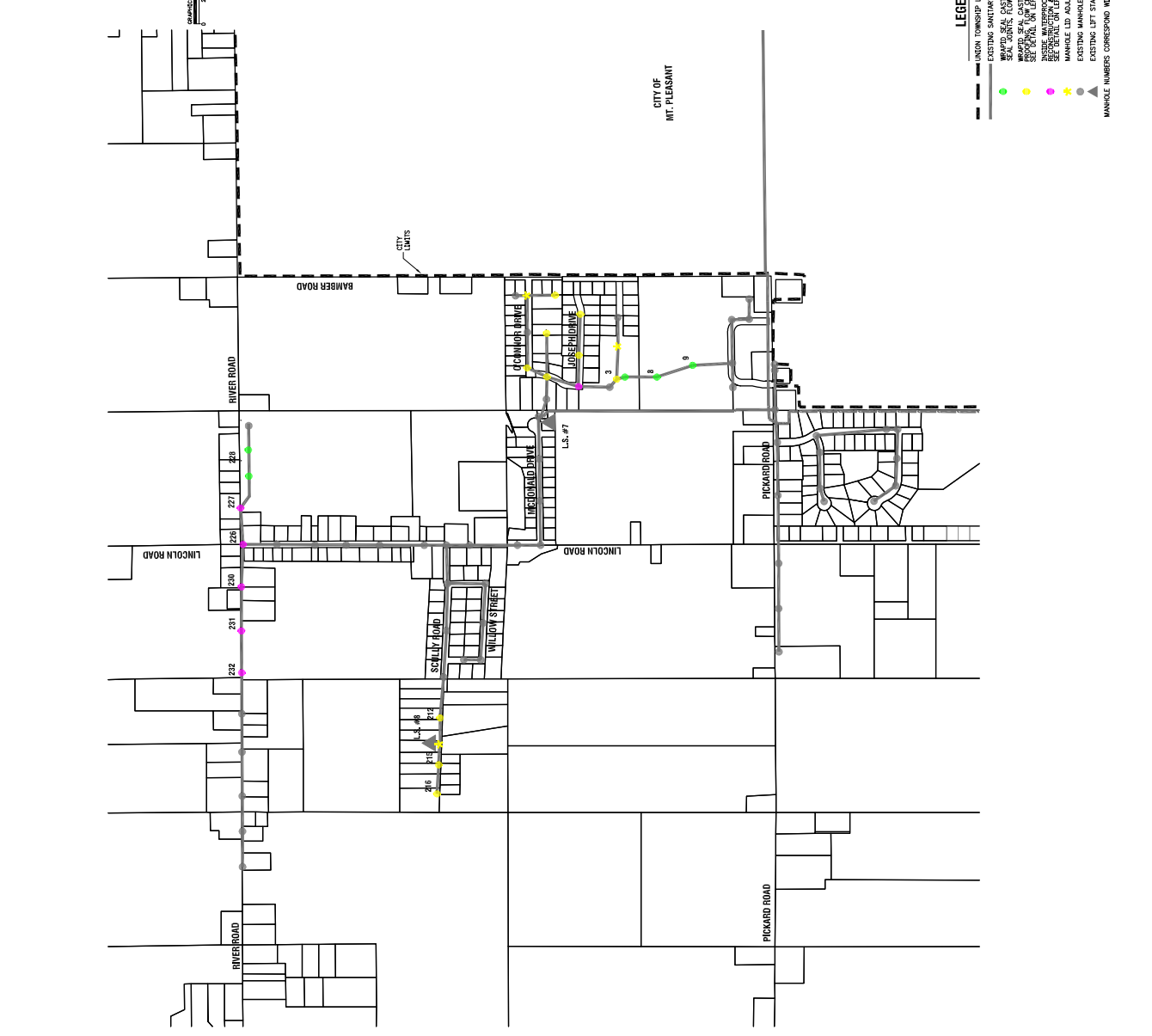
ENGINEERING
 SHAWN R. HENNING
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 111027

DESIGNED BY
 KENNETH J. LINDEN
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 111027

DRAWN BY
 KENNETH J. LINDEN
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 111027

CHECKED BY
 SHAWN R. HENNING
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 111027

DATE
 10/23/18




Contractors Proposal Form

Bidders are instructed to submit bids for this project on a unit cost per manhole t basis as stated in the Proposal. Bypass pumping, traffic control, and all other labor, materials and equipment are considered incidental and to be included in total bid price. All work shall be performed in compliance with the terms identified in the RFP and applicable laws.

NO.	ITEM DESCRIPTION	EST QTY	ITEM UNIT	UNIT PRICE	ITEM COST
1	Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00
2	Manhole Cleaning	24	EA	\$ 200.00	\$ 4,800.00
3	Manhole Channel Reconstruction	24	EA	\$ 300.00	\$ 7,200.00
4	Access Lid Adjustment	3	EA	\$ 800.00	\$ 2,400.00
5	Waterproofing (interior of entire manhole with drycon or equal)	6	EA	\$ 2,000.00	\$12,000.00
6	Waterproofing (exterior using wrapid Seal – lid & joints)	5	EA	\$ 2,000.00	\$10,000.00
7	Waterproofing (exterior wrapid seal lid/ casting and interior with drycon or equal)	13	EA	\$ 2,000.00	\$26,000.00
8	Site Restoration and Seeding	1	LS	\$ 2,000.00	\$ 2,000.00
TOTAL BID					\$66,900.00

Work shall be coordinated with the Township Engineer and DPW Staff and completed on or before the November 30, 2021 deadline.

Bidders Signature 

Printed Name:
Drew O'Connor, Vice President

Business Name:
Municipal & Contractors Sealing Products

Address:
7740 Reinhold Drive, Cincinnati, OH 45237

MI Contractor License No.:
801996038

Telephone:
513-482-3300

Cell Phone:
513-383-6338

Email:
drew@mcspinc.com

The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the Work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any / all bids if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the work as requested.



Municipal & Contractors Sealing Products

7740 Reinhold Drive

Cincinnati, Ohio 45237

Phone: (513)482-3300, Fax: (513)482-3309

mcspp7740@gmail.com

Description of main business activity:

Since 2000 Municipal & Contractors Sealing Products has been in the sewer rehabilitation business primarily serving the surrounding Tristate area. We perform trenchless storm water & sanitary sewer restorations specializing in manholes, mainlines and large diameter pipe through the application of cementitious & epoxy materials in order to rehabilitate aging and deteriorating sewer systems.

CERTIFICATIONS

Municipal & Contractors Sealing Products is a certified installer & applicator of the following products and lining systems:

Azon Injection Grout
Flexrib Chimney Seals
Spetec Grout
Avanti

Epoxytec
LMK Technologies
Raven Lining Systems
Permacast Lining Systems

Sherwin Williams Polymer
Standard Cement
Sauereisen
Mr. Manhole

JOB EXPERIENCE - MANHOLE/ CHAMBER/ PUMP STATION REHABILITATION

Project Dates: August 2021
Project Name: Macomb County Drain Drainage District Metering Facility Rehab Project
Owner: Macomb County Public Works
General Contractor: Weiss Construction Company, LLC
Address: 41001 Grand River Avenue, Novi, MI 48375
Contact Info: Josh Wittenbach, jwittenbach@weiss-construction.com
Project Description: Manhole rehabilitation including manhole lining.

Project Dates: June 2021 - July 2021
Project Name: MDOT #9, May 7 Letting, Sprinkle Road
Owner: Michigan Department of Transportation
General Contractor: Kamminga and Roodvoets, Inc.
Address: 3435 Broadmoor Ave. SE, Grand Rapids, MI 49512
Contact Info: Adam Khodl, 616-949-0800 ext 140
Project Description: Culvert Lining 64" Rise X 98" Span - 85' Length

Project Dates: July 2018 - May 2020
Project Name: East Lansing, MI Red Cedar Interceptor
General Contractor: Inland Waters Pollution Control, Inc.
Address: 1510 Klondike Road, Conyers, GA 30094
Contact Info: Abdelrahman Eissawy, Aeissawy@teamipr.com
Project Description: Contracted for 48" and 60" Manhole Rehab (est. 500VF), 10 Chamber Rehabilitations, and Dr. Structure Covers.



REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees	DATE: November 3, 2021
FROM: Mark Stuhldreher, Township Manager	DATE FOR BOARD CONSIDERATION: 11/10/2021
ACTION REQUESTED: To introduce and conduct a First Reading for the proposed new Consumers Energy Company Gas and/or Electric Franchise Ordinance.	

Current Action Emergency

Funds Budgeted: If Yes Account # No N/A

Finance Approval

BACKGROUND INFORMATION

The current franchise agreement with Consumers Energy for electricity and natural gas distribution services within the Township was adopted by the Board of Trustees on February 26, 1992 as Ordinance No. 1992-1. The term of the current agreement was for a period of 30 years, which would come to an end in early 2022.

Consumers Energy officials contacted Township staff in early October to enquire about establishing a new 30-year franchise agreement. A draft ordinance from Consumers Energy was reviewed by the Township Attorney, and a number of updates were incorporated into the proposed ordinance document. The changes requested by the Township Attorney were then reviewed by Consumers Energy officials. On 11/3/2021, Harmony Nowlin, Community Affairs Regional Manager for Consumers Energy, reported via email that, "Our Legal Department has approved your (updated) verbiage."

The proposed Ordinance would authorize a new 30-year franchise for Consumers Energy under terms similar to the 1992 ordinance, consistent with applicable state laws and the rules and regulations of the Michigan Public Services Commission.

SCOPE OF SERVICES

Introduction and First Reading of the proposed new Consumers Energy Company Gas and/or Electric Franchise Ordinance.

JUSTIFICATIONS

Adoption of the proposed Ordinance is necessary for extension of the franchise agreement under which Consumers Energy provides electric and natural gas distribution services to agricultural, residential, commercial, industrial, and public/institutional customers in the Township.

GOALS ADDRESSED

Board of Trustees goals addressed by this Ordinance (From Policy 1.0: Global End):

- 1. **Community well-being and common good**
- 3. **Safety**
- 5. **Natural environment**
- 6. **Commerce**

Adoption of the proposed Ordinance to extend the Consumers Energy franchise agreement for an additional 30 years would allow the company to continue to provide electricity and natural gas distribution services to customers in the Township. Without reliable electricity and natural gas services, the Township cannot make the most effective use of resources (1.0), residents cannot engage in a vibrant community life (1.1), and many business activities would not be sustainable (1.6). In addition, these services help to protect the natural resources of the Township (1.5), including air, water, and soils (1.5.1), by minimizing the need to burn wood, coal or petroleum products for heat. These services also help enable all residents and other occupants of buildings in the Township to enjoy a safe environment through all seasons of the year (1.3).

COSTS

NA

TIMETABLE

After a Second Reading and adoption by the Board of Trustees, the Ordinance would take effect on the day immediately following publication of the required notice of adoption.

RESOLUTION

Introduce and conduct a First Reading of the proposed new Consumers Energy Company Gas and/or Electric Franchise Ordinance.

Resolved by _____ Seconded by _____

Yes:
 No:
 Absent:

**CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN**

CONSUMERS ENERGY COMPANY GAS AND/OR ELECTRIC FRANCHISE ORDINANCE NO. _____

[An ordinance adopted under provisions of the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34) to grant to the Consumers Energy Company and its successors and assigns the right and authority to lay, maintain and commercially operate gas lines and facilities, including but not limited to mains, pipes, services and valves, and to construct, maintain and commercially use electric lines and related facilities, including but not limited to towers, masts, poles, crossarms, guys, wires and transformers on, under, along, and across public places, including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas and/or electric business in the Township for a period of thirty years; and to provide for repeal, publication, and an effective date.]

CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN HEREBY ORDAINS:

Section 1.0 Title.

This Ordinance shall be known as the “Consumers Energy Company Gas and/or Electric Franchise Ordinance” and will be referred to herein as “this Ordinance.”

Section 2.0 Grant and Term.

The Charter Township of Union, Isabella County, Michigan, hereinafter called “Township,” hereby grants to Consumers Energy Company and its successors and assigns, hereinafter called “Consumers Energy,” the right and authority to lay, maintain, and commercially operate gas lines and facilities, including but not limited to mains, pipes, services and valves, and to construct, maintain, and commercially use electric lines and related facilities, including but not limited to towers, masts, poles, crossarms, guys, wires, and transformers on, under, along, and across public places, including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas and/or electric business in the Township for a period of thirty years.

Section 3.0 Conditions.

No public place used by Consumers Energy shall be obstructed longer than necessary during construction or repair, and shall be restored to the same order and condition as when work was commenced. All of Consumers Energy’s gas lines, electric lines and related facilities shall be placed as not to unnecessarily interfere with the public’s use of public places. Electric lines and related facilities shall be securely fastened so as not to endanger or injure persons or property. Consumers Energy shall have the right to trim trees if necessary in the conducting of such business.

Section 4.0 Hold Harmless.

Consumers Energy shall save the Township free and harmless from all loss, costs, and expense to which it may be subject by reason of the negligent construction and maintenance of the lines and related facilities hereby authorized as well as any other legally actionable errors or omissions by Consumers Energy related to its exercise of rights under this Ordinance. In case any action is commenced against the Township on account of the permission herein given, Consumers Energy shall, upon notice, defend the Township and its representatives and hold them harmless from all loss, costs and damage arising out of such negligent construction and maintenance as well as any other legally actionable errors or omissions by Consumers Energy related to its exercise of rights under this Ordinance.

Draft Date: October 29, 2021

The Township, and its agents, employees, and contractors are not to be liable to Consumers Energy or to its customers for any interference with or disruption in the operation of its electrical or gas systems, or for any damages arising out of Consumers Energy's use of the public rights-of-way, except to the extent of the gross negligence or willful misconduct of the Township, its agents, employees, or contractors.

Section 5.0 Extensions.

Consumers Energy shall construct and extend its gas and/or electric distribution system within the Township, and shall furnish gas and electric service to applicants residing therein in accordance with applicable laws, rules, and regulations.

Section 6.0 Franchise Not Exclusive.

The rights, power, and authority herein granted are not exclusive.

Section 7.0 Rates and Conditions.

Consumers Energy shall be entitled to provide gas and electric service to the inhabitants of the Township at the rates and pursuant to the conditions as approved by the Michigan Public Service Commission. Such rates and conditions shall be subject to review and change upon petition to the Michigan Public Service Commission.

Section 8.0 Revocation.

The franchise granted by this Ordinance is subject to revocation upon 60 calendar days written notice by either party. Upon revocation this Ordinance shall be considered repealed and of no effect past, present, or future.

Section 9.0 Michigan Public Service Commission Jurisdiction.

Consumers Energy remains subject to the reasonable rules and regulations of the Michigan Public Service Commission applicable to gas and electric service in the Township.

Section 10.0 Repeal.

All ordinances or parts of ordinances in conflict with this Ordinance, including the Consumers Energy Company Gas and/or Electric Franchise Ordinance No. 1992-1, are hereby repealed, except that this Ordinance shall not be construed to repeal any provision of the adopted Township Zoning Ordinance.

Section 11.0 Publication.

The Clerk for the Township shall cause this Ordinance to be published in the manner required by law.

Section 12.0 Effective Date.

This Ordinance was approved and adopted by the Township Board of Trustees, Isabella County, Michigan, on _____, 20____, after a first reading by the Township Board of Trustees on _____, 20____, and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall become effective immediately upon publication of a summary of the ordinance and notice of adoption in a newspaper of general circulation in the Township, following adoption by the Township Board of Trustees.

To: Board of Trustees	DATE: November 3, 2021
FROM: Mark Stuhldreher, Township Manager	DATE FOR BOARD CONSIDERATION: 11/10/2021
ACTION REQUESTED: To conduct a Second Reading of the proposed PTXT 21-01 Zoning Ordinance Amendments, and to adopt the amendatory ordinance as Township Ordinance Number 21-06.	

Current Action X Emergency _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A X

Finance Approval _____

BACKGROUND INFORMATION

During the adoption process for our current Zoning Ordinance No. 20-06, the project consultant noted that some details may be identified for correction as the new ordinance is implemented. In April, staff compiled a list of corrections and issues of concern, from which a proposed set of amendments was compiled. The Planning Commission reviewed the draft amendments in July and August, and held a public hearing during their regular 9/21/2021 meeting. Following the hearing, the Commission took action to recommend to the Board of Trustees that the proposed amendments be adopted as presented. Per Section 307(1) of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the proposed amendments were also sent to the County for review and comment. On 10/11/2021, the County Planning Commission reviewed the proposed amendments and chose not to offer any comments.

Summary of the Amendatory Ordinance

The following is a summary of the proposed ordinance:

- Part 1 (Title) establishes the title of the ordinance.*
- Part 2 (Amendments to Section 2.2) adds, deletes, and revises various zoning definitions.*
- Part 3 (Amendments to Section 3.4) amends the allowable land uses in the land use table.*
- Part 4 (Amendments to Sections 3.6 through 3.11 and 3.13 through 3.18) adds, deletes, and revises allowable land uses, dimensional standards, and references in various zoning districts.*
- Part 5 (Amendments to Section 4.2) updates to dimensional standards for the business and industrial zoning districts.*
- Part 6 (Amendments to Section 4.3) updates to several dimensional standard footnotes.*
- Part 7 (Amendments to Section 6.16) corrects regulatory conflicts in subsection A.*
- Part 8 (Amendments to Section 6.18) updates to filling station development standards.*
- Part 9 (Amendments to Section 6.19) updates to home occupation and home-based limited business standards.*
- Part 10 (Add a new Section 6.22) adds standards for employment center land use development in the business districts.*
- Part 11 (Amendments to Section 6.31) updates to outdoor storage development standards.*

Part 12 (Amendments to Section 6.34) updates to development standards for public and institutional buildings.

Part 13 (Amendments to Section 6.37) updates standards for second living quarters on a farm.

Part 14 (Amendments to Section 6.38) updates to self-storage warehouse standards.

Part 15 (Amendments to Section 6.45) corrects regulatory conflicts in subsection A.

Part 16 (Amendments to Section 6.47) delete and replace the existing section in its entirety with a new section to establish regulations for outdoor seating areas.

Part 17 (Add a new Section 6.52) adds standards for day care centers.

Part 18 (Add a new Section 6.53) adds standards for food trucks and food truck courts.

Part 19 (Add a new Section 6.54) adds standards for medical marihuana caregivers.

Part 20 (Amendments to Section 7.5) updates standards for accessory buildings and structures.

Part 21 (Add a new Section 7.20) adds standards for building form and composition.

Part 22 (Amendments to Section 9.2) updates off-street parking standards.

Part 23 (Amendments to Section 11.3) corrects a typographical error in the text.

Part 24 (Amendments to Section 11.4) deletes and replaces the text of subsection E with a new reference to a new Section 11.14 (Nonconforming Signs).

Part 25 (Amendments to Section 11.6) updates provisions for signs associated with religious institutions, other institutional buildings, and public buildings.

Part 26 (Amendments to Sections 11.11, 11.12, and 11.13) corrects regulatory conflicts.

Part 27 (Add a new Section 11.14) provides updated standards for nonconforming signs.

Part 28 (Amendments to Section 12.3) updates provisions for nonconforming contiguous lots under the same ownership.

Part 29 (Amendments to Section 14.1) corrects regulatory conflicts with Section 7.5 (Accessory Uses, Buildings, and Structures).

Part 30 (Amendments to Section 14.3) streamline the approval process by authorizing the Planning Commission to have final authority to approve or deny a special use application.

Part 31 (Repeal) confirms the repeal of Township ordinances or parts thereof that conflict with provisions of this Ordinance.

Part 32 (Severability) confirms that the elements of this ordinance are severable as provided by law.

Part 33 (Publication) confirms that state law publication requirements will be met.

Part 34 (Effective Date) establishes the effective date of the ordinance, based on adoption and publication requirements.

Summary of Public Input Opportunities

The following is a summary of public notices and meetings for the proposed ordinance:

Date	Event	Actions
August 20, 2021	Notice of the date, time, and place of the Planning Commission’s public hearing per requirements of the Michigan Zoning Enabling Act Act (Public Act 110 of 2006, as amended).	Posting of the notice and the proposed ordinance at the Township Hall and under “Announcements” on the Township’s website
August 29, 2021		Publication of the notice in The Morning Sun newspaper
September 21, 2021	Regular electronic meeting of the Planning Commission via Zoom	Public hearing, deliberation, and action to recommend the amendments to the Board of Trustees for adoption

Date	Event	Actions
October 14, 2021	Regular electronic meeting of the Isabella County Planning Commission	Reviewed the proposed amendatory ordinance. No comments.
October 27, 2021	Regular in-person meeting of the Board of Trustees	Introduction and First Reading of the proposed ordinance
October 29, 2021	Summary of the proposed ordinance and notice of the date, time, and place of the Second Reading per requirements of the Charter Township Act (Public Act 359 of 1947, as amended).	Posting of the summary, notice, and the proposed ordinance at the Township Hall and under "Announcements" on the Township's website
October 31, 2021		Publication of the summary and notice in The Morning Sun newspaper
November 10, 2021	Regular in-person meeting of the Board of Trustees	Second Reading and consideration of the proposed ordinance for adoption

SCOPE OF SERVICES

Second Reading and adoption of the proposed set of Zoning Ordinance amendments.

JUSTIFICATION

The Zoning Ordinance is an important regulatory tool for implementation of the Township Master Plan's future land use and development policies. An up-to-date Zoning Ordinance is also necessary to ensure that the Township remains in compliance with applicable state laws and established case law. Adoption of the Zoning Ordinance amendments is also justified by the community benefits to be gained through application of the updated and corrected standards.

GOALS ADDRESSED

Board of Trustees goals addressed by this Ordinance (From Policy 1.0: Global End):

- 1. Community well-being and common good**
- 6. Commerce**

The proposed Zoning Ordinance amendments are intended to help support a sustainable community through the most effective use of Township resources (1.0). The proposed changes and corrections will help to ensure fair and nondiscriminatory code enforcement (1.1.1.2) and to more effectively regulate land uses and the establishment of potentially undesirable businesses (1.6.1).

COSTS

NA

TIMETABLE

After a Second Reading and adoption by the Board of Trustees, the Zoning Ordinance amendments would take effect on the eighth day following publication of the required notice of adoption under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

RESOLUTION

To conduct a Second Reading of the proposed PTXT 21-01 Zoning Ordinance Amendments, and to adopt the amendatory ordinance as Township Ordinance Number 21-06.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. _____

An ordinance to amend the Charter Township of Union Zoning Ordinance No. 20-06 by amending Sections 2 (Definitions), 3 (Zoning Districts and Maps), 4 (Schedule of Regulations), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 11 (Signs), 12 (Nonconformities), and 14 (Administrative Procedures) by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.

Proposed additions to the current text of the Zoning Ordinance are highlighted below in [blue underlined text](#) and proposed deletions are shown using ~~red strikethrough text~~.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

PART ONE – Title

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number _____, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

PART TWO – Amendments to Section 2.2

Section 2.2 (Definitions) is hereby amended to delete “Automobile Service Station” and “Lot Coverage, Impervious Surface” from the definitions, to replace the term “Automobile Filling Station (Gas Station)” with “Motor Vehicle Filling Station,” to amend the defined terms “Health Club, Exercise Club, and Spa” and “Lot Coverage, Building,” and to add new definitions for “Agricultural Service Establishment,” “Employment Center Uses,” “Farm Implement Sales and Repair,” “Food Truck,” and “Food Truck Facility” as follows:

Agricultural Service Establishment. A facility for the performing of corn shelling; grain storage; hay baling and threshing; sorting, grading, and packing fruits and vegetables for the grower; farm produce milling and processing for the grower; grain cleaning; and similar animal husbandry, horticultural, and farm-support services. Includes sales of feed, fertilizer, farm implements and agricultural production materials and services.

Automobile Filling Station ~~(Gas Station).~~ See “Motor Vehicle Filling Station.” ~~A place used for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles. ‘Automobile filling stations’ may also incorporate a convenience store operation as an accessory use, provided it is clearly incidental to the filling station use, but no auto repairs shall be permitted.~~

Automobile Service Station: ~~A place where gasoline or other vehicle engine fuel, kerosene, motor oil and lubricants, and grease are sold directly to the public on the premises for the purposes of operation of motor vehicles; including the sale of minor accessories (such as~~

~~tires, batteries, brakes, shock absorbers, window glass) and the servicing of and minor repair of motor vehicles.~~

Employment Center Uses. Land uses that are of a limited industrial character, such as a distribution center, light manufacturing facility, research laboratory, prototype design and development facility, or warehousing and wholesale trade establishment, which may be allowed in a Business District under specific conditions.

Farm Implement Sales and Repair. A building or premises used primarily for the sale, rental or servicing and repair of new and used tractors, combines, and other farm implements and agricultural equipment.

Food Truck. Any motorized or non-motorized vehicle, trailer, or similar equipment designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.

Food Truck Court. A permanent site for three (3) or more food trucks with established pull-in food truck and customer parking, barrier-free access, and permanent bathrooms and utility hook-up facilities.

~~**Health Club, Exercise Club or Spa.**~~ A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities and classes, or other customary and usual recreational activities that occur in an entirely enclosed building. Such uses are operated for profit or not-for-profit and can be open only to bona fide members and guests of the organization or open to the public for a fee. Such uses may also include martial arts, dance or gymnastics studios, massage services, saunas, locker rooms, showers, or personal services.

~~**Lot Coverage, Building.**~~ The part or percent of a lot that is occupied by buildings and structures.

~~**Lot Coverage, Impervious Surface:** The part or percent of a lot that is occupied by impervious surface.~~

Motor Vehicle Filling Station. A place used for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles. The term may also incorporate a convenience store operation as an accessory use, but no auto repairs shall be permitted.

PART THREE – Amendments to Section 3.4

Section 3.4 (Permitted Uses by District) is hereby deleted and replaced in its entirety to amend the section as follows:

**Key: A=Accessory Use
P=Principal Permitted Use
S=Special Use
[blank]=Use Not Permitted**

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Rural and Agricultural Uses														
Agricultural Processing and Packaging											P	P		
Agricultural Service Establishments	S													
Agri-Tourism	S													Section 6.51
Auction, Permanent Agricultural	S													Section 6.45
Customary Agricultural Operations	P	P												
Farm Implement Sales and Repair	S													
Greenhouses	P											P		
Hunting Clubs or Gun Clubs, Outdoor Gun and Archery Ranges	S													Section 6.20
Kennels, Boarding	S							S	S	S	P	P		Section 6.8
Kennel, Breeding	P	S												Section 6.8
Kennel, Non-Commercial	P	S	S											Section 6.8
Nursery, Plant Material	P	S												
Private Off-Road Courses	A													Section 6.36
Roadside Farm Stands	P													
Rural and Agricultural Uses	P													
Stable, Private	P	P												
Stable, Public	S	S												
Residential Uses														
Adult Foster Care Family Home	P	P	P	P	P	P	P							
Adult Foster Care Small Group Home	S	S	S	S	S	S								
Adult Foster Care Large Group Home					S	S								
Child or Day Care, Family Home	P	P	P	P	P	P	P							
Child or Day Care, Group Home	S	S	S	S	S	S								Section 6.13
Dwellings, Multiple-Family (4-units or less)						P	P							
Dwellings, Multiple-Family (5-units or more)					S	S								Section 6.27
Dwelling, One Family or Single Family	P	P	P	P									S	Section 6.16
Dwelling, One Family on a Farm	P	P												Section 6.16
Dwellings, Two Family (Duplex)			P	P									S	
Foster Family Home	P	P	P	P	P	P								
Foster Family Group Home	S	S	S	S	S	S								
Home Based Limited Business	S	S	S	S										Section 6.19
Home Occupation	A	A	A	A										Section 6.19
Mobile Home Parks							P							Section 3.12
Second Living Quarters on a Farm	S													Section 6.37
Mobile or Modular Dwellings, not in a Mobile Home Park	P	P	P	P										Section 6.16
Lodging Uses														
Bed and Breakfast	S	S	S											Section 6.9
Boarding House	S	S	S	S	S	S								Section 6.17
Dependent Living for Seniors		P			P	P								Section 6.59
Fraternity or Sorority					S	S								
Home for the Aged	S	S	S	S	S	S								
Hospitality Facility	S	S	S	S	S	S								
Hotels								P	P	P				

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Independent Living for Seniors														
Nursing Home					S ^P	S ^P		S	S	S				Section 6.29
Short-Term Rental Housing	S	S	S	S										Section 6.58
Health, Wellness, and Medical Uses														
Day Care Center, Child or Adult	A	A	A	A	A	A	A	P	P		A	A	P	Section 6.52
Hospitals								S	P	P			S	
Massage Therapist								P	P	P			P	
Medical, Osteopathic, Optical or Dental Offices								P	P	P			P	
Medical Marijuana Caregivers	A													Section 6.54
Pharmacy								P	P	P			A	
Pharmacy, Optical, or other Medical Sales													A	
Personal Fitness Center								P	P	P				
Veterinary Clinic	S							P	P	P				Section 6.41
Public, Quasi-Public, and Recreational Uses														
Airports, Public or Private	S													Section 6.3
Amusement Parks								S						Section 6.4
Amusement Enterprises									P					
Bus, Train, and other Forms of Transportation Systems, Passenger Stations								P	P	P				
Business Schools, Colleges, and Private Schools Operated for Profit								P	P	P				
Campgrounds or Recreation Grounds	S													Section 6.10
Cemeteries, Public or Private, including Mausoleums	S ^P													Section 6.11
Conservation Areas, Public or Private	S													
Country Clubs and Golf Courses	S	S	S	S	S	S								Section 6.12
Health, Exercise Club, or Spa								P	P	P				
Indoor Commercial Recreation								P	P	P				Section 6.47
Indoor Gun and Archery Range	S							S ^P	S ^P	S ^P				
Miniature Golf and/or Driving Ranges	S							S						Section 6.23
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage												P		
Private Clubs, Fraternal Organizations, and Lodge Halls								P	P	P				
Public and Institutional Buildings and Uses	S	S	S	S	S	S							S	Section 6.34
Religious Institutions	S ^P	S ^P	P	P	P	P		P	P	P			P	Section 6.34
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly								P	P					
Trade or Industrial Schools											P	P		
Commercial and Retail Uses														
Auction, Permanent								P	P	P	P	P		Section 6.45
Automobile Wash when Completely or Partially Enclosed in a Building								P	P	S				Section 6.7
Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building								P	P	S	P	P		
Beauty and Barber Shops								P	P	P				
Brewpub								P	P	P				
Convenience Store								P	P	P				
Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales								S	P	S				
Distillery, Small								P	P	P				Section 6.48
Food Truck, Temporary Use								A	A	A	A	A	A	Section 6.53
Food Truck Court								S	S					Section 6.53

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Financial Institutions								P	P	P			P S	
Gunsmiths	S	S	S	S				P	P	P				Section 6.19
Home Improvement Store								P	P					
Instant Oil Change Shop								P	P	P				
Medical and Dental Offices								P	P	P			P	
Microbrewery								P	P	P				
Mobile and Modular Home Sales							P			S				Section 6.25
Mortuary Establishments, Funeral Homes								P	P	P			S P	Section 6.26
Automobile Service Motor Vehicle Filling Station, Gas Station	S							S	S	S				Section 6.18
Office, Professional, Technical or Administrative					A	A	A	P	P	P	A	A	P	
Open Air Businesses								S	S	S				
Outdoor Seating Area								A	A	A				Section 6.47
Outdoor Temporary Retail Sales								A	A	A				Section 6.32
Personal Service Establishments								P	P	P				
Pet Grooming	P							P	P	P				
Pet Obedience School	P							P	P	P				
Pet Shop								P	P	P				
Plumbing, Heating, and Electrical Shops								P	P	P				
Restaurants, Bar, Grill, and Cocktail/Lounges									P	P				
Restaurants, Carry-Out								P	P	P				
Restaurants, Standard								P	P	P				
Restaurants, With Drive-in or Drive-Through									P	P				
Retail, General								P	P	P				
Shopping Centers and Big-Box Stores								P	P					Section 6.33
Sign Painting and Servicing Shops								P	P	P				
Supermarket								P	P	P				
Tire and Battery Shops								P	P	P				
Wine Maker, Small								P	P	P				
Industrial Uses														
Automobile or Vehicle Storage											S	S		Section 6.31
Concrete or Asphalt Paving Plant												S		
Contractor's Yard											P	P		Section 6.31
Distiller											P	P		
Distribution Center									S	S	P	P		Sections 6.22, 6.31
Donation Bins							A	A	A					
Dry Cleaning Plant, Commercial Laundry											P	P		
Industrial Uses Not Otherwise Listed												S		
Junkyards												S		Section 6.21
Landscape Contractor's Operation	S										P	P		Section 6.31
Limited Retail and Showroom Operations											A	A		Section 6.46
Lumber and Planing Mills												P		Sections 6.50, 6.31
Major Repair and Maintenance Operations											P	P		
Manufacturing, General											S	P		
Manufacturing, Light										S	P	P		Section 6.22
Motor Freight Facility											P	P		
Oil or Gas Processing Plant	S										S	P S		
Outdoor Storage, General										A	P	P		Section 6.31
Recycling Center											P	P		
Recycling Collection Station											P	P		
Research Laboratories, Prototype Design and Development									S	S	P	P		Section 6.22

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Storage, Bulk											S	S		Section 6.31
Truck Stop												S		
Truck Terminal											S	P		Section 6.31
Vehicle Impoundment Lot											S	S		Section 6.31
Warehousing and Wholesale Trade Establishments									S	S	P	P		Section 6.22
Wine Maker											P	P		
Other Uses														
Accessory Use, Building, or Structure	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 7.5
Adult Regulated Uses									P	P				Section 6.1
Auctions, Permanent	P							P	P	P	P			Section 6.45
Auction, Temporary One-Time Event	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 6.45
Biofuel Production Facility – Option A	P													Section 6.35
Biofuel Production Facility – Option B	S													Section 6.35
Biofuel Production Facility – Capacity More Than 100,000 Gallons	S													Section 6.35
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Extraction Operations	P													Section 6.28
Mixed Use Building								P	P	P				Section 6.24
Power Plant	S											S		
Racetracks	S										S	S		Section 6.36
Self-storage Facilities (Mini-Warehouse, Mini-Storage)								S	S		P	P		Section 6.38
Solar Energy Facility – Direct Use	A	A	A	A	A	A		A	A	A	A	A	A	Section 6.39
Solar Energy Facility – Primary Use	S													Section 6.39
Swimming Pools, Private	A	A	A	A	A	A	A							Section 7.5
Wind Energy Conversion System On-Site	S	S									S	S		Section 5.4
Wind Energy Conversion System, Utility Scale	S											S	S	Section 5.4
Wireless Communication Towers	S							S	S	S	P	P		Section 5.5

PART FOUR – Amendments to Sections 3.6 through 3.11 and 3.13 through 3.18

Sections 3.6 (AG, Agricultural District), 3.7 (R-1, Rural Residential District), 3.8 (R-2A, One- and Two-Family, Low-Density Residential District), 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District), 3.10 (R-3A, Multiple-Family Residential District), 3.11 (R-3B, Medium-Density Multiple-Family Residential District), 3.13 (B-4, General Business District), 3.14 (B-5, Highway Business District), 3.15 (B-7, Retail and Service Highway Business District), 3.16 (I-1, Light Industrial District), 3.17 (I-2, General Industrial District, and 3.18 (OS, Office Service District are hereby deleted and replaced in their entirety to amend the sections as follows:

Section 3.6: AG, Agricultural District

STATEMENT OF PURPOSE

This district is established to achieve the following objectives:

1. Create a stable environment for agricultural production,
2. Permit services and uses that are necessary to support agriculture,
3. Allow limited low-density single-family detached non-farm development, and
4. Preserve open space, protect flood-prone areas, protect wetlands and woodlands, and preserve significant natural features.

It is not intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Foster Care Family Home • Auctions, One-Time Temporary Event • Biofuel Production Facility – Option A • Cemeteries, Public or Private, including Mausoleums • Child or Day Care, Family Home • Customary Agricultural Operations • Dwelling, One Family or Single Family • Dwelling, One Family on a Farm • Essential Services • Extraction Operations • Foster Family Home • Greenhouses • Kennel, Breeding • Kennel, Non-Commercial • Medical Marijuana Caregiver • Mobile or Modular Dwellings, not in a Mobile Home Park • Nursery, Plant Material • Pet Grooming • Pet Obedience School • Roadside Farm Stands • Rural and Agricultural Uses • Stable, Private 	<ul style="list-style-type: none"> • Adult Foster Care Small Group Home • Agri-Tourism • Agricultural Service Establishments • Airports, Public or Private • Auction, Permanent Agricultural Auction • Bed and Breakfast • Biofuel Production Facility – Option B • Biofuel Production Facility – Capacity More than 100,000 Gallons • Boarding House • Campgrounds or Recreation Grounds • Child or Day Care, Group Home • Conservation Areas, Public or Private • Country Clubs and Golf Courses • Farm Implement Sales and Repair • Foster Family Group Home • Gunsmith • Home-Based Limited Business • Home for the Aged • Hospitality Facility • Hunting Clubs or Gun Clubs; Outdoor Gun and Archery Range • Indoor Gun and Archery Range • Boarding Kennels, Boarding • Landscape Contractor's Operation • Miniature Golf and/or Driving Ranges • Motor Vehicle Filling Station, Gas Station • Oil or Gas Processing Plant • Power Plant • Public and Institutional Buildings and Uses • Racetracks • Religious Institutions • Second Living Quarters on a Farm • Short-Term Rental Housing • Solar Energy Facility – Primary Use • Stable, Public • Veterinary Clinic • Wind Energy Conversion Systems – On-Site • Wind Energy System – Utility Scale • Wireless Communication Towers
	<h3>ACCESSORY USES</h3>
	<ul style="list-style-type: none"> • Accessory Use, Building, or Structure • Day Care Center, Child or Adult • Home Occupation • Medical Marijuana Caregiver • Private Off-Road Courses • Solar Energy Facility – Direct Use • Swimming Pools, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	165	Front Yard:	50
Minimum Lot Area (sq. ft.):	43,560	Side Yard (one) ^{(c)(d)} :	16.5

Minimum Lot Depth (ft.):	165	Side Yard (total of two):	33
Maximum Lot Depth:	^(a)	Rear Yard:	50
Minimum Floor Area Per Unit (sq. ft.):	800		
Maximum Building Height (ft.):	35 ^(b)		
Minimum Dwelling Width (ft.): :	30 Section 6.16		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	No		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2-2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.7: R-1, Rural Residential District

STATEMENT OF PURPOSE

This district is intended to address conditions in those portions of the Township where agriculture is acceptable, but where it is reasonable to allow limited low density single-family detached non-farm development. The standards in this district are intended to assure that permitted uses peacefully coexist, while preserving the rural-like features and character of the Township. It is not intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Customary Agricultural Operations
- Dependent Living for Seniors
- Dwelling, One Family or Single Family
- Dwelling, One Family on a Farm
- Essential Services
- Foster Family Home
- [Stable, Private](#)

SPECIAL USES

- Adult Foster Care Small Group Home
- Bed and Breakfast
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Gunsmith
- [Foster Family Group Home](#)
- Home-Based Limited Business
- Kennel, ~~Breeding~~ [Breeding](#)
- Kennel, Non-Commercial
- [Nursery, Plant Material](#)
- Public and Institutional Buildings and Uses
- Religious Institutions
- Short-Term Rental Housing
- [Stable, Public](#)
- Wind Energy [Conversion Systems – On-Site](#)

ACCESSORY USES

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- Solar Energy Facility – Direct Use
- Swimming Pools, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	150	Front Yard:	50
Minimum Lot Area (sq. ft.):	43,560	Side Yard (one) ^{(c)(d)} :	15
Minimum Lot Depth (ft.):	N/A	Side Yard (total of two):	30
Maximum Lot Depth:	N/A	Rear Yard:	50
Minimum Floor Area Per Unit (sq. ft.):	1,000		
Maximum Building Height (ft.):	35 ^(b)		
Minimum Dwelling Width (ft.):	30 Section 6.16		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	No		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.8: R-2A, One- and Two-Family, Low-Density Residential District

STATEMENT OF PURPOSE

The intent of this district is to provide areas in the Township for the development and continued use of single family detached and duplex dwellings within safe, stable neighborhoods. It is further intended that this district permit a limited range of residentially related uses, while prohibiting multiple family, commercial, and industrial uses that would interfere with the quality of residential life. It is intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Dwelling, One Family or Single Family
- Dwellings, Two Family (Duplex)
- Essential Services
- Foster Family Home
- ~~Mobile or Modular Dwellings, not in a Mobile Home Park~~
- Religious Institutions

SPECIAL USES

- Adult Foster Care Small Group Home
- Bed and Breakfast
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Foster Family Group Home
- Gunsmith
- Home-Based Limited Business
- Kennel, Non-Commercial
- Public and Institutional Buildings and Uses
- Short-Term Rental Housing

ACCESSORY USES

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- Solar Energy Facility – Direct Use
- [Swimming Pools, Private](#)

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards	One Family	Two Family	Minimum Setbacks (ft.)	
Minimum Lot Width (ft.) ^(e) :	100	120	Front Yard ^(g) :	35
Minimum Lot Area (sq. ft.) ^(e) :	14,000	17,000	Side Yard (one) ^(c) :	10
Minimum Dwelling Unit Width (ft.):	30 Section 6.16	30	Side Yard (total of two):	20
Minimum Floor Area Per Unit (sq. ft.):	600	750	Rear Yard:	35
Maximum Building Height (ft.):	35	35		
Maximum Lot Coverage	40%	40%		
Municipal Sewer Required:	No	No		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.9: R-2B, One- and Two-Family, Medium-Density Residential District

STATEMENT OF PURPOSE

The intent of this district is to provide areas in the Township for the development and continued use of single family detached and duplex dwellings within safe, stable neighborhoods, while permitting smaller lots than are allowed in the One- and Two-Family, Low-Density Residential District. It is further intended that this district permit a limited range of residentially related uses, while prohibiting multiple family, commercial, and industrial uses that would interfere with the quality of residential life. It is intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Foster Care Family Home • Child or Day Care, Family Home • Dwelling, One Family or Single Family • Dwellings, Two Family (Duplex) • Essential Services • Foster Family Home • Mobile or Modular Dwellings, not in a Mobile Home Park • Religious Institutions 	<ul style="list-style-type: none"> • Adult Foster Care Small Group Home • Boarding House • Child or Day Care, Group Home • Country Clubs and Golf Courses • Foster Family Group Home • Gunsmith • Home-Based Limited Business • Public and Institutional Buildings and Uses • Short-Term Rental Housing
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building, or Structure • Day Care Center, Child or Adult • Home Occupation • Solar Energy Facility – Direct Use • Swimming Pool, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards	One Family	Two Family	Minimum Setbacks (ft.)
Minimum Lot Width (ft.):	70	90	Front Yard ^(a) : 30
Minimum Lot Area (sq. ft.):	8,400	10,800	Side Yard (one) ^(c) : 6
Minimum Dwelling Unit Width (ft.):	30 Section 6.16	30	Side Yard (total of two): 12
Minimum Floor Area Per Unit (sq. ft.):	500	650	Rear Yard: 35
Maximum Building Height (ft.):	35	35	
Maximum Lot Coverage	40%	49%	
Municipal Sewer Required:	Yes	Yes	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2-14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.10: R-3A, Multiple-Family Residential District

STATEMENT OF PURPOSE

The intent of this district is to address the varied housing needs of Township residents by providing locations for development of multiple-family housing, such as apartments and condominiums, at a higher density than permitted in single family districts. Multiple family housing should be provided with necessary services and utilities, including public water and sanitary sewer utilities, usable outdoor recreation space, and well-designed internal road and pedestrian networks.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Foster Care Family Home • Child or Day Care, Family Home • Dependent Living for Seniors • Dwellings, Multiple-Family (4-units or less) • Dwellings, Multiple-Family (5-units or more) • Essential Services • Foster Family Home • Independent Living for Seniors • Religious Institutions 	<ul style="list-style-type: none"> • Adult Foster Care Large Group Home • Adult Foster Care Small Group Home • Boarding House • Child or Day Care, Group Home • Country Clubs and Golf Courses • Foster Family Group Home • Fraternity, or Sorority, or Similar Organization • Home for the Aged • Hospitality Facility • Nursing Home • Public and Institutional Buildings and Uses
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building, or Structure • Day Care Center, Child or Adult • Office, On-Site Administrative • Solar Energy Facility – Direct Use • Swimming Pool, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

DIMENSION REGULATIONS

Lot Standards	Minimum Setbacks (ft.)
Minimum Lot Width (ft.): N/A	Front Yard(g) : 35
Minimum Lot Area (sq. ft.): (f)	Side Yard(one)(c) : 30
	Side Yard (total of two): 60
Minimum Floor Area Per Unit (sq. ft.): 500	Rear Yard: 25
Maximum Building Height (ft.)(h) : 35	
Maximum Lot Coverage 40%	
Municipal Sewer Required: Yes	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions-Special Use Permits Section 2-2-14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11		Parking Section 9
Nonconformities Section 12		

Section 3.11: R-3B, Medium-Density Multiple-Family Residential District

STATEMENT OF PURPOSE

The intent of this district is to address the varied housing needs of Township residents by providing locations for development of multiple-family housing, such as apartments and condominiums, at a higher density than permitted in single family districts, but at a lower density than permitted in the R-3A District. Multiple family housing should be provided with necessary services and utilities, including public water and sanitary sewer utilities, usable outdoor recreation space, and well-designed internal road and pedestrian networks.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Foster Care Family Home • Child or Day Care, Family Home • Dependent Living for Seniors • Dwellings, Multiple-Family (4-units or less) • Dwellings, Multiple-Family (5-units or more) • Essential Services • Foster Family Home • Independent Living for Seniors • Religious Institutions 	<ul style="list-style-type: none"> • Adult Foster Care Small Group Home • Adult Foster Care Large Group Home • Boarding House • Child or Day Care, Group Home • Country Clubs and Golf Courses • Foster Family Group Home • Fraternity, or Sorority, or Similar Organization • Home for the Aged • Hospitality Facility • Nursing Home • Public and Institutional Buildings and Uses
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building, or Structure • Day Care Center, Child or Adult • Office, On-Site Administrative • Solar Energy Facility – Direct Use • Swimming Pool, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	N/A	Front Yard ^(g) :	35
Minimum Lot Area (sq. ft.):	^(f)	Side Yard (one) ^(c) :	30
		Side Yard (total of two):	60
Minimum Floor Area Per Unit (sq. ft.):	500	Rear Yard:	25
Maximum Building Height (ft.) ^(h) :	35		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	Yes		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11		Parking Section 9
Nonconformities Section 12		

Section 3.13: B-4, General Business District

STATEMENT OF PURPOSE

The intent of this district is to provide for commercial development that offers a broad range of goods and services to meet the convenience and comparison shopping needs of Township residents. Because of the variety of business types permitted in the B-4 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. General Business developments should be compatible in design with adjacent commercial development and buffered from or located away from residential areas.

PRINCIPAL PERMITTED USES

- Auction, Permanent ~~Auction~~
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- Convenience Store
- [Day Care Center, Child or Adult](#)
- Distillery, Small
- Essential Services
- Financial Institutions
- [Food Truck Court](#)
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- [Hospitality Facility](#)
- Hotels
- Indoor Commercial Recreation
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- Restaurants, Carry-Out
- Restaurants, Standard
- ~~General Retail Business, General~~
- Shopping Centers and Big-Box Stores
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- Amusement Parks
- Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales
- [Hospital](#)
- ~~Boarding~~-Kennels, [Boarding](#)
- Miniature Golf and/or Driving Ranges
- ~~Automobile~~-[Motor Vehicle](#) Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Plumbing, Heating, and Electrical Shops](#)
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- [Sign Painting and Servicing Shops](#)
- Wireless Communication Towers

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Director Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	80	Front Yard ⁽⁴⁾ :	20-50
Minimum Lot Area (sq. ft.):	12,000	Side Yard ⁽¹⁾ :	10-20
Maximum Lot Coverage:	50%-30%	Rear Yard ⁽¹⁾ :	20-25

Minimum Floor Area Per Unit (sq. ft.):	--	
Maximum Building Height (ft.):	35	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Site Plan Review Section 2-2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.14: B-5, Highway Business District

STATEMENT OF PURPOSE

The intent of this district is to provide areas along major roads and highways for commercial development that caters to the traveling public. Whether freestanding or in a planned shopping center, businesses should be designed to achieve a harmonious design along the corridor, with coordinated access, parking, sidewalks, landscaping and screening.

PRINCIPAL PERMITTED USES

- Adult Regulated Uses
- Amusement Enterprises
- Auction, Permanent ~~Auction~~
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage, if all operations are conducted in an enclosed building
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- Convenience Store
- [Day Care Center, Child or Adult](#)
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- Distillery, Small
- Essential Services
- Financial Institutions
- [Food Truck Court](#)
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- [Hospital](#)
- [Hospitality Facility](#)
- Hotels
- Indoor Commercial Recreation
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Plumbing, Heating, and Electrical Shops
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- [Restaurants, Bar, Grill, and Cocktail/Lounges](#)
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, [With Drive-in or Drive-Through](#)
- ~~General Retail Business, General~~
- Shopping Centers and Big-Box Stores
- Sign Painting and Servicing Shops
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- [Distribution Center](#)
- ~~Boarding~~ Kennels, [Boarding](#)
- ~~Automobile~~ [Motor Vehicle](#) Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Research Laboratories, Prototype Design and Development](#)
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- [Warehousing and Wholesale Trade Establishments](#)
- Wireless Communication Towers

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail

REQUIRED DIMENSIONS

Lot Standards	Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(f) : 20-50
Minimum Lot Area (sq. ft.):	16,000	Side Yard ^(g) : 10-20
Maximum Lot Coverage:	50% 30%	Rear Yard ^(h) : 20-25
Minimum Floor Area Per Unit (sq. ft.):	--	
Maximum Building Height (ft.):	45 35	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Section 2-2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.15: B-7, Retail and Service Highway Business District

STATEMENT OF PURPOSE

The intent of this district is to promote the high quality commercial and office development in the vicinity of M-20 and Pickard Road. Requirements and incentives are provided to promote vehicular and pedestrian safety, control traffic congestion, and improve the visual appearance of the district through proper landscaping, buffering and screening.

PRINCIPAL PERMITTED USES

- Adult Regulated Uses
- Auction, Permanent ~~Auction~~
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- [Convenience Store](#)
- Distillery, Small
- Essential Services
- Financial Institutions
- Gunsmith
- Health, Exercise Club, or Spa
- [Hospital](#)
- [Hospitality Facility](#)
- Hotels
- [Indoor Commercial Recreation](#)
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- [Plumbing, Heating, and Electrical Shops](#)
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- [Restaurants, Bar, Grill, and Cocktail/Lounges](#)
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, With Drive-Through
- ~~General Retail Business, General~~
- [Sign Painting and Servicing Shops](#)
- Supermarket
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- [Distribution Center](#)
- ~~Boarding-Kennels, Boarding~~
- [Manufacturing, Light](#)
- Mobile and Modular Home Sales
- ~~Automobile~~ [Motor Vehicle](#) Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Research Laboratories, Prototype Design and Development](#)
- [Warehousing and Wholesale Trade Establishments](#)
- Wireless Communication Towers

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- [Outdoor Storage, General](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.) ⁽¹⁾ :	130	Front Yard:	20 -15
Minimum Lot Area (sq. ft.):	20,000	Side Yard ⁽²⁾ :	10
Maximum Lot Coverage ⁽³⁾ :	50% -30%	Rear Yard ⁽⁴⁾ :	20 -10
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	45 -35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

<i>Definitions</i> Site Plan Review Section 2.2 14.2	<i>General Provisions</i> Section 7	<i>Environmental Performance Standards</i> Section 8
<i>Landscaping and Screening</i> Section 10	<i>Accessory Uses and Structures</i> Section 7.5	<i>Exterior Lighting</i> Section 8.2
<i>Signs</i> Section 11	<i>Nonconformities</i> Section 12	<i>Parking</i> Section 9

Section 3.16: I-1, Light Industrial District

STATEMENT OF PURPOSE

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township’s expected needs for light industrial, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-1 District, to avoid detrimental impact on adjoining lands. Industrial uses that are prone to fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances are prohibited.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepare material. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

Light Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Agricultural Processing and Packaging • Auctions, Permanent • Automobile repair shop or garage if all operations are conducted in an enclosed building • Contractor’s Yard • Distiller • Distribution Center • Dry Cleaning Plant, Commercial Laundry • Essential Services • Boarding Kennels, Boarding • Landscape Contractor’s Operation • Major Repair and Maintenance Operations • Manufacturing, Light • Motor Freight Facility • Outdoor Storage, General • Recycling Center • Recycling Collection Station • Research Laboratories, Prototype Design and Development • Self-storage Facilities (Mini-Warehouse, Mini-Storage) • Trade or Industrial Schools • Truck Terminal • Warehousing and Wholesale Trade Establishments • Wine Maker • Wireless Communication Towers 	<ul style="list-style-type: none"> • Automobile or Vehicle Storage • Manufacturing, General • Oil or Gas Processing Plant • Racetracks • Storage, Bulk • Truck Stop • Vehicle Impoundment Lot • Wind Energy Conversion Systems – On-Site
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building or Structure • Day Care Center, Child or Adult • Food Truck, Temporary Use • Limited Retail and Showroom Operations • Office, Professional, Technical or Administrative • Solar Energy Facility – Direct Use
<p><i>The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.</i></p>	

REQUIRED DIMENSIONS		
Lot Standards	Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(l) : 25-75
Minimum Lot Area (sq. ft.):	43,560	Side Yard ^(k) : 20-30
Maximum Lot Coverage:	60%-40%	Rear Yard ^(k) : 30-50
Minimum Floor Area Per Unit (sq. ft.):	--	
Maximum Building Height (ft.):	60-35	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS		
Definitions	General Provisions	Environmental Performance Standards
Site Plan Review Section 2-2-14.2	Section 7	Section 8
Landscaping and Screening	Accessory Uses and Structures	Exterior Lighting
Section 10	Section 7.5	Section 8.2
Signs	Nonconformities	Parking
Section 11	Section 12	Section 9

Section 3.17, I-2, General Industrial District

STATEMENT OF PURPOSE

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township's expected needs for all types of manufacturing, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-2 District, to avoid detrimental impact on adjoining lands. It is the intent of this district to promote manufacturing that is free from danger of fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

General Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Agricultural Processing and Packaging • Auctions, Permanent • Automobile repair shop or garage if all operations are conducted in an enclosed building • Contractor's Yard • Distiller • Distribution Center • Dry Cleaning Plant, Commercial Laundry • Essential Services • Greenhouses • Boarding Kennels, Boarding • Landscape Contractor's Operation • Lumber and Planning Mills • Major Repair and Maintenance Operations • Manufacturing, General • Manufacturing, Light • Motor Freight Facility • Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage • Outdoor Storage, General • Recycling Centers • Recycling Collection Stations • Research Laboratories, Prototype Design and Development • Self-storage Facilities (Mini-Warehouse, Mini-Storage) • Storage, Bulk • Trade or Industrial Schools • Truck Terminal • Warehousing and Wholesale Trade Establishments • Wine Maker • Wireless Communication Towers 	<ul style="list-style-type: none"> • Automobile or Vehicle Storage • Concrete or Asphalt Paving Plant • Industrial Uses Not Otherwise Listed • Junkyards • Oil or Gas Processing Plant • Power Plant • Racetracks • Truck Stop • Vehicle Impoundment Lot • Wind Energy Conversion Systems – On-Site • Wind Energy Conversion System – Utility-Scale
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building or Structure • Day Care Center, Child or Adult • Food Truck, Temporary Use • Limited Retail and Showroom Operations • Office, Professional, Technical or Administrative • Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(f) :	25 75
Minimum Lot Area (sq. ft.):	50,000	Side Yard ^(k) :	20
Maximum Lot Coverage:	60%	Rear Yard ^(k) :	30 50
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	60 35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions	General Provisions	Environmental Performance Standards
Site Plan Review Section 2-2 14.2	Section 7	Section 8

Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.18: OS, Office Service District

STATEMENT OF PURPOSE

The intent of this district is to provide locations in the Township to accommodate offices and business services, particularly where such uses can serve as transitional uses between residential uses and thoroughfares or commercial districts. It is intended that buildings and sites in the Office Service District be designed to be compatible with adjoining residential neighborhood.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Day Care Center, Child or Adult • Essential Services • Financial Institutions • Massage Therapist • Medical, Osteopathic, Optical or Dental Offices • Mortuary Establishments, Funeral Homes • Office, Professional, Technical or Administrative 	<ul style="list-style-type: none"> • Dwelling, One Family or Single Family • Dwellings, Two Family (Duplex) • Hospital • Public and Institutional Buildings and Uses • Religious Institutions
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building or Structure • Food Truck, Temporary Use • Pharmacy, Optical, or other Medical Sales • Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS			
Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	90	Front Yard ^(m) :	20 -30
Minimum Lot Area (sq. ft.):	15,000	Side Yard ^(d) :	10 -20
Maximum Lot Coverage:	50% -30%	Rear Yard ^(d) :	20 -50
Minimum Floor Area Per Unit (sq. ft.):	--		
Building Height (ft.):	35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS		
Definitions Site Plan Review Section 2-2 -14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

PART FIVE – Amendments to Section 4.2

Section 4.2 (Schedule of Regulations) is hereby deleted and replaced in its entirety to amend Part A (Agricultural and Residential Districts) of the section to eliminate regulatory conflicts within the Ordinance by deleting the “Minimum Building Width (ft.)” column in its entirety; and to amend Part B (Commercial and Industrial Districts) of the section to revise the minimum setbacks, maximum building height, and maximum lot coverage standards as follows:

Part B – Commercial and Industrial Districts

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements			Maximum Building Height (ft.)	Maximum Lot Coverage by All Buildings
	Area (sq. ft.)	Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)		
B-4	12,000	80	20-50 ^(h)	10-20 ⁽ⁱ⁾	20-25 ⁽ⁱ⁾	35	50%-30%
B-5	16,000	100	20-50 ^(h)	10-20 ⁽ⁱ⁾	20-25 ⁽ⁱ⁾	45-35	50%-30%
B-7	20,000	130 ⁽ⁱ⁾	20-15	10 ⁽ⁱ⁾	20-10 ⁽ⁱ⁾	45-35	50%-30%
I-1	43,560	100	25-75 ⁽ⁱ⁾	20-30 ^(k)	30-50 ^(k)	60-35	60%-40%
I-2	50,000	100	25-75 ⁽ⁱ⁾	20 ^(k)	30-50 ^(k)	60-35	60%-N/A
OS	15,000	90	20-30 ^(m)	10-20 ⁽ⁱ⁾	20-50 ⁽ⁱ⁾	35	50%-30%
PUD	See Section 3.19.						

PART SIX – Amendments to Section 4.3

Section 4.3 (Footnotes to Schedule of Regulations) is hereby deleted and replaced in its entirety to amend footnotes “d.,” “i.,” “j.,” and “k.” as follows:

- d. For one-family dwellings, no side yard shall be less than ~~ten (10) percent of the required lot width~~ the minimum required by this Section. For all others uses, no side yard shall be less than ~~thirty (30) twenty (20)~~ feet.
- i. Off-street parking shall be permitted to occupy a portion of the required front yard, subject to compliance with Section 10 (Landscaping and Screening) standards and provided that there shall be maintained a minimum ~~landscape~~ setback of ~~ten (10)-20.0~~ feet between the nearest point of the off-street parking and the nearest road right-of-way line ~~as indicated on the Master Thoroughfare Plan~~.
- j. An additional 20.0 feet of ~~forty (40) foot~~ side and rear ~~year yard~~ setback shall be provided when abutting the AG (Agricultural) District, any residential zoning district, or an existing agricultural or residential use.
- k. An additional 30.0 feet of ~~sixty (60) foot~~ side and rear ~~year yard~~ setback shall be provided when abutting the AG (Agricultural) District, any residential district, or an existing agricultural or residential use.

PART SEVEN – Amendments to Section 6.16

Subsection “A” of Section 6.16 (Residential Design Requirements) is hereby deleted and replaced in its entirety to amend the Section to eliminate a potential regulatory conflict in the minimum dwelling width and length standards, as follows:

- A. **Dimensional Requirements.** All dwelling units shall comply with the dimensional requirements, including minimum floor area requirements, for the district in which they are located. The ~~minimum~~

~~width of the front elevation shall be thirty (30) feet and the~~ minimum dimension along any front, side or rear elevation shall be twenty-four (24) feet.

PART EIGHT – Amendments to Section 6.18

Section 6.18 (Filling Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories) is hereby deleted and replaced in its entirety to amend the Section as follows:

Section 6.18 Filling Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories

- A. **Access.** Curb cuts for access to a filling station shall be located no closer than twenty-five (25) feet to a street intersection (measured from the road right-of-way) ~~or from an adjacent residential district.~~ In the interest of traffic safety, the Planning Commission may limit the number of curb cuts.
- B. **Minimum Lot Size.** The minimum lot size for filling stations is fifteen thousand (15,000) square feet, unless the filling station is intended solely for the sale of gasoline, oil, and minor accessories (no facilities for repair or servicing), in which case the minimum lot size shall be as specified for the district in which the filling station is located.
- C. **Setbacks.** Buildings, structures, driveways, parking facilities, loading areas, and fueling stations shall be set back a minimum ~~distance~~ of fifty (50) feet from any residential zoning district, and from the lot boundary of any lot occupied by an existing residential use ~~residentially zoned property and a minimum of one hundred (100) feet from any existing residential dwellings located on adjacent property.~~
- ~~E. **Parking.** Driveways and off-street parking shall comply with the regulations in Section 9, except that driveways and parking shall be located a minimum of fifty (50) feet from adjacent property lines and a minimum of two hundred (200) feet from any existing residential dwelling located on adjacent property.~~
- ~~F. **D. Lighting.** Exterior lighting shall comply with Section 8.2, Except that the maximum light level under the pump island canopy structure is twenty (20) foot candles.~~
- E. **Additional Limitation.** Any filling station allowed in the AG (Agricultural) District shall be strictly limited to servicing farm equipment.

PART NINE – Amendments to Section 6.19

Section 6.19 (Home Occupations and Home-Based Businesses) is hereby deleted and replaced in its entirety to retitle the section as “Home Occupations and Home-Based Limited Businesses), to correct the term “home-based business(es)” to “home-based limited business(es)” through the Section, to amend subsection “A.” (Approval and Permit Requirements) of the section to allow for administrative zoning permit approval of home occupations, and to add a new subsection “F.” entitled “Additional Requirements for a Medical Marijuana Caregiver Home Occupation,” as follows:

Section 6.19 Home Occupations and Home-Based Limited Businesses

- A. **Approval and Permit Requirements.**
 - 1. ~~Planning Commission Approval of a Home-Based Limited Business.~~ Home ~~occupations and home-based~~ limited businesses, as defined in Section 2.2, are subject to ~~Planning Commission Special Use Permit~~ approval in accordance with the requirements of this Section and Section 14.3 of this Ordinance. ~~Property owners within three hundred (300) feet of the site on which the home occupation is proposed shall be notified by mail of the Planning Commission meeting at which the proposal will be considered.~~

2. ~~Zoning Permit.~~ **Approval of a Home Occupation.** ~~Upon approval by the Planning Commission, and payment of fees, a permit for a home Home occupations, as defined in Section 2.2, or home-based business may be issued are subject to an administrative Zoning Permit approval by the Zoning Administrator in accordance with the requirements of this Section and Section 14.1 of this Ordinance. An approved zoning permit is initially shall remain valid until the home occupation activity is discontinued, provided for one (1) year. Thereafter, it may be renewed every three (3) years if the Zoning Administrator finds that the home occupation or home-based business is remains in compliance with this Section and Ordinance, and any the conditions of permit approval.~~
3. **Other Permits.** The holder of the permit shall be responsible to carry adequate insurance and apply for any other licenses or permits as may be required by any other local, state or federal agency.
4. **Transferability of Permit.** A permit is not transferable to another location.
5. **Expansion.** Any expansion of a home occupation or home-based limited business shall require a new permit.
6. **Revocation of Permit.** Failure to comply with the requirements in this ~~section~~ Section or Ordinance, or with ~~the any~~ conditions of permit approval, shall be grounds for revocation of the permit in accordance with the applicable provisions of this Ordinance.
7. **Compliance with Zoning District Requirements.** The dwelling unit and home occupation or home-based limited business shall comply with all applicable zoning district requirements.

C. **General Requirements.**

9. Medical Marihuana Caregiver Home Occupation. The cultivation of medical marihuana by a primary care giver as defined and in compliance with the Michigan Medical Marihuana Act, being MCL §333.26421, et. seq. and associated state rules and regulations shall be allowed as a home occupation in the AG (Agricultural) zoning district, subject to the applicable requirements of this Section 6.19 and the additional requirements of Section 6.54 (Medical Marihuana Caregivers). A medical marihuana caregiver shall be prohibited as a home-based limited business.

PART TEN – Add a new Section 6.22

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.22 entitled “Industrial Uses in the Business Districts” as follows:

Section 6.22 Employment Center Uses in the Business Districts

The following additional standards and limitations shall apply to certain employment center uses in the Business Districts where this Section is referenced under “Use Standards” in Section 3.4:

- A. **Size and Location.** The size and location of a distribution center, light manufacturing facility, research laboratory, warehousing facility or other land use allowed in a Business District subject to this Section shall be designed to minimize disruption of the predominant commercial business function of the zoning district.
- B. **Commercial Frontage.** The Planning Commission may require reservation of adequate land area at the front of the lot for existing or planned retail, restaurant, office, and similar commercial business uses and development.
- C. **Additional Screening.** The Planning Commission may require additional screening where determined necessary to provide adequate land use buffering for an adjacent AG (Agricultural) District, any adjacent residential district, or an existing agricultural or residential use on an adjacent lot.

PART ELEVEN – Amendments to Section 6.31

Section 6.31 (Outdoor Storage, General) is hereby deleted and replaced in its entirety to amend subsection A. (Enclosure) of the section and to add a new subsection “F.” entitled “Accessory Use Standards” as follows:

- A. **Enclosure.** All outdoor storage shall be secured within a ~~enclosed by a solid wood or vinyl~~ fence or a wall, ~~which shall be no less than six (6) feet or more than ten (10) feet in height. The fence or wall shall comply with~~ that conforms to Section 7.6 (Fences and Walls), and shall be screened per Section 10 (Landscaping and Screening) requirements. Materials stored on the site shall not exceed the height of the fence or wall.

F. **Accessory Use Standards.** Where outdoor storage, general is allowed in a Business District as an accessory use, the following additional standards shall apply:

1. Outdoor storage, general shall only be allowed accessory to a distribution center, light manufacturing facility, research laboratory or warehousing facility as allowed in the zoning district, and shall be incidental and subordinate to the principal use on the site.
2. The enclosure shall be located outside of all required setback areas and shall be fully screened from road rights-of-way and adjacent land uses per Section 10.2.E.

PART TWELVE – Amendments to Section 6.34

Section 6.34 (Public and Institutional Buildings and Uses) is hereby amended to delete subsections 6.34.C. (Ingress and Egress) and 6.34.D. (Parking) in their entirety to eliminate conflicts with other Ordinance requirements related to vehicular access and parking, and to add a new subsection “C.” entitled “Additional Setback” as follows:

- C. **Additional Setbacks.** An additional 20.0 feet of side and rear yard setback shall be provided when abutting the AG (Agricultural) District, any residential district, or an existing agricultural or residential use. This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.

PART THIRTEEN – Amendments to Section 6.37

Section 6.37 (Second Living Quarters on a Farm) is hereby amended to add a new subsection “E.” entitled “Residential Design Requirements” as follows:

- E. **Residential Design Requirements.** The dwelling shall conform to Section 6.16 requirements.

PART FOURTEEN – Amendments to Section 6.38

Section 6.38 (Self Storage Warehouses) is hereby amended to delete and replace subsection 6.38.F.E. (Prohibited Storage) in its entirety with a new subsection “F.E.” entitled “Recreational Vehicle Storage as an Accessory Use” as follows:

~~F. **Outside Storage Prohibited.** No storage outside of the self-storage buildings shall be permitted.~~

F. **Recreational Vehicle Storage as an Accessory Use.** Storage outside of the self-storage buildings in a Business District shall be prohibited, except for limited outdoor storage of recreational vehicles as defined in Section 2.2, which shall be allowed as an accessory use subject to the following limitations:

1. Outdoor storage of recreational vehicles shall be incidental in character and subordinate to the principal use on the site.

2. The outdoor storage area shall be located outside of all required setback areas, secured within a fence or a wall that conforms to Section 7.6 (Fences and Walls), and fully screened from road rights-of-way and adjacent land uses per Section 10.2.E.

PART FIFTEEN – Amendments to Section 6.45

Section 6.45 (Auctions) is hereby amended to delete subsection 6.45.A. (Approval Required) in its entirety to eliminate a regulatory conflict within the Ordinance, and to re-number the remaining subsections accordingly.

PART SIXTEEN – Amendments to Section 6.47

Section 6.47 (Indoor Commercial Recreation Uses) is hereby deleted and replaced in its entirety with a new Section 6.47 entitled “Outdoor Seating Area” to remove an outdated regulation inadvertently carried over from the previous Zoning Ordinance No. 1991-5, and to insert provisions allowing for establishment of outdoor seating areas assessor to restaurant and food service establishments, as follows:

~~Section 6.47 — Indoor Commercial Recreation Uses~~

~~Indoor commercial recreation uses shall be setback a minimum distance of one hundred (100) feet from any residentially zoned property.~~

Section 6.47 Outdoor Seating Area

Outdoor seating areas shall be subject to the following:

1. Outdoor seating shall be accessory to a principal restaurant or food service use on the same lot.
2. Establishment or alteration of an outdoor seating area accessory to an existing restaurant or food service use shall only be subject to minor site plan approval per Section 14.2.
3. Outdoor seating shall be prohibited within any setback area required by this Ordinance.
4. The outdoor seating shall be included in the required off-street parking calculation for the principal use per Section 9.2 standards.
5. The outdoor seating area shall be kept clean, litter-free, and with a well-kept appearance within and immediately adjacent to the area of the tables and chairs. Additional outdoor waste receptacles may be required.
6. Signs shall not be permitted beyond those allowed for the principal use.
7. Documentation of approvals from the Central Michigan District Health Department, and from the State of Michigan if sales and consumption of liquor is planned in the outdoor seating area.

PART SEVENTEEN – Add a New Section 6.52 (Day Care Centers)

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.52 entitled “Day Care Centers” as follows:

Section 6.52 Day Care Centers

1. **Accessory Use.** Where allowed as an accessory use, the day care center shall be incidental and subordinate to a principal use on the site, such as a religious institution, public and institutional building or use, hospital, school, or manufacturing or other industrial operation. The accessory day care center may be located in a separate building on the same site.

2. Outdoor Play Area. Where provided, all outdoor play areas for child day care centers shall be enclosed by a fence that is not climbable in design and at least 48 inches high.
3. Pick-up and Drop-off Area. An adequate short-term waiting area for pick-up and drop-off shall be provided off-street, which shall be located within the site and may be incorporated into the required off-street parking.

PART EIGHTEEN – Add a new Section 6.53 (Food Trucks)

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.53 entitled “Food Trucks” as follows:

Section 6.53 Food Trucks

A. Food Truck, Temporary Use.

A food truck shall be allowed to be located for a short-term, temporary period of time on a developed lot with an established principal use subject to the following requirements:

1. A food truck as a temporary use shall be subject to an administrative Zoning Permit approval by the Zoning Administrator in accordance with the requirements of this Section and Section 14.1 of this Ordinance. The Zoning Permit shall be valid for the current calendar year.
2. The food truck operator shall be responsible for keeping the area around the truck clean and litter-free.
3. The food truck shall be located on a paved parking lot outside of all road rights-of-way, clear vision areas at intersections, and all required setback areas.
4. A food truck as a temporary use shall not encroach into the minimum parking required for the principal use of the lot, or impede pedestrian or vehicular access to the principal building on the lot.
5. Paved barrier free pedestrian access shall be provided to the food truck.
6. Signs shall not be permitted beyond those allowed for the principal use.
7. Documentation of all required outside agency permits or approvals for the food truck shall be provided to the Zoning Administrator.

B. Food Truck Court.

A permanent facility for food trucks and their customers to congregate shall be allowed subject to the following requirements:

1. Site plan approval per Section 14.2.
2. The food truck court shall include permanent parking, barrier-free pedestrian access, and electrical hook-up facilities for at least three foods on the lot.
3. Permanent on-site bathroom and handwashing facilities shall be provided for customers and employees.
4. Permanent exterior lighting for the site shall be provided for the food truck court, which shall conform to Section 8.2 standards.
5. An outdoor seating area shall be provided for customers, which shall conform to Section 6.47 standards.
6. Food truck court facilities shall be located outside of all road rights-of-way, clear vision areas at intersections, and all required setback areas.

PART NINETEEN – Add a new Section 6.54 (Medical Marijuana Caregivers)

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.54 entitled “Medical Marihuana Caregivers” as follows:

Section 6.54 Medical Marihuana Caregivers

The following requirements shall apply to medical marihuana caregivers operating in the Township:

1. **Compliance with State Law.** The cultivation and medical use of marihuana by a medical marihuana primary caregiver as defined in Section 2.2 shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, being MCL §333.26421, et. seq. and associated state rules and regulations as they may be amended from time to time.
2. **Compliance with Home Occupation Requirements.** The cultivation and medical use of marihuana by a medical marihuana primary caregiver as defined in Section 2.2 shall comply at all times and in all circumstances with the requirements of this Section 6.54 and the home occupation requirements of Section 6.19 as they may be amended from time to time.
3. **Setback from Schools.** The cultivation of medical marihuana shall be set back a minimum of 1,000 feet from any school or child day care facility to ensure community compliance with Federal “Drug-Free School Zone” requirements.
4. **Number of Primary Caregivers and Qualifying Patients.** Not more than one (1) medical marihuana primary caregiver per lot shall be allowed to assist qualifying patients, and not more than five (5) qualifying patients shall be assisted with the medical use of marihuana within any given calendar week.
5. **Growing.** All medical marihuana shall be contained within an enclosed, locked facility which shall mean a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by the medical marihuana primary caregiver or registered qualifying patient, as reviewed and approved by the Zoning Administrator and subject to the following:
 - a. **Indoor Growing.** Except as otherwise provided in subsection 6.54.4.b., the “enclosed, locked facility” for medical marihuana plants shall be inside a fully enclosed principal or accessory building.
 - b. **Outdoor Growing.** Marihuana plants grown outdoors in the AG (Agricultural) zoning district shall be considered to be in an “enclosed, locked facility” if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all sides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground; located on land that is owned, leased, or rented by a medical marihuana primary caregiver for registered qualifying patients or patients for whom the marihuana plants are grown; and equipped with functioning locks or other security devices that restrict access to only the registered qualifying patient or the medical marihuana primary caregiver who owns, leases, or rents the property on which the structure is located.
6. **Permits.** All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring, lighting, or watering devices that support the cultivation, growing, or harvesting of marihuana are located.
7. **Lighting.** If a room with windows is utilized as a growing location, any lighting methods that exceed usual residential periods between the hours of 10:00 p.m. to 7:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that may create a distraction for adjacent residential properties.
8. **Inspections.** That portion of the residential structure where energy usage and heat exceeds typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and fertilizers, shall be subject to confirmation of compliance with applicable fire codes.

9. Limitations. Nothing in this Ordinance or any other regulatory provisions of the Township is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the Michigan Medical Marihuana Act and rules adopted under the Act. Nothing in this Ordinance or any other regulatory provisions of the Township is intended to grant, and shall not be construed as granting, immunity from criminal prosecution under Federal law. The Michigan Medical Marihuana Act does not protect users, caregivers, or the owners of property on which medical marihuana is grown or used from Federal prosecution or from having their property seized by Federal authorities under the Federal Controlled Substance Act.

PART TWENTY – Amendments to Section 7.5

Section 7.5 (Accessory Uses, Buildings, and Structures) is hereby deleted and replaced in its entirety to amend Part B (Attached Accessory Buildings) of the section to delete the phrase “(such as an attached garage, breezeway, or workshop)” from the first sentence of subsection 7.05.B. to remove a conflict with the second sentence; and to amend Part C (Detached Accessory Structures) to add “and Other Accessory Structures” to the title and to delete and replace the text of subsection 7.5.C.1. (Location), to add a new subsection 7.5.C.1.c. to provide an allowance for waterfront lots to locate a detached shed or garage in the front yard (between the house and the road), and to add a new subsection 7.5.C.2.f. as follows:

B. Attached Accessory Buildings.

Unless otherwise specified in this Section, accessory buildings or structures which are attached to the principal building (~~such as an attached garage, breezeway, or workshop~~) shall be considered a part of the principal building for the purposes of determining conformance with area, setback, height, and bulk requirements. An accessory building or structure shall be considered as attached to the principal building when integrally connected by a fully enclosed structure. A breezeway, portico, colonnade or similar architectural device is not sufficient to meet this standard.

C. Detached Accessory Buildings and Other Accessory Structures.

1. Location. Detached accessory buildings (~~for example, garages or sheds~~) and other accessory structures shall ~~not be located~~ prohibited within any front yard ~~area or a~~ and within the minimum required side yard area for the zoning district, except as follows:
 - a. *Commercial and Industrial Districts.* The following accessory uses may be permitted in the front or side yards of commercial or industrial districts, subject to the approval of the Planning Commission: buildings for parking attendants, guard shelters, gate houses, and transformer pads.
 - b. *Agricultural District.* In the AG district, detached accessory buildings related to agricultural use may be permitted in front of the principal residence on the lot if they comply with all setback requirements for accessory buildings.
 - c. Waterfront lots. One (1) detached accessory building or other accessory structure shall be allowed to be located within the non-required front yard area of a lot with a waterfront lot line and a waterfront yard (see the defined terms “Lot Lines: Waterfront Lot Line” and “Yard: Waterfront Yard” in Section 2.2), subject to the following limitations:
 - i. Exterior finish materials, including siding and roofing, shall match or be coordinated with existing finish materials on the principal building or dwelling, and shall be integrated around the entire structure.
 - ii. The width of the structure as viewed from abutting road rights-of-way shall not exceed 20 percent (20%) of the lot width.
 - iii. The structure shall conform to the setback requirements of Section 7.5.C.2.

2. Setbacks. Detached accessory buildings and other accessory structures, including any and all roof overhangs, shall comply with the following setback requirements. A stake survey may be required by the Zoning Administrator to determine exact distances from the lot line. The location of the proposed building shall be approved by the Zoning Administrator prior to construction.
 - a. *Front Yard Setback*. Any accessory building or other accessory structure in the front yard shall conform to the minimum required front and side yard setbacks for principal buildings in the zoning district.
 - b. *Side Yard Setback*. The required side yard setback for detached accessory buildings or other accessory structures is five (5) feet.
 - c. *Rear Yard Setback*. Accessory buildings or other accessory structures shall be located no closer than five (5) feet to the rear lot line or alley line.
 - d. *Distance from other Buildings*. Detached accessory buildings or other accessory structures shall be located at least ten (10) feet from any building on the site.
 - e. An accessory building or other accessory structure over 14.0 feet in height, 50 feet in length adjacent to a lot boundary, or 1,500 sq. ft. in floor area, shall conform to the minimum required yard setbacks for principal buildings in the zoning district.
 - f. An accessory building or other accessory structure location for any principal use subject to site plan approval per Section 14.2 shall not conflict with or encroach into parking or loading areas required per Section 9 or landscaping or screening required per Section 10.

PART TWENTY-ONE – Add a New Section 7.20 (Building Form and Composition)

Section 7 (General Provisions) is hereby amended to add a new Section 7.20 entitled “Building Form and Composition” as follows:

Section 7.20 Building Form and Composition

The following building form and composition standards shall apply:

A. Purpose.

The quality of building design, placement, and composition is essential to provide a comfortable, human-scale environment in the Township, and to maintain the Township’s attractiveness and economic vitality. Consistent with the adopted Master Plan’s development policies, it is the purpose of this Section to maintain the visual environment, protect the general welfare, and ensure that the Township’s property values, appearance, character, and economic well being are preserved through minimum building form and composition standards. This Section is further intended to encourage creativity, imagination, innovation, and variety in architectural design and building composition through complementary and appropriate use of scale, massing, and architectural details.

B. Scope.

This Section is not intended to supersede or supplant established building and fire code regulations, nor to regulate the quality, durability, maintenance, performance, load capacity, fire resistance characteristics or workmanship of building materials. The provisions of this Section shall apply to the following buildings subject to site plan approval per Section 14.2:

1. Mixed-use and non-residential buildings in the B-4, B-5, B-7, and OS zoning districts; and
2. Buildings occupied or intended to be occupied by Public and Institutional Buildings and Uses and Religious Institutions in any zoning district.

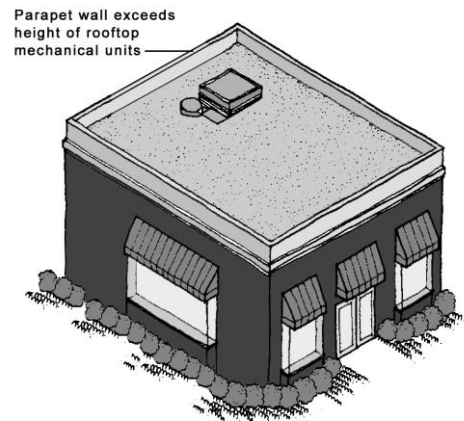
C. Requirements.

Building construction and other work subject to the provisions of this Section shall comply with the following general requirements:

1. **Facade variation.** Building facade walls exceeding 100 feet in length shall be subdivided into bays through the location and arrangement of architectural features and design variations; including but are not limited to projections, bays, recesses, enhanced facade materials and architectural detailing, and variations in building height, roof forms, and window patterns (see illustration).
2. **Composition.** All sides of a building shall be complementary in design, details, and materials. Side and rear facades shall include building materials and architectural features similar to those present on the front facade of the building.
3. **Public entrances.** Buildings in the B-4, B-5, B-7, and OS zoning districts shall have at least one (1) public entrance facing a road right-of-way. Additional entrances may be located on the rear or side facade, including primary access to other uses in a multi-tenant building.
4. **Roof-top equipment screening.** Roof-top mechanical equipment, HVAC systems, exhaust stacks, elevator housings, and other equipment shall be screened from public rights-of-way and adjacent uses by a parapet wall or similar device that exceeds the height of the roof-top equipment and extends around all sides of the building (see illustration).
5. **Security and safety equipment.** Exterior security gates or roll-down security doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the building, within the window or doorframes. Such security equipment shall be recessed and completely concealed during regular business hours and shall be predominantly transparent to allow maximum visibility of the interior.



Facade Variation



Roof Design

PART TWENTY-TWO – Amendments to Section 9.2

Section 9.2 (Schedule of Required Parking) is hereby amended to delete subsections 9.2(D) through 9.2(I) in their entirety, and to add new subsections “D.” entitled “Provisions for Parking for a Specific Use,” “E.” entitled “Abbreviations,” and “F.” entitled “Schedule of Off-Street Parking by Use” to establish one (1) integrated table format fully coordinated with the land use table in Section 3.4, as follows:

D. Provisions for Parking for a Specific Use.

Compliance with the minimum requirements of this Section does not eliminate the requirement to demonstrate that adequate but not excessive off-street parking is available to serve the specific use or development.

E. Abbreviations.

The following abbreviations are used in the table in Section 9.2.E.:

GFA = Gross Floor Area
UFA = Usable Floor Area

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Rural and Agricultural Uses	
Agricultural Processing and Packaging	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Agricultural Service Establishments	
Agri-Tourism	
Auction, Permanent Agricultural	
Customary Agricultural Operations	No minimum
Farm Implement Sales and Repair	One (1) space per 350 sq. ft. of UFA, exclusive of spaces for dealer stock
Greenhouses	No minimum
Hunting Clubs or Gun Clubs, Outdoor Gun and Archery Ranges	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Kennels, Boarding	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Kennel, Breeding	
Kennel, Non-Commercial	No minimum
Nursery, Plant Material	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Private Off-Road Courses	No minimum
Roadside Farm Stands	Two (2) spaces, located outside of road rights-of-way but may be within the required front yard setback area
Stable, Private	No minimum
Stable, Public	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Residential Uses	
Adult Foster Care Family Home	0.3 spaces per bedroom, plus one (1) space per employee based on the largest daily work shift
Adult Foster Care Small Group Home	
Adult Foster Care Large Group Home	
Child or Day Care, Family Home	1.5 spaces per six (6) children or adults of state licensed or authorized capacity, plus the spaces required for the principal dwelling.
Child or Day Care, Group Home	
Dwellings, Multiple-Family (4-units or less)	0.7 spaces per bedroom, plus adequate off-street parking spaces for visitors
Dwellings, Multiple-Family (5-units or more)	
Dwelling, One Family or Single Family	2 spaces per dwelling unit
Dwelling, One Family on a Farm	
Dwellings, Two Family (Duplex)	
Foster Family Home	Same as for the principal dwelling
Foster Family Group Home	One (1) space per employee based on the largest daily work shift
Home Based Limited Business	2 spaces, plus the spaces required for the principal dwelling
Home Occupation	Same as for the principal dwelling
Mobile Home Parks	See Section 3.12

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Second Living Quarters on a Farm	2 spaces per dwelling unit
Lodging Uses	
Bed and Breakfast	1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.
Boarding House	1.5 spaces per bedroom, with a minimum of 4 required spaces
Dependent Living for Seniors	0.39 spaces per bed
Fraternity or Sorority	0.5 spaces per resident, plus adequate off-street parking spaces for visitors
Home for the Aged	0.39 spaces per bed
Hospitality Facility	1.5 spaces per bedroom, with a minimum of 4 required spaces
Hotels	One (1) space per occupancy unit, plus one (1) space per employee based on the largest daily work shift.
Independent Living for Seniors	0.3 spaces per dwelling unit, plus adequate off-street parking spaces for visitors
Nursing Home	0.43 spaces per bed, plus adequate off-street parking spaces for visitors
Short-Term Rental Housing	1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.
Health, Wellness, and Medical Uses	
Day Care Centers, Child or Adult	1.5 spaces per six (6) children or adults of state licensed or authorized capacity, plus one (1) space per employee based on the largest daily work shift.
Hospitals	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for patients and visitors based on anticipated use.
Massage Therapist	One (1) space per 350 square feet of UFA
Medical, Osteopathic, Optical or Dental Offices	One (1) space per 300 square feet of UFA
Pharmacy	One (1) space per 275 square feet of UFA, plus 3 stacking spaces per drive-through service lane
Personal Fitness Center	One (1) space per 330 sq. ft. UFA
Veterinary Clinic	One (1) space per 300 square feet of UFA
Public, Quasi-Public, and Recreational Uses	
Airports, Public or Private	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Amusement Parks	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for patrons and visitors based on anticipated use.
Amusement Enterprises	
Bus, Train, and other Forms of Transportation Systems, Passenger Stations	
Business Schools, Colleges, and Private Schools Operated for Profit	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for students and visitors based on anticipated use.
Campgrounds or Recreation Grounds	One (1) space per employee based on the largest daily work shift, plus one (1) space per campsite, plus adequate off-street parking for visitors based on anticipated use.
Cemeteries, Public or Private, including Mausoleums	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Conservation Areas, Public or Private	
Country Clubs and Golf Courses	8.5 spaces per hole
Health, Exercise Club, or Spa	One (1) space per 330 sq. ft. UFA
Indoor Commercial Recreation	
Indoor Gun and Archery Range	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Miniature Golf and/or Driving Ranges	One (1) space per employee based on the largest daily work shift, plus one (1) space per tee
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Private Clubs, Fraternal Organizations, and Lodge Halls	0.33 spaces per seat in the main assembly space or 1 space per 1,000 sq. ft. of GFA.
Public and Institutional Buildings and Uses	
Religious Institutions	
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly	
Trade or Industrial Schools	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for students and visitors based on anticipated use.
Commercial and Retail Uses	
Auction, Permanent	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Automobile Wash when Completely or Partially Enclosed in a Building	One (1) space per employee based on the largest daily work shift, plus 6 stacking spaces before each automated wash lane or 2 spaces before each manual wash bay, plus 2 off-street drying spaces.
Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use.
Beauty and Barber Shops	1.25 spaces per service chair or station, plus one (1) per employee based on the largest daily work shift.
Brewpub	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Convenience Store	One (1) space per 275 sq. ft. of UFA
Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales	One (1) space per 350 sq. ft. of UFA, exclusive of spaces for dealer stock
Distillery, Small	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Financial Institutions	One (1) space per 300 sq. ft. of UFA, plus 4 stacking spaces per drive-through service lane
Food Truck Court	Six (6) spaces per food truck site.
Gunsmiths	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Home Improvement Store	One (1) space per 350 sq. ft. of UFA
Instant Oil Change Shop	3.5 spaces per service bay [includes the service bay space and two (2) associated stacking spaces], plus (1) space per employee based on the largest daily work shift.
Microbrewery	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Mobile and Modular Home Sales	One (1) per 4,000 square feet of outdoor sales or display area, plus one (1) space per employee based on the largest daily work shift.
Mortuary Establishments, Funeral Homes	One (1) space per three (3) persons allowed within the maximum building occupancy.
Motor Vehicle Filling Station, Gas Station	2.5 spaces per fueling location [includes one (1) fueling location space and one (1) associated stacking space], plus required spaces for accessory retail, office or service uses.
Office, Professional, Technical or Administrative	One (1) space per 300 sq. ft. of UFA
Open Air Businesses	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Outdoor Temporary Retail Sales	
Personal Service Establishments	One (1) per service chair or station, plus one (1) per employee based on the largest daily work shift.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Pet Grooming	One (1) per service chair or station, plus one (1) per employee based on the largest daily work shift.
Pet Obedience School	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Pet Shop	One (1) space per 275 sq. ft. of UFA
Plumbing, Heating, and Electrical Shops	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Restaurants, Bar/Lounge	0.5 spaces per seat based upon the maximum seating capacity, plus one (1) space per employee based on the largest daily work shift
Restaurants, Carry-Out	One (1) space per 200 sq. ft. of UFA
Restaurants, Standard	0.33 spaces per seat based upon the maximum seating capacity, plus one (1) space per employee based on the largest daily work shift
Restaurants, Drive-in or Drive-Through	6 stacking spaces per drive-through service lane, plus the required spaces for the type of other restaurant services provided (bar/lounge, carry out, or standard)
Retail, General	One (1) space per 275 sq. ft. of UFA
Shopping Centers and Big-Box Stores	
Sign Painting and Servicing Shops	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Supermarket	One (1) space per 250 sq. ft. of UFA
Tire and Battery Shops	2.0 spaces per service bay (includes the service bay space), plus (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use
Wine Maker, Small	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Industrial Uses	
Automobile or Vehicle Storage	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Concrete or Asphalt Paving Plant	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Contractor's Yard	One (1) space per employee based on the largest daily work shift
Distiller	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Distribution Center	
Donation Bins	One (1) space per bin
Dry Cleaning Plant, Commercial Laundry	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Industrial Uses Not Otherwise Listed	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift for a known user, plus adequate off-street parking for visitors based on anticipated use
Junkyards	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Landscape Contractor's Operation	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Limited Retail and Showroom Operations	One (1) per 350 square feet of UFA
Lumber and Planing Mills	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Major Repair and Maintenance Operations	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Manufacturing, General	
Manufacturing, Light	
Motor Freight Facility	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Oil or Gas Processing Plant	
Outdoor Storage, General	
Recycling Center	
Recycling Collection Station	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Research Laboratories, Prototype Design and Development	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift for a known user, plus adequate off-street parking for visitors based on anticipated use
Truck Stop	One (1) space per 200 sq. ft. of UFA
Truck Terminal	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Vehicle Impoundment Lot	
Warehousing and Wholesale Trade Establishments	
Wine Maker	
Other Uses	
Accessory Use, Building, or Structure	No minimum
Adult Regulated Uses	One (1) per 200 square feet of UFA
Auctions	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Biofuel Production Facility – Option A	One (1) space per employee based on the largest typical daily work shift
Biofuel Production Facility – Option B	
Biofuel Production Facility – Capacity More Than 100,000 Gallons	
Essential Services	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Extraction Operations	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Mixed Use Building	Cumulative minimum of required parking for the residential and non-residential land uses.
Power Plant	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Racetracks	0.4 spaces per seat, based on total seating capacity
Self-storage Facilities (Mini-Warehouse, Mini-Storage)	0.1 spaces per storage unit, plus required parking for any office or other uses.
Solar Energy Facility – Direct Use	Provide adequate off-street parking for service trucks and any employees working on the site.
Solar Energy Facility – Primary Use	
Swimming Pools, Private	No minimum
Wind Energy Conversion System On-Site	Provide adequate off-street parking for service trucks and any employees working on the site.
Wind Energy Conversion System, Utility Scale	
Wireless Communication Towers	

PART TWENTY-THREE – Amendments to Section 11.3

Section 11.3 (Definitions) is hereby amended to correct a typo by deleting the extra “of” in the definition of “Construction Sign.”

PART TWENTY-FOUR – Amendments to Section 11.5

Section 11.5 (Enforcement) is hereby amended to delete and replace the text of subsection 11.5.D. (Nonconforming Signs) in its entirety as follows.

E. Nonconforming Signs. See Section 11.14.

PART TWENTY-FIVE – Amendments to Section 11.6

Section 11.6 (General Provisions) is hereby amended to delete and replace the text of subsection 11.6.E. (Signs for Religious Institutions, Other Institutional Buildings, and Public Buildings) in its entirety to correct regulatory conflicts in the requirements that apply to religious institutions and related facilities, and to amend the first paragraph of subsection 11.6.G. (Entranceway Signs) to add “public parks, conservation areas, (and) cemeteries” to the list of developments where entranceway signs are allowed, as follows.

- E. **Signs for Religious Institutions, Other Institutional Buildings, and Public Buildings.** Signs for religious institutions, other institutional buildings, and public buildings shall be permitted subject to the same standards as other signs in the district in which the institution is located. However, a religious institution in [the AG \(Agricultural\) District or any residential zoning district](#) may erect signs for the purposes of: identification of the religious institutions or affiliated school, parsonage, or other facility; advertising the time or subject of services; or, presenting other related information. Such signs shall be subject to the following standards:
 - 1. ~~Number. There shall be no more than one (1) sign per parcel, except on a corner parcel, two (2) signs; one (1) facing each street shall be permitted. One (1) additional sign shall be permitted for each school, parsonage, or other related facility.~~ [Building-Mounted Sign\(s\). The standards of Section 11.13.B. shall apply.](#)
 - 2. ~~Size. The maximum size of each such sign shall be twenty-four (24) square feet.~~
 - 2. [Freestanding or Ground Sign\(s\). The standards of Section 11.13.C. shall apply, except that the height shall not exceed 8.0 feet and the allowable sign area shall not exceed 48.0 square feet.](#)
 - 3. ~~Location. Signs shall comply with the setback requirements for the district in which they are located.~~ [The sign location shall also conform to Section 4.6 \(Clear Vision Triangle\) requirements.](#)
 - 3. ~~Height. The maximum height of such signs shall be six (6) feet.~~
 - 4.3. [Electronic Display Technology.](#) Electronic changeable copy and electronic graphic display may be permitted on freestanding signs.
- G. **Entranceway Signs.** Entranceway signs are permitted for the purposes of identifying the entrances to residential subdivisions or condominium developments, apartment complexes, mobile home parks, industrial subdivisions or condominium developments, office parks, [public parks, conservation areas, cemeteries,](#) and similar developments. Such signs shall comply with the following regulations:

PART TWENTY-SIX – Amendments to Section 11.11, 11.12, and 11.13

Sections 11.11 (Signs Permitted in the Business Districts), 11.12 (Signs Permitted in the Industrial Districts), and 11.13 (Signs Permitted in the Office Service District) are hereby amended to correct a regulatory conflict with the specific standards by type of sign in the subsection “B” tables that follow by deleting subsections 11.11.A.1., 11.12.A.1., and 11.13.A.1. (Number of Permanent Signs Permitted) in their entirety and re-numbering the remaining subsections accordingly.

PART TWENTY-SEVEN – Add a new Section 11.14

Section 11 (Signs) is hereby amended to add a new Section 11.14 entitled “Nonconforming Signs” as follows:

Section 11.14 Nonconforming Signs.

All existing, lawfully established and lawfully maintained signs that do not conform to the provisions of this Ordinance shall be allowed to continue as nonconforming signs until removed or altered, subject to the following limitations:

A. Good Working Order.

Nonconforming signs shall be maintained in accordance with the requirements for all signs specified in Section 11.7.A. (Construction Standards), to the maximum extent feasible. Nonconforming signs shall be maintained with all necessary structural and decorative components, including supports, sign frame, and electrical equipment. All sign copy areas shall be intact and illuminated signs shall be capable of immediate illumination.

B. Servicing.

Painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, provided that the sign is restored to its original design and all work is in compliance with the requirements for all signs specified in Section 11.7.A. (Construction Standards).

C. Alterations.

Alterations to nonconforming signs shall be prohibited, except as follows:

1. *Sign copy area.* The sign copy area of a nonconforming sign may be altered, including replacement of sign panels and changes to the sign copy, provided that the degree of nonconformity is not increased, and provided that any sign illumination is brought into compliance with the provisions of Section 11.7.B. (Illumination).
2. *Billboard signs.* A nonconforming billboard sign may be altered, including replacement of sign panels and changes to sign copy, provided that the sign area and height are not increased and provided that sign illumination is brought into compliance with the provisions of Section 11.7.B. (Illumination). A nonconforming billboard sign may be converted to an electronic message board, subject to the requirements of Section 11.06.F. (Electronic Display Technology).
3. *Sign frame or structural elements.* Alterations to the sign frame or structural elements of a nonconforming sign shall be permitted, subject to the following:
 - a. The sign shall be brought into compliance with the maximum sign height and sign area standards for the location and type of sign.
 - b. Where a sign is nonconforming with respect to a required setback, the existing sign's wiring and support structure(s) may be re-used, subject to the following:
 - i. The sign shall be located outside of any existing or planned road right-of-way, as defined by the master transportation plans for the Township, county or state road authorities.
 - ii. The sign location shall conform to Section 4.6 (Clear Vision Triangle) requirements.
 - iii. The sign setback distance shall be maintained or increased by the allowable alterations.

PART TWENTY-EIGHT – Amendments to Section 12.3

Section 12.3 (Nonconforming Lots of Record) is hereby amended to delete and replace the text of subsection 12.3.C. (Nonconforming Contiguous Lots Under the Same Ownership) in its entirety to clarify the regulatory intent of this subsection, as follows:

- C. Nonconforming Contiguous Lots Under the Same Ownership.** If two or more lots with contiguous frontage in single ownership are of record at the time of adoption or amendment of this

Ordinance, and if all or part of the individual lots do not meet ~~the requirements established for lot width and area~~ all zoning district dimensional standards, the lots involved shall be considered to be an individual parcel for the purposes of this Ordinance. No portion of ~~said this~~ parcel shall be used, occupied, or sold in a manner which diminishes compliance with ~~lot width and area requirements~~ the zoning district dimensional standards established by this Ordinance, nor shall any division of ~~athis~~ parcel be made which creates a lot ~~with width or area less than the requirements stated in this Ordinance~~ that fails to satisfy all zoning district dimensional standards. These provisions shall not apply to contiguous lots in single ownership where each of the lots is occupied by an existing home.

PART TWENTY-NINE – Amendments to Section 14.1

Section 14.1 (Administrative Procedures) is hereby amended to delete subsections 14.1.A.4. (Exception) in its entirety to eliminate a regulatory conflict with Section 7.5.

PART THIRTY – Amendments to Section 14.3

Section 14.3 (Special Use Permits) is hereby deleted and replaced in its entirety to revise subsections B., E., F., H., I., J., L., and M. of this section to streamline the approval process by authorizing the Planning Commission to have final authority to approve or deny a special use permit application, as follows:

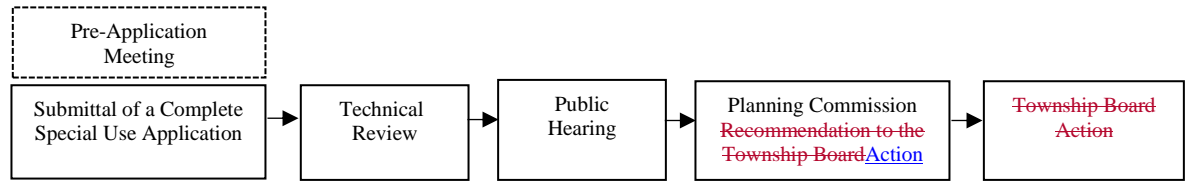
B. Authority to Grant Permits.

The ~~Township Board~~ Planning Commission shall have the authority to review special use applications, hold a public hearing, and grant special use permits, subject to such conditions of design and operation, safeguards, and time limitations as it may determine for all special uses specified in the various provisions of this Ordinance. ~~The Planning Commission shall have authority to review special use applications, hold a public hearing, and make recommendations to the Township Board.~~

E. Application Information.

The following minimum information shall be required with any application for special use permit approval:

1. The name, address, and contact information for the applicant, and the applicant's legal interest in the property. If the applicant is not the owner, the name, address, and contact information for the owner(s) and the signed consent of the owner(s) shall also be required.
2. Signature(s) of the applicant(s) and owner(s), certifying the accuracy of the information.
3. A legal description of the property, including street address(es) and tax code number(s).
4. A detailed description of the proposed use.
5. Supporting statements, evidence, data, information, and exhibits that address the standards and requirements of this Section and Ordinance that apply to the proposed use, applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in subsection 14.3.J. ~~Subsection 14.3(H).~~
6. A survey drawing or plan view of the subject property drawn to a standard engineer's scale and correlated with the legal description and clearly showing the property's location, lot boundaries, road rights-of-way, easements, existing structures, fences, and other improvements. Where required per Section 14.2, a site plan shall satisfy this requirement.
7. Any other information determined necessary by the Township Planner or Planning Commission ~~or Township Board~~ to verify compliance with this Ordinance or other Township ordinances.



Special Use Review Process

F. Review Procedures.

Special use permit applications shall be submitted and reviewed in accordance with the following:

1. Submittal of a complete application. The application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials at the Union Township Hall. Land uses and development projects subject to site plan approval shall be required to submit a complete site plan approval application per Section 14.2 for review in conjunction with this application.
2. Technical review. Prior to Planning Commission consideration, the application materials shall be distributed to the Township Planner for review and comment. The Township Planner or Planning Commission may also request comments from other Township departments, consultants or outside agencies with jurisdiction. Applications that are found by the Township to be incomplete or inaccurate shall be returned to the applicant without further consideration.
3. Public hearing. A public hearing shall be held by the Planning Commission for the application, with notice provided in accordance with Section 14.6.
4. Planning Commission review and ~~action recommendation~~. Following the hearing, the Planning Commission shall review the application materials, together with any reports and recommendations, and any public comments. The Planning Commission shall identify and evaluate all relevant factors, and shall then take action by motion to ~~approve recommend to the Township Board approval~~, ~~approval approve~~ with conditions, or ~~denial of deny~~ the special use permit application, or to postpone further consideration of the application to a date certain, as follows:
 - a. *Postponement.* Upon determination by the Planning Commission that the special use permit application is not sufficiently complete, failure of the applicant to attend the meeting, or upon request by the applicant, or additional information or clarification as requested by the Planning Commission, the Planning Commission may postpone further consideration of the application to a date certain.
 - b. *Approval, Conditional Approval, Denial.* Planning Commission ~~recommendations for approval, approval with conditions or denial of actions to approve, approve with conditions or deny~~ the application shall be based upon application compliance with all applicable standards of this Ordinance or other Township ordinances, including standards for special use approval in ~~subsection 14.3.J. Subsection 14.3(H).~~ Failure of the applicant to attend two (2) or more Planning Commission meetings where the application is being considered shall be grounds for the Planning Commission to ~~deny approval recommend denial to the Township Board~~.
 - ~~c. *Recommendation to the Board.* The Planning Commission's recommendations, all findings of fact and conclusions forming the basis for the recommendations, any recommended conditions of approval, and a copy of the reports and public hearing record shall be forwarded to the Township Clerk for inclusion on a future Township Board meeting agenda for final consideration and action.~~

~~5. Township Board action. Following receipt of the Planning Commission's recommendations, the Township Board shall review the application materials, reports, recommendations, and any public comments. The Township Board shall take action on the application to approve, approve with conditions, deny or postpone for future consideration, as follows:~~

~~a. Referral Back to Planning Commission. The Township Board may refer the request back to the Planning Commission for further review and recommendation regarding specified questions or issues of concern, prior to further Board action.~~

~~b. Approval, Conditional Approval. The application shall be approved if it is determined to comply with all applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(H). An application may be approved subject to certain conditions established in accordance with subsection 14.3(E).~~

~~c. Denial. The application shall be denied upon determination that it does not comply with one or more applicable requirements or standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(H), or would require extensive modifications to fully comply. If a special use is denied, a written record shall be provided to the applicant listing the findings of fact and conclusions or reasons for such denial. Failure of the applicant to attend two (2) or more Township Board meetings where the application is being considered shall be grounds for denial.~~

H. Written Record. The ~~Township Board~~ Planning Commission shall include in its minutes its findings and conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision. Conditions imposed with respect to the approval shall be recorded in the record of the approval action and shall remain unchanged, except upon the mutual consent of the ~~Township Board~~ Planning Commission and the landowner as approved in accordance with this Section. The Township shall maintain a record of conditions that are changed.

I. Re-application. Whenever the ~~Township Board~~ Planning Commission has rejected an application, the Township shall not accept a new application for the same special use on the same premises for a period of 365 calendar days unless the Township Planner first determines that there is a substantial change in circumstances relevant to the issues or facts considered during review of the application; new or additional information is available that was not available at the time of the review; or the new application is materially different from the prior application.

J. Standards for Special Use Approval. No special use permit shall be granted unless the ~~Township Board~~ Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:

1. The proposed land use is identified in Section 3 as a special use in the zoning district.
2. The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.
3. The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.
4. The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
5. The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.

6. Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.
 7. The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.
- L. Alteration and Expansion.** An approved special use permit, including all attached conditions, shall run with the parcel in the approval and shall remain unchanged except upon mutual consent of the ~~Township Board~~ [Planning Commission](#) and the landowner ~~after review and recommendation by the Planning Commission~~. Any alteration or expansion of an existing special use shall require approval of an amended special use permit. Approval of an amended special use permit shall be obtained by the same procedures set forth in this Section for obtaining approval of a new special use permit.
- M. Rescinding Special Use Permit Approval.** Approval of a special use permit may be rescinded by the ~~Township Board~~ [Planning Commission](#) upon determination that the use has not been improved, constructed or maintained in compliance with this Ordinance, approved permits, site plans or conditions of site plan or special use permit approval. Such action shall be subject to the following:
1. Public hearing. Such action may be taken only after a public hearing has been held by the Planning Commission with notice provided in accordance with Section 14.6, at which time the operator of the use or owner of an interest in the land or structure(s) for which special use permit approval was sought, or the owner's designated agent, shall be given an opportunity to present evidence in opposition to rescission. ~~Following the hearing, the Planning Commission shall make a report and recommendations to the Township Board.~~
 2. Determination. Subsequent to the hearing ~~and receipt of the Planning Commission report and recommendations~~, the decision of the ~~Township Board~~ [Planning Commission](#) with regard to the rescission shall be made and written notification provided to the owner, operator or designated agent.

PART THIRTY-ONE – Repeal

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

PART THIRTY-TWO – Severability

If any section, subsection, clause, phrase or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

PART THIRTY-THREE – Publication

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

PART THIRTY-FOUR – Effective Date

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on _____, 2021, after initiation and a public hearing by the Planning Commission on September 21, 2021 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on October 27, 2021 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on _____, 2021, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

CERTIFICATION OF ADOPTION AND PUBLICATION OF TOWNSHIP ORDINANCE

I, Lisa Cody, the duly elected Clerk of the Charter Township of Union, Isabella County, Michigan, hereby certify that the foregoing amendatory ordinance was adopted at a meeting of the Charter Township of Union Board of Trustees on the _____ day of _____, 2021, at which the following named members of the Charter Township of Union Board of Trustees were present and voted in person as follows:

- (a) Voting in favor of the Ordinance: _____
- (b) Voting against adoption of the Ordinance: _____
- (c) Absent: _____ (d) Abstain: _____

I further certify that a notice of adoption of this amendatory ordinance was published in the Morning Sun, a newspaper of general circulation within the Charter Township of Union on the _____ day of _____, 2021 and that proof of same is filed in the Charter Township of Union Ordinance Book.

Certification Date: _____, 2021

Lisa Cody, Clerk