

CHARTER TOWNSHIP OF UNION
NOTICE OF PUBLICATION BY POSTING A SUMMARY OF THE
PROPOSED NEW ZONING ORDINANCE

Notice is hereby given that the first reading of the proposed new Charter Township of Union Zoning Ordinance and list of additional revisions and corrections as recommended by the Planning Commission was made at the regular August 26, 2020 Board of Trustees meeting held as an electronic meeting via video/telephone conference, with notice and instructions for access posted at the Township Hall and on the Township's website per the Open Meetings Act, Public Act 267 of 1976, as amended (MCL 15.261 to 15.272) and the Governor's Executive Order 2020-129 authorizing electronic meetings.

The proposed Zoning Ordinance and list of additional revisions and corrections will be considered for the second reading and adoption at the regular September 9, 2020 Board of Trustees meeting, which will also be held at 7:00 p.m. as an electronic meeting via video/telephone conference with notice and instructions for access posted at the Township Hall and on the homepage of the Township's website.

The following is a summary of the proposed Zoning Ordinance. A true copy of the ordinance and list of additional revisions and corrections may be inspected or obtained upon request during business hours at the Charter Township of Union office, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, or may be viewed on or downloaded from the Township's Zoning Ordinance website at <https://www.uniontownshipzoning.com/>:

Section 1 - Title, Purpose and Scope establishes the title, intent, and purposes of the ordinance consistent with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); confirms that ordinance elements are severable as provided by law; establishes the new ordinance's effective date based on adoption and publication requirements; and repeals the current Zoning Ordinance No. 1991-5.

Section 2 - Rules of Interpretation and Definitions defines terms used in the ordinance and how it is to be interpreted.

Section 3 - Zoning Districts and Map establishes the various zoning districts and their purposes, lists allowable land uses in each district, references additional standards that apply, and establishes the Planned Unit Development (PUD) District and the regulations and approval process for this development option.

Section 4 - Schedule of Regulations establishes the dimensional standards and exceptions that apply in each zoning district.

Section 5 - Supplemental Zoning Requirements establishes the requirements and approval processes that apply to condominium developments, wireless communication facilities, wind energy conversion systems, the open space development option, transportation impact studies, and development agreements.

Section 6 - Standards Applicable to Specific Land Uses establishes additional standards that apply to various land uses regulated by the ordinance.

Section 7 - General Provisions establishes standards generally applicable in the Township.

Section 8 - Environmental Performance Standards establishes flood hazard regulations, exterior lighting requirements, and other environmental performance standards.

Section 9 - Parking, Loading, and Access Management establishes off-street parking and loading requirements for various land uses and access management standards along and near the state highway corridors.

Section 10 - Landscaping and Screening establishes the minimum standards for the design and use of landscaping, greenbelts, and screening that apply to parking and storage areas, areas abutting road rights-of-way, buffers between land uses of differing intensities, and projects subject to site plan approval.

Section 11 – Signs establishes standards and permit requirements that apply to various types of signs regulated by the ordinance.

Section 12 – Nonconformities establishes regulations that govern the completion, restoration, reconstruction, extension, and substitution of nonconforming uses, structures, lots, and sites.

Section 13 - Administrative Organization describes the roles and responsibilities of the Board of Trustees, Planning Commission, Board of Appeals, and administrative officials under the ordinance.

Section 14 - Administrative Procedures establishes the requirements and approval processes that apply to administrative permits, site plans, special land uses, variances, appeals, and amendments; and establishes standards for public hearing notices, conditional rezoning, records, and performance guarantees.

Section 15 - Violations and Penalties establishes penalties for violations of this ordinance, including municipal civil infractions, show cause hearings, and other remedies available to the Township to correct, remedy or abate non-compliance.

Publication of the ordinance was made by this notice and posting of the true copy of the proposed ordinance at the Charter Township of Union office and on the Township's website pursuant to the requirements of the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34).