

ROSS TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN

NOTICE OF PLANNING COMMISSION MEETING
PUBLIC HEARING ON SPECIAL EXCEPTION USE REQUEST AND
ZONING ORDINANCE TEXT AMENDMENTS

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF ROSS,
KALAMAZOO COUNTY, MICHIGAN, AND ALL OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Ross Township Planning Commission regular meeting on May 22, 2017 at 7:00 p.m. at the Ross Township Hall located at 12086 M-89 within the Township of Ross, Kalamazoo County, Michigan will include the following:

1. A public hearing and Planning Commission action on the request of Don and Colette Siegler for approval to construct an accessory building on a vacant lot located at 1636 Midland Drive, within Ross Township, to be used for residential purposes in accordance with the special exception use provisions in Section 18.4(D) and (E) of the Ross Township Zoning Ordinance. The proposed construction of the accessory building may only be allowed as a special land use since it is located on a vacant lot. The applicant is also requesting approval of a site plan for the proposed construction. The subject property is located in the R-1 Zoning District and has the following parcel identification number for property tax purposes: 3904-08-385-142.
2. A public hearing on proposed Ross Township Zoning Ordinance text amendments to Article 21, Section 21.4 regarding Site Plan Review (Contents of Application) as follows:
 - A. The proposed amendment of Article 21, Section 21.4 L. to read as follows:

Natural and engineered drainage by location type (e.g. natural drainage courses, storm sewers, and other utility mains and facilities) including location of interior and exterior drains, dry wells, catch-basins, retention/detention areas, sumps and other facilities designed to collect, store and transport storm water, including the point of discharge for all drains and pipes.
 - B. The proposed amendment of Article 21, Section 21.4 N. to read as follows:

Existing topographic elevations at two foot contour intervals and direction of surface drainage and drainage way flows.

- C. The proposed amendment of Article 21 to add a new Section 21.4 U. to read as follows:

Soil characteristics of the site at least to the detail provided by the U.S. Soil Conservation Service.

- D. The proposed amendment of Article 21 to add a new Section 21.4 V. to read as follows:

Significant environmental features such as wetlands, shorelines, streams, woodlots, existing trees and vegetation.

- E. The proposed amendment of Article 21 to add a new Section 21.4 W. to read as follows:

Water courses and water bodies, including lakes, ponds, rivers, streams, floodplains and wetlands, county drains, and manmade surface drainage ways.

- F. The proposed amendment of Article 21 to add a new Section 21.4 X. to read as follows:

Drainage management plan with design calculations showing drainage courses and proper management to direct runoff of impervious surfaces and roof drains.

- 3. A public hearing on proposed Ross Township Zoning Ordinance text amendments to Article 21, Section 21.6 B. regarding Criteria for Site Plan Review as follows:

- A. The proposed amendment of Article 21, Section 21.6 B. 6. to read as follows:

That as many features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters. Judicious effort shall be demonstrated to preserve the integrity of the land, existing topography, natural features (i.e., slopes, woodlands, etc.) and natural drainage patterns to the greatest extent feasible.

- B. The proposed amendment of Article 21 to add a new Section 21.6 B.7. to read as follows:

That the plan will not result in any additional run off of surface waters onto adjoining property.

4. A public hearing on proposed Ross Township Zoning Ordinance text amendments to Article 20 regarding Standards Required for Special Land Uses as follows:
 - A. The proposed amendment of Article 20 to remove reference to Item 1 in list of 'MINIMUM REQUIRED STANDARDS' for all special land uses set forth on Pages 20-1 and 20-2, of the Zoning Ordinance.
 - B. The proposed amendment of Article 20 Item 1 to delete the text and replace with: Item 1 - *Reserve for Future Use*.
 - C. The proposed amendment of Article 20 Item 2 to delete the text and replace with: Item 2 – *Reserve for Future Use*.
 - D. The proposed amendment of Article 20 Item 12 A. 1. regarding Earth Removal, Quarrying, Gravel Processing and Mining to read as follows:

All such operations shall be located on a primary road, as defined by Kalamazoo County Road Commission, for ingress and egress thereto, or, on a street which does not create traffic through an area developed primarily for residential purposes.
 - E. The proposed amendment of Article 20 Item 13 B. 2 to delete the text and replace with: Item 13 B. 2. *Delete – Reserve for Future Use*
 - F. The proposed amendment of Article 20 Item 26 A. to delete the text and replace with: Item 26 A. *Reserve for Future Use*
 - G. The proposed amendment of Article 20 to add a new Item 35 to read as follows:

Item 35. Ready-Mix Concrete Plant

 - A. All such operations shall be located on a primary road, as defined by the Kalamazoo County Road Commission, for ingress and egress thereto, or, on a street which does not create traffic through an area developed primarily for residential purposes.
5. A public hearing on proposed Ross Township Zoning Ordinance text amendment to Article 16, Section 16.3.C.1 as follows:

- A. The proposed amendment of Article 16; Sections 16.3.C.1. to read as follows:
1. Where two or more contiguous lots or portions of lots are in single ownership, and such lots/portions of lots do not individually comply with the minimum requirements for the district in which they are located, such lots/portions of lots shall be grouped together for zoning purposes sufficient to create a single conforming buildable "zoning lot" (or, as applicable, a single less nonconforming zoning lot). Once a "zoning lot" is created it may not be separated into individual lots or portions of lots for zoning purposes unless all remaining and subsequent lots or portions of lots are conforming with all zoning ordinance requirements including minimum area (and/or frontage/width).
6. Such other and further matters as may properly come before the Planning Commission.

Written comments concerning the above matters may be mailed to the Ross Township Clerk at the Ross Township Hall at any time prior to the public hearing/meeting, and may further be submitted to the Planning Commission at the public hearing/meeting.

The application for the special exception use approval, the tentative text of the proposed Zoning Ordinance text amendments, and the Ross Township Zoning Ordinance/Map/Land Use Plan may be examined by contacting the Ross Township Clerk at the Township Hall during regular business hours on regular business days maintained by the Township offices from and after the publication of this Notice and until and including the day of the hearing/meeting, and further may be examined at the hearing/meeting.

Ross Township will provide necessary reasonable auxiliary aids and services at the meeting/hearing to individuals with disabilities, such as signers for the hearing impaired and audiotapes of printed materials being considered, upon reasonable notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk.

Ross Township Planning Commission
By: Jim Lauderdale, Chair

Monica Markillie
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