

2017

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TOWNSHIP ZONING REVIEW

Monroe County, Michigan

MEMORANDUM

DATE: March 8, 2017

TOWNSHIP: Milan

TO: Monroe County Planning Commission

FROM: Staff

SUBJECT: Case #200.1-3-17-7

TEXT AMENDMENT

SUBJECT:

Milan Township is proposing to amend Article 5 and Article 13 of its Zoning Ordinance.

DESCRIPTION:

The proposed amendments would do the following:

Article 5 and Article 13.10 would be amended so that churches would be allowed as special approval uses in the C-1, Local Commercial and C-2 Regional Commercial Districts.

Article 13.08.1A would be amended to clarify that fences, walls or other types of protective barriers must conform to the requirements of the zoning district wherein they are required.

Article 13.24.1B would be amended so that the minimum lot area required to maintain a sheep would be 62,500 square feet (1.43 acres), similar to horses. Previously, one sheep was permitted for the first five (5) acres, with an additional sheep permitted per every extra one (1) acre, similar to the requirements for cows and pigs.

Furthermore, only one additional horse or sheep would be allowed per every extra one (1) acre of open space after 62,500 square feet. Previously, an additional horse was allowed for every extra 10,000 square feet (0.23 acres) of open space.

TOWNSHIP PLANNING COMMISSION ACTION

The Milan Township Planning Commission voted to recommend approval of these amendments at its meeting held on February 28, 2017.

PLANNING ANALYSIS

Staff does not have an issue with churches being allowed as special uses in commercial districts. Churches are more often using vacant commercial space in places like strip malls, and these uses do not pose any kind of significant nuisance to adjacent commercial uses.

Staff also has no issue the more lenient requirements for the keeping of sheep in the Township and does not believe that this will lead to more nuisances to neighboring properties. Increasing the square footage

requirement for additional horses and sheep also seems reasonable and will give these additional animals more space and alleviate potential crowding concerns.

RECOMMENDATION

Staff recommends that the Monroe County Planning Commission advise the Milan Township Board that it recommends approval of the proposed text amendments.

RS/rs