

**NOTICE OF PUBLIC HEARING
YORK CHARTER TOWNSHIP
PLANNING COMMISSION**

The Charter Township of York Planning Commission will meet Monday, June 12, 2017, at 7:30 pm, in the York Township Hall, 11560 Stony Creek Rd., Milan, MI. A PUBLIC HEARING will be held for the purpose of receiving comments on proposed amendments to the York Charter Township Zoning Ordinance.

The purpose and nature of proposed zoning amendments generally include the following:

1. The entire Zoning Ordinance numbering system has been converted and revised in what is hoped to be a simpler format for use by Township residents as well as public officials and planners for of the Township. No substantive zoning regulations were made by reformatting section numbers and the numbering system of the Zoning Ordinance.
2. A new definition was added for ornamental fences under Article 2 of the Zoning Ordinance.
3. New private and commercial solar energy regulations are being added to the Zoning Ordinance.
4. LED lighting was added as a permitted use standard in Research Park developments and for similar uses.
5. Environmental performance standards in the Zoning Ordinance are being consolidated into a new Article 15 with no substantive changes to the existing environmental standards.
6. Required landscaping strips, transition buffer regulations, and greenbelt buffer regulations are being consolidated into a new Article 14 with no substantive changes to the existing regulations.
7. Off-street parking and loading/unloading regulations under new Article 12 of the Zoning Ordinance revise existing regulations to permit a smaller 18 foot parking depth.
8. Setbacks are being increased for cul-de-sac lots to facilitate compliance with minimum zoning district lot width requirements on cul-de-sac lots.
9. The new regulations expand the areas and zoning districts where government offices, churches, schools, and other such institutional uses may be permitted to include the A-1 and A-2 zoning districts in the Township.
10. Permits an increase in lot coverage for structures in zoned R-1 districts consistent with what is permitted in the A-1 and A-2 zoning districts.
11. Sign regulations in the Zoning Ordinance are revised to achieve more neutral and non-content based regulations.
12. New Section 7.109 of the proposed zoning amendments will effectively revise existing regulations and add new regulations related to the keeping of farm animals on property that is not a commercial farming operation. The new and revised regulations include required enclosures for the animals, sanitation and vermin protection regulations, minimum setbacks, and minimum parcel area requirements for the raising and keeping of farm animals that are not in commercial production.
13. The regulations related to medical marijuana use in the Township are being clarified to specifically provide for and allow the outdoor growth of medical marijuana by a caregiver in zoned agricultural districts in the Township.

14. Additional minor revisions were made to clarify that phased developments must obtain site plan approval for each phase of a development, to clarify when and for what types of construction and development a certificate of zoning compliance must be obtained for, and to clarify that in certain developments both a development agreement and private road maintenance agreement must be executed and recorded prior to issuance of construction permits and commencement of a project. All interested persons are hereby notified that the proposed changes may be viewed at the York Township Hall during regular business hours, and on the Township's website (www.twp-york.org). Written comments will be accepted prior to and during the Hearing. Questions, comments, and/or requests for reasonable auxiliary aids or services for individuals with special needs should be made by written notice, seven (7) business days prior to the Public Hearing, to the Township Clerk's Office, during regular business hours, 734-439-8842.

Richard Cupka, Chair, Planning Comm.

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