

**YORK CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

NOTICE OF POSTING

ORDINANCE TO AMEND ZONING ORDINANCE

PLEASE TAKE NOTICE that a proposed zoning map amendment of Ordinance No. 65, the Zoning Ordinance of York Charter Township, was introduced and given first reading at a regular meeting of the Township Board on September 11, 2018. Notice is hereby given that publication of the proposed Ordinance was made by posting a copy of the Ordinance in the form in which it was introduced at the office of the York Charter Township Clerk, 11560 Stony Creek Road, Milan, Michigan 48160 and on the Township's website at www.twp-york.org. A copy of the proposed Ordinance may be found and reviewed in the office of Township Clerk or on the Townships website.

The purpose and nature of the Ordinance being considered is to change and rezone the following described property in York Township from Interim Agricultural (A-2) to a Planned Unit Development (PUD) zoning district as petitioned for by Peters Building Co. for development of the property as a residential site condominium:

S -19-04-200-001: *OLD SID - S 19-004-021-00 YO 4-5A E 68 AC OF NW FRL 1/4 EXC W 150 FT OF N 290.4 FT THEREOF SEC 4 T4S R6E. 67.00 AC.

Consideration for 2nd reading and adoption of the proposed zoning map amendment will be part of the agenda at the next regularly scheduled meeting of the York Charter Township Board.

Helen Neill, Clerk, York Charter Township

Dated: October 3, 2018

**YORK CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

FOSDICK PUD - RENEE & WYMAN OSTERHOUT PROPERTY

**(AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF YORK ZONING MAP OF ZONING
ORDINANCE NO.65 PURSUANT TO AUTHORITY GRANTED IN PUBLIC ACT 110 OF 2006, AS
AMENDED)**

THE CHARTER TOWNSHIP OF YORK, WASHTENAW COUNTY, MICHIGAN HEREBY ORDAINS:

I. – Rezoning Property to PUD: The Zoning Map of Ordinance No. 65, the Charter Township of York Zoning Ordinance, adopted December 9, 1997, and effective January 1, 1998, as amended, is hereby amended to change and rezone the following described property from Interim Agricultural (A-2) to a Planned Unit Development (PUD) zoning district as petitioned for by Peters Building Co.:

S -19-04-200-001: *OLD SID - S 19-004-021-00 YO 4-5A E 68 AC OF NW FRL 1/4 EXC W 150 FT OF N 290.4 FT THEREOF SEC 4 T4S R6E. 67.00 AC.

II. – Area Plan Adoption: The Area Plan for the proposed PUD rezoning was prepared by Midwestern Consulting, LLC, and illustrates a proposed residential condominium development consisting of forty-four (44) residential units, a proposed onsite community well and private wastewater treatment plant, private roads and open areas for recreation and natural preservation. The Area Plan as approved by the Township Board for the described property is incorporated into this zoning amendment and shall be binding upon future development of the described property.

III. – Conditions: The following conditions shall apply to future development of the described land as set forth in the approved Area Plan for the PUD:

1. The Property owners shall file a declaration of covenants and restrictions on the land consistent with Section 8.09(D) of the Zoning Ordinance;
2. The owners of the Property shall enter into an agreement with the Township pursuant to Section 8.05(A)(9) of the Zoning Ordinance that will bind the Applicant, owners, and their heirs, successors and assigns to the PUD and Area Plan as finally approved by the Board;
3. Potential odor issues related to the proposed private wastewater treatment plant shall be addressed and resolved to the Township's satisfaction during the site plan review and approval process.
4. Developer and the owners shall comply with all requests and requirements of the Washtenaw County Road Commission for developing access onto Saline Milan Road from the Property, and all

requests and requirements of the Washtenaw County Water Resources Commission, MDEQ, and all other public agencies with jurisdiction for development of the Property; and

5. The owner shall comply with all Township Zoning Ordinance requirements for development of the Property, the Private Road Ordinance requirements for development and maintenance of private roads in the development, and all other regulatory requirements of the Township for the proposed development shown in the PUD area plan approved by the Township Board.

IV – Publication and Effective Date: The Township Clerk shall cause this Ordinance to be published in the manner required by law. This Ordinance shall be effective on the 8th day after final publication of the Ordinance.

Helen Neill, Clerk, Charter Township of York