

HOLLY TOWNSHIP
PROPOSED AGENDA
PLANNING COMMISSION
March 12, 2025 at 6:30 PM
Holly Township Hall (Upstairs)
102 Civic Dr., Holly, Michigan 48442

CALL TO ORDER – PLEDGE OF ALLEGIANCE

ROLL CALL: Glen Mitchell Ray Kerton Michael McCanney Ben Armstead
Chuck Stoner Leslie Jorgensen Derek Sommer

AGENDA APPROVAL

PUBLIC COMMENT – For Items on the Agenda Only.

PUBLIC HEARINGS: Michael Issac Application for Conditional Rezoning from AGRE (Agricultural Residential min 5 acres) to SR (Suburban Residential min 1.5 acres) for Parcel ID # 01-22-476-007 on Fagan Rd., just North of Grange Hall Rd., Holly MI 48442.

APPROVAL OF MINUTES – February 12, 2025.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Michael Issac Application for Conditional Rezoning from AGRE (Agricultural Residential min 5 acres) to SR (Suburban Residential min 1.5 acres) for Parcel ID # 01-22-476-007 on Fagan Rd., just North of Grange Hall Rd., Holly MI 48442.

REPORTS

PUBLIC COMMENT

ADJOURNMENT

Public Hearing Rules – see other side

RULES FOR PUBLIC PARTICIPATION

Welcome to this public hearing. We appreciate your taking the time to present your opinions. Everyone will be given an opportunity to speak. In order for us to have an effective public hearing, we ask that you abide by the following rules:

1. Please wait for the Chairperson to acknowledge you before you speak.
2. Begin by stating your name and address.
3. Give us your comments, opinions, and concerns. Each speaker will have **3 minutes** to present during the public hearing.
4. Do not talk or interrupt while another person is speaking at the microphone.
5. The **commission does not respond directly to questions** during a public hearing. This is because the purpose of the public hearing is to provide time for the public to speak, not for the commission to discuss or debate the item at hand.
6. Please be respectful of the board, the applicant, and your neighbors.

Again, thank you for attending.

Holly Township
Planning Commission – Regular Meeting
Minutes of February 12, 2025

CALL TO ORDER: Commissioner Mitchell called the regular meeting of the Holly Township Planning Commission to order at 6:30 p.m. Located at the Holly Township Offices (Upstairs), 102 Civic Drive, Holly, Michigan 48442

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present

Glen Mithcell
Ray Kerton
Michael McCanney
Ben Armstead
Chuck Stoner
Leslie Jorgensen
Derek Summer

Others Present

Karin Winchester, Township Clerk
Alexis Farrell, McKenna & Associates
John Jackson, McKenna & Associates
Joseph Nawrocki, Trilogy Health Services

Absent

- **Motion by Commission Mitchell to excuse Leslie Jorgensen. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 6/0.**

AGENDA APPROVAL

- **Motion by Commission McCanney to approve the agenda as presented. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 6/0.**

PUBLIC COMMENT – No Public Comment.

PUBLIC HEARINGS – None.

APPROVAL OF MINUTES – August 14, 2024.

- **Motion by Commissioner Mitchell to approve the minutes of August 14, 2024 as presented. Supported by Commissioner McCanney. A voice vote was taken. All presented voted yes. The motion carried 6/0.**

COMMUNICATIONS: None.

OLD BUSINESS – None.

NEW BUSINESS

1. Election of Officers – Chairperson, Vice Chairperson, and Secretary

Commissioner Mitchell opened the nominations.

Chairperson - Glen Mitchell's name was presented, and he accepted. No other nominations were presented.

- **Motion by Commissioner Kerton to close the nominations. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion carried 6/0.**
- **Motion by Commissioner Kerton to elect Commissioner Mitchell as chairperson. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion carried 6/0.**

Vice Chairperson – Ray Kerton's name was presented, and he accepted. No other nominations were presented.

- **Motion by Commissioner Stoner to close the nominations. Supported by Commissioner McCanney. A voice vote was taken. All present voted yes. The motion carried 6/0.**
- **Motion by Commissioner McCanney to elect Ray Kerton as Vice Chairperson. Supported by Commissioner Mitchell. A voice vote was taken. All present voted yes. The motion carried 6/0.**

Secretary – Commissioner Armstead's name was presented, and he accepted. No other nominations were presented.

- **Motion by Commissioner McCanney to close the nominations. Supported by Commissioner Stoner. All present voted yes. The motion carried 6/0.**
- **Motion by Commissioner Kerton to elect Commission Armstead as Secretary. Supported by Commissioner Stoner. A voice vote was taken. All present voted yes. The motion carried 6/0.**

2. **Trilogy Health Services, LLC – Request for Special Land Use Permit Extension.**

Alexis Farrell presented. If the commission approves the extension tonight, when Trilogy comes back for site plan approval, they will then have both approvals and will have met the condition of the Special Land Use permit. If the extension were denied tonight (which McKenna is not recommending) then Trilogy would have to obtain another Special Land Use Permit and go through the process again. Ordinance states that the approval can be extended one time for 6 months with the extension start date of today if approved.

Ms. Farrell review the changes since approval of the Special Land Use Permit. Trilogy has modified the concept plan to show the purchase of approximately three acres on the south to allow better storm water management. Two more patio units have also been added on the southeast.

The modified concept plan is similar enough to the original that McKenna found it agreeable to extend the original Special Land Use Permit.

- **Motion by Commissioner Stoner to grant a 6-month extension to Trilogy Health Services. Supported by Commissioner Kerton. A voice vote was taken. All present voted yes. The motion carried 6/0.**

3. Planner Presentation – Alexis Farrell.

Presentation of planning basics and roles and responsibilities of the commission and commissioners.

4. 2024 Planning Commission Annual Report.

Cushing Field House is included in the report, but it has not yet come before the Planning Commission. McKenna & Associates included it in the report so that the commission is aware that it will be coming before them for a special land use request.

- **Motion by Commissioner Kerton to accept the 2024 Planning Commission Annual Report. Seconded by Commissioner Summer. A voice vote was taken. All present voted yes. The motion carried 6/0.**

REPORTS

Commissioner McCanney – No Report.

Commissioner Mitchell introduced himself to new commission members

- Family first bought property in Holly in 1837.
- Also has a tax business.

Commissioner Stoner introduced himself to commission members

- Third-generation Holly resident.
- Is a realtor/broker.
- Serves on Zoning Board of Appeals.

Commissioner Kerton introduced himself to commission members

- Semi-retired lumber yard owner.

Commissioner Summer introduced himself to commission members

- Bought old Butts Farm on N. Holly and operate an animal sanctuary there for farm animals.

Commissioner Armstead introduced himself to commission members

- Current owner of Armstead Automotive (second generation).

Commissioner

- On historic district council.
- Serves on Holly Township Board of Trustees.
- Volunteer and on the board of the Dickens Festival.
- Director of Operations at Wayne State University for facilities.

PUBLIC COMMENT

George Kullis, 601 E. Maple Street, addressed the board

ADJOURNMENT

- **Motion by Commissioner Stoner to adjourn the meeting. Supported by Commissioner Armstead. A voice vote was taken. All present voted yes. The motion was carried 6/0.**

Commissioner Mitchell adjourned the meeting at 8:35 pm.

Submitted by: Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk

**HOLLY TOWNSHIP
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that the Holly Township Planning Commission will hold a public hearing on:

DATE: March 12, 2025
TIME: 6:30 PM or as soon as possible thereafter
PLACE: Holly Township Hall (Upstairs)
102 Civic Drive, Holly, MI 48442
248-634-9331 ext. 301

The purpose of the public hearing will be to consider the application for a Conditional Rezoning by:

Michael Issac requests Conditional Rezoning from AGRE (Agricultural Residential min 5 acres) to SR (Suburban Residential min 1.5 acres) for Parcel ID # 01-22-476-007 on Fagan Rd., just North of Grange Hall Rd., Holly MI 48442.

The hearing is open to the public to voice their views and/or to submit written comments. Citizens are encouraged to attend and participate in the hearing. The Holly Township Planning Commission will consider any public comments received at this time. Written comments may be submitted prior to the hearing by writing to: Clerk at 102 Civic Dr., Holly, Michigan 48442.

A copy of the application may be reviewed at the Clerk's office at the above-mentioned address during regular business hours Monday, Tuesday and Thursday, 8:30 a.m. to 4:30 p.m. and Wednesday 8:30 to 6:00 p.m. except holidays or by email to clerk@hollytownship.org. Phone: 248-634-9331 ext. 301.

Handicap persons needing assistance to attend or participate in this hearing are asked to contact the Township Clerk at 248-634-9331 x 301 or by writing to the above-mentioned address at least 5 business days prior to the meeting.

Karin S. Winchester
Clerk/Zoning Administrator

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR REZONING

Instructions to Applicant:

Answer each question completely. Read the additional instructions provided on page 2 of this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: 12-11-24 | 1-14-25
File No.: _____
Administrative Fee Paid:
Escrow Fee Paid:

1) Applicant:

Name: Michael Isaac
Address: 16257 Derby Circle
City: Holly State: MI Zip: 48442
Phone: (Home) 248-872-2707 (Office) _____ (Fax) _____
Interest: 100%

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: Greenstone Farm Credit Services
Address: 3515 West Rd
City: East Lansing State: MI Zip: 48823
Phone: (Home) _____ (Office) 517-318-4100 (Fax) _____
Interest: Title Holder
(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) General Property Information and Description:

General Location: North of Grange Hall Rd and North of Quirk Rd, Fagan Rd ^{splits to}
Acreage: Total 13.19 ± 1.98 acres zoned SR / 12.21 acres zoned Ag-re
Sidwell (Property ID) Number: 01-22-476-007
Legal Description: See attached

(Attach metes and bounds description where applicable)

Site Plan Attached: Yes _____ No _____

4) Zoning:


Current Zoning: 1.98 Acres zoned SR and 13.21 acres zoned Agre
Proposed Zoning: all 15.19 acres zoned SR
Master Plan Designation Low Density / SR

5) Proposed and Intended Use:

Potential Splits between 1.5 and 2.05 acres as indicated
in attached Plan to hold majority of property as family
farm with animals for foreseeable future.

6) Signature:

I, the undersigned, state that the foregoing answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I hereby grant permission for members of the Township Board of Trustees, Township Planning Commission and the Township's Zoning Administrator, Township consultants, or other Township agents or employees, to enter the above described property for the purposes of gathering information related to this application.

 _____ 12/12/04
Signature of Applicant Date

Instructions to Applicant:

- 1) All applications must be accompanied by a legal description and a dimensioned map identifying the parcel(s) requested for rezoning, abutting land and its zoning classification within 300 feet, and all public and private right-of-way and easements on the parcel requested for rezoning.
- 2) Applications must be submitted with the application fee as set by resolution "Res 2008-02" at least four (4) weeks prior to a regularly scheduled Planning Commission meeting.
- 3) Any questions regarding the rezoning procedure should be directed to the Holly Township Zoning Administrator or Township Planner.
- 4) Discussions with the Township Planner as it concerns the proposed rezoning and its conformity with the Township Master Land Use Plan, are suggested prior to submitting a formal petition to the Planning Commission. Appointments with the Township Planner may be made by contacting the Zoning Administrator.

White Paper

To: Holly Township Planning Department

Re: Proposal for Conditional Rezoning of 15.19 Acres at 14507 Fagan Road

Introduction

This white paper presents a detailed case for the conditional rezoning of 15.19 acres of land located at 14507 Fagan Road in Holly Township. The proposal aligns with Holly Township's master plan goals of preserving its small-town charm, encouraging spatially conscious rural housing development, and promoting single-family detached residences. The rezoning request is specifically tailored to meet the needs of Holly Township's growing population while respecting the area's rural character and infrastructure capacity.

Current Property and Zoning Overview

The subject property consists of 15.19 acres situated along Fagan Road and adjacent to Grange Hall Road, a primary minor arterial. The current zoning designation restricts its potential for development in a manner that addresses the housing needs of the increasing population. This proposal seeks a conditional rezoning that balances development with rural preservation, offering six single-family residential lots with specific conditions to minimize environmental and community impacts.

Proposed Conditions for Rezoning

The rezoning request is made with the following conditions:

1. Lot Size and Housing Specifications

- Minimum lot size: 1.5 acres per lot.
- Housing type: Single-family detached dwellings.
- Minimum dwelling size: 1,200 square feet.

2. Environmental Preservation

Existing vegetation along property lines will be preserved to maintain natural buffers and privacy for neighboring properties. A minimum open space area of 3.04 acres (20%) will be reserved through an environmental conservation easement.

Alignment with Holly Township Goals

The proposal supports several key objectives outlined in Holly Township's master plan, including:

1. Preservation of Rural Character

By maintaining a minimum lot size of 1.5 acres and preserving existing vegetation, this development aligns with the township's commitment to spatially rural housing allotments.

2. Support for Single-Family Residences

The proposed homes meet the township's preference for single-family detached dwellings, contributing to the cohesive character of the community.

3. Managing Growth Responsibly

The low-density development of six residential lots ensures the township's infrastructure, including roads and public services, can accommodate growth without significant strain.

4. Enhanced Community Identity

This project builds upon Holly Township's thriving small-town atmosphere by offering quality housing options that attract families and long-term residents who value the township's charm and sense of community.

Traffic and Accessibility

The property's location along Grange Hall Road ensures efficient traffic flow and access. Grange Hall Road is designed to accommodate traffic volumes associated with minor

residential developments. The access from the proposed lots minimizes disruptions and ensures safe ingress and egress for residents.

Environmental and Aesthetic Benefits

Maintaining vegetation along the property lines will:

- Serve as a natural barrier to reduce noise and visual impact on neighboring properties.
 - Contribute to the township's overall environmental sustainability goals.
 - Enhance the aesthetic appeal of the development, preserving the area's rural charm.
-

Conclusion

The proposed conditional rezoning of 14507 Fagan Road represents a thoughtful, balanced approach to meeting the needs of Holly Township's growing population while preserving its rural character and small-town identity. The conditions offered ensure minimal impact on infrastructure, traffic, and the environment, while contributing to the township's long-term goals of sustainable and high-quality development.

We respectfully request the Holly Township Planning Department to approve this rezoning proposal to enable the thoughtful development of this property and continue to build on the vision of a thriving and sustainable community.

Contact Information

For any questions or further discussion, please contact:

Michael Isaac

(248)872-2707

**ISAAC PARCEL PRELIMINARY
LAYOUT FOR CONDITIONAL
REZONING SECTION 22,
HOLLY TWP.
PARCEL ID#01-22-476-007**



PREPARED BY ROWE PROFESSIONAL SERVICES COMPANY

JOB NUMBER: 2300633
DATE 2/17/25

ZONING REQUIREMENTS

SUBURBAN RESIDENTIAL
MINIMUM LOT SIZE - 1.50 ACRES
MINIMUM FRONTAGE - 150'
SETBACKS:
FRONT 40'
SIDE 15'
REAR 50'

ZONING INFORMATION

PARENT PARCEL = 15.19 ACRES

20% GREENBELT ACREAGE REQUIREMENT FOR CLUSTER DEVELOPMENT = 3.04 ACRES



= PROPOSED GREENBELT AND CONSERVATION EASEMENT = 3.16 ACRES (OUTSIDE OF FRONT SETBACK)

**PRELIMINARY LAYOUT -
NO TOPOGRAPHIC
SURVEY OR SITE
ENGINEERING HAS BEEN
COMPLETED AT THE
TIME OF THIS SUBMITTAL**





MCKENNA

March 4, 2025

Planning Commission
Holly Township
102 Civic Drive
Holly, MI 48442

Subject: Proposed Conditional Rezoning of Parcel # 01-22-476-007

Dear Planning Commissioners:

We have received materials for a proposed conditional rezoning for parcel # 01-22-476-007 (no address) from Agricultural Residential District (AGRE) to the Suburban Residential (SR) district. The subject site is split zoned, located on both the east and west sides of Fagan Road, just north of Quick Road and Grange Hall Road, and is currently undeveloped. The parcel is currently zoned AGRE on the east of Fagan and SR on the west, encompassing approximately 15.19 acres. The applicant is requesting a conditional rezoning of the area to the east from AGRE to SR, and to eventually pursue a site condominium project with 6 detached single family units.

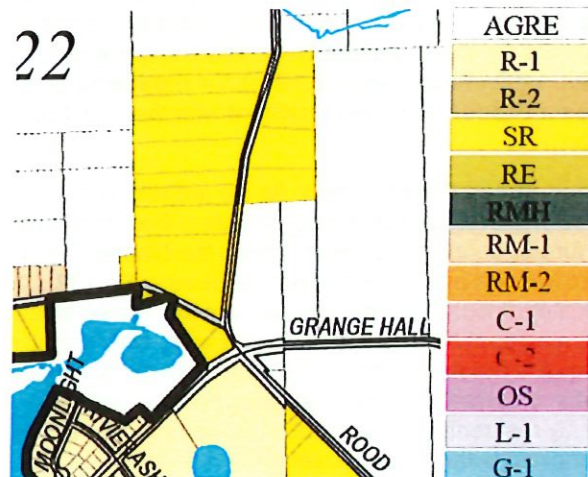
We have reviewed the conditional rezoning request for compliance with the Holly Township Zoning Ordinance, 2024 Holly Township Master Plan, Michigan Zoning Enabling Act (PA 110 of 2006 as amended), and sound planning principles. We offer the following comments for your consideration.

SITE CONDITIONS OVERVIEW

Current Zoning: 1.98 acres zoned SR west of Fagan
13.21 acres zoned AGRE east of Fagan

Intent of the SR District:

"The intent of the rural estates and suburban residential districts is to provide a district which encourage single-family residential development on larger lots than those in the R-1 and R-2 districts; to retain, preserve, and protect a predominantly open nonurban character within the township; and to reduce the need for public services to these areas because of reduced density."



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

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Dimensional Standards (Sec. 32-104. - Schedule of regulations):

Zoning District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback			Lot Area Coverage
	Area (Acres)	Lot Width (Feet)	Stories	Feet	Front Yard ^{1,3} (Feet)	Side Yard ² (Feet)	Rear Yard (Feet)	Maximum Percent/All Buildings
Single-family residential, R-1	0.5	100	2.5	30	25	10	30	20
Single-family residential, R-2	1.0	125	2.5	30	35	10	35	20
Suburban residential, SR	1.5	150	2.5	30	40	15	50	20
Rural estate, RE	2.5	200	2.5	30	50	25	50	20
Agricultural residential, AGRE	5.0	300	2.5	30	75	25	75	20

Future Land Use Classification: Low Density Residential

“Low Density Residential is a designation for low-density single-family neighborhoods that maintain large areas of preserved open space, though at a higher density level than the Rural Estate designation.”

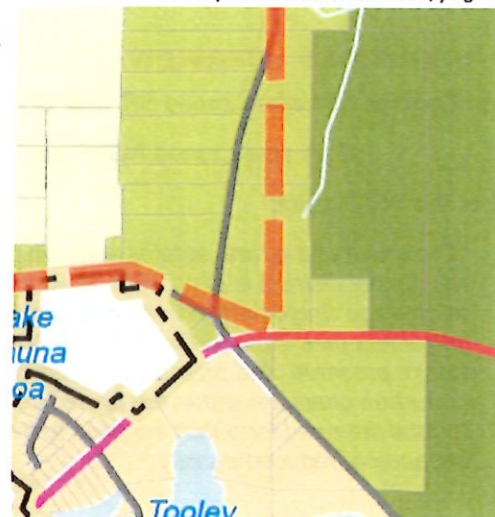
Low Density Residential

Development Type	du / acre
Standard Development	1:5
Cluster Development	1:2.5
Transfer Development	1:1

Excerpt from the Master Plan, page 81.

As current lot size minimum standards for the SR district are 1.5 acres, we find it appropriate that the proposed layout includes parcels of no smaller than this. Additionally, as this property is planned for the Low Density Residential designation in the Master Plan, we find that given $15.19 / 2.5 = 6$ dwelling units per acre, the proposed 6 lots are consistent with the intent of the Master Plan.

Open Space Preservation: As we are taking guidance from the Cluster Development density standard from the Master Plan, and to further support the intent of both the Master Plan and SR Districts, we also note that part of Section 32-132, Cluster housing option, requires that 20% of the gross acreage in the development be devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development, compliant with standards set forth in Section 32-155.



Concept Plan: In the plan shared by the applicant on February 10, 2025, 6 total units are shown, 1 to the west side of Fagan and 5 to the east. Areas proposed for open space preservation / environmental conservation are shown, which the applicant notes are for a 50-foot buffer along the frontage of the unit to the west of Fagan, and a 100-foot buffer along the frontage of the units to the east.

- Rural Estate
- Low Density Residential
- Neighborhood Residential



PERMITTING PROCESS

The Township's ability to process a rezoning is enabled by the Michigan Zoning Enabling Act. Thus, the Township follows the guidelines offered in PA 110 of 2006 as amended to facilitate rezonings.

We understand that the parcel in question has had all splits available per Michigan land division law. We also understand the applicant desires to further develop the parcel into a number of detached residential homes. As such, the applicant would need to pursue this development through the process and per the standards of Section 32-133 of the Holly Township Zoning Ordinance, Site condominium project regulations.

Moreover, the Township is in the process of updating its zoning ordinance to align with its recently adopted Master Plan Update, adopted in August 2024. As such, the current zoning regulations do not perfectly align with the policies of the Master Plan as it stands. To ensure the proposal aligns with the Master Plan, and to achieve the density and lot sizes the applicant desires, they are proposing a conditional rezoning. Conditional rezonings are enabled in Section 125.3405, Use and development of land as condition to rezoning, of PA 110 of 2006 as amended.

Once the site has been conditionally rezoned, the applicant will need to pursue the development of the property through the Site Condominium process as previously mentioned. Below is an overview of the permitting process as described in PA 110 of 2006 as amended and the Holly Township Zoning Ordinance:

1. Applicants present conditional rezoning proposal to Planning Commission. Planning Commission has discretion to make a recommendation that the Township Board approve, approve with conditions, or deny the proposal.
2. Applicants present conditional rezoning proposal to Township Board. Township Board has discretion to approve, approve with conditions, or deny the proposal.
3. Apply for a Site Condominium development subject to Section 32-133 of the Zoning Ordinance, which defines procedures as:
 - 1) *Preliminary approval.*
 - a. *A site plan pursuant to the standards and procedures set forth in article VI of this chapter shall be submitted to the planning commission for preliminary review.*
 - b. *If the site plan conforms in all respects to applicable laws, ordinances and design standards, preliminary approval shall be granted by the planning commission.*
 - c. *If the site plan fails to conform, the planning commission shall either deny the application, or grant preliminary approval with conditions, provided such conditions are met before final approval.*
 - 2) *Final approval.*
 - a. *Following preliminary approval, the applicant shall submit the condominium documents to the township for the review by the township attorney and other appropriate staff and consultants. The condominium documents shall be reviewed with respect to all matters subject to regulation by the township including, without limitation: ongoing preservation and maintenance of drainage, retention, wetland and other natural and/or common area; maintenance of private roads, if any; and maintenance of stormwater, sanitary, and water facilities and utilities.*
 - b. *Following receipt of preliminary approval, the applicant shall also submit a final site plan and engineering plans in sufficient detail for the township, to determine compliance with applicable*



laws, ordinances and design standards for construction of the project. The township shall submit engineering plans to the township engineer and planner for review.

- c. Upon completion of the review of the condominium documents and engineering plans and receipt of the recommendations and findings from the township attorney, engineer and planner, the site plan shall be submitted to the planning commission for final review.*
- d. If the site plan, condominium documents and/or engineering plans conform in all respects to applicable laws, ordinances and design standards, final approval shall be granted by the planning commission.*
- e. If the site plan, condominium documents and/or engineering plans fail to conform, final approval shall be denied by the planning commission.*
- f. In the interest of ensuring compliance with this chapter and protecting the health, safety and welfare of the residents of the township, the planning commission, as a condition of final approval of the site plan, shall require the applicant to deposit a performance guarantee as set forth in section 32-36 for the completion of improvements associated with the proposed use.*

This review pertains specifically to the first step in the process laid out above. The applicant must still apply for a Site Condominium development and obtain an approved site plan to develop the site as shown in the concept plan included with this application.



REZONING ANALYSIS

As a Conditional Rezoning, opposed to a conventional rezoning, the applicant has offered a number of conditions which would apply to the site, should the Township approve the request. The conditions were offered by the applicant without being solicited by the Township. In the narrative received February 18, 2025, the applicant offered the following conditions for proposed rezoning:

- Future lots developed will be a minimum of 1.5 acres
- Lots will be developed as single-family detached dwelling units with a minimum dwelling size of 1,200 square feet
- Existing vegetation along property lines will be preserved as shown on the concept plan included in the application, with a minimum of 3.04 acres preserved through an environmental conservation easement

The Planning Commission's responsibility is to hold a public hearing and make a recommendation for the rezoning proposal to the Township Board. The Township has used the following questions (bolded) in the past to evaluate the rezoning application's appropriateness. These questions are meant to help the Planning Commission evaluate whether the rezoning is appropriate; they are not standards that must be met for approval.

1. Is the requested rezoning consistent with the goals, policies and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

The proposed rezoning is generally consistent with the Master Plan. The existing zoning is split between SR to the west of Fagan and AGRE to the east. The Future Land Use designation for the entire parcel is Low Density residential. Rezoning the property to the SR zoning district would not necessarily align directly with the Zoning Plan, which lists the Rural Estate District as corresponding to the Low Density Residential designation.

However, the Master Plan notes that the recommended density for Low Density Residential is 1 unit per 2.5 acres for a cluster development, which the proposal aligns with. Additionally, the offered condition of environmental conservation further aligns with the policies in the Master Plan of natural feature preservation. While the Zoning Plan does not exactly align, we find that the conditions offered in the proposal ensure alignment with the overall goals and policies of the Master Plan and would allow the parcel to develop harmoniously with other the single-family residential uses in the area.

The existing land use, current zoning, and Master Plan future land use designations for the subject site and for the surrounding parcels is provided in the following table as a reference.

Location	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Undeveloped	AGRE Agricultural Residential to the east; SR Suburban Residential to the west	Low Density Residential
North	Single-Family Home	SR Suburban Residential	Low Density Residential
East	Undeveloped	AGRE Agricultural Residential	Low Density Residential
West	Single-Family Home	SR Suburban Residential	Low Density Residential



- 2. Are the site's physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?**

Development of the single-family residential uses permitted in the Rural Estate district would have limited impact on the geological and environmental features. Additionally, with the conditions offered by the applicant, at least 20% of the site would be preserved in perpetuity with an environmental conservation easement.

- 3. Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure and maintenance of property values.**

Yes, given that the Future Land Use plan calls for the site to eventually align with the Rural Estate District, and that the permitted uses for the Rural Estate and Suburban Residential are the same, we find that uses are suitable and similar to those that are otherwise permitted. Additionally, if the request is approved, with the conditions offered by the applicant along with the proposed concept plan, the intensity of the site shall be restricted to no more than 6 lots.

- 4. Has the applicant demonstrated that he/she cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?**

We do not feel this question is applicable as the proposed zoning is consistent with the Future Land Use designation, and both the current and proposed zoning are primarily for single-family residential use only.

- 5. Is the capacity of the infrastructure and municipal services, including public schools, adequate to accommodate the uses permitted in the requested zoning district without compromising the "health, safety and public welfare"?**

We believe that municipal services adequately accommodate uses permitted.

- 6. Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?**

Relatively little land is currently zoned Suburban Residential within the Township. Rezoning the parcel to the Suburban Residential designation would align the Master Plan and Zoning Ordinance in the manners previously stated.

- 7. Is the rezoning necessary to avoid exclusion of a lawful land use?**

The proposed rezoning has no bearing on the supply of land for lawful land uses.

- 8. Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?**

The proposed rezoning would move the parcel zoning closer to the future land use map, while permitting similar uses to those that exist in the vicinity. This would be a desirable trend for similar parcels to follow where the development style is appropriate.



9. Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance?

The surrounding areas to the north, south, and west of the site are generally developed in a similar fashion as proposed in the concept plan. The minimum lot width in the Suburban Residential district is 150-feet. In the concept plan included with the application, each of the proposed 6 lots meet this requirement. Additionally, the minimum lot size is 1.5 acres, which all of the proposed lots exceed. Therefore, we believe the rezoning is appropriate because the dimensional requirements of the proposed zoning are not only met but exceed.

10. If a rezoning is appropriate, is the requested zoning district more appropriate from the community's perspective than even some other zoning district?

As previously stated, the existing zoning is split between SR to the west of Fagan and AGRE to the east. The Future Land Use designation for the entire parcel is Low Density residential, which has a corresponding district of Rural Estate in the Zoning Plan. However, the Suburban Residential district is listed in the same section pertaining to intent and permitted uses as Rural Estate. The primary difference between the RE and SR districts in the current zoning are the dimensional standards. To achieve the proposed density, which is in alignment with the Low Density Residential designation in the Master Plan, the property would need to be zoned SR, versus RE. We find that due to the compatibility of the RE and SR districts, and alignment with the Master Plan, that the SR district is the most appropriate for this site.

11. If the request is to permit a specific use, is rezoning the land (changing the map) more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use changing the text?

Both the existing and proposed district primarily permit single-family residential uses, which is what the applicant is proposing. Any use not permitted by right in the proposed district will require a separate application and review by the Planning Commission. Moreover, as a Conditional Rezoning, the applicant has offered the condition that the site be developed as no more than 6 lots, which results in a density that is in alignment with the guidance of the Master Plan.

12. Does the requested zoning correct an error in the zoning map? or zoning text?

No, the rezoning is not necessary to correct a zoning map or text error.



RECOMMENDATION

As the findings above dictate, the requested rezoning is compatible with the Township Master Plan, existing land uses and the intent and purpose of the Zoning Ordinance. We recommend that the Planning Commission make a recommendation of approval for the rezoning to the Township Board.

To assist the Planning Commission in making such a recommendation, we have provided the following example motion for your consideration:

I move to recommend approval of the rezoning request from the AGRE, Agricultural Residential district to the SR, Suburban Residential district for Parcel ID # 01-22-476-007 to the Township Board, based on the findings of fact in the Township Planner report dated March 4, 2024.

If you have any questions regarding this case, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Alexis Farrell
Senior Planner

Cc: John Jackson, AICP, President