

PUBLIC NOTICE
COLUMBIA TOWNSHIP - PLANNING COMMISSION
PUBLIC HEARING

At the Columbia Township Hall
53053 CR 388, Grand Junction
Monday, January 16, 2017 at 7:00 p.m.

The Planning Commission of Columbia Township will hold a Public Hearing to allow public response to the following proposed text amendment to the zoning ordinance:

AMEND: Section 3.04 - District A (Agricultural)

- A. Parcels 10 acres or greater (Permitted Uses – Agricultural)
 - 5. Uses Permitted by Special Use Permit
- BY REPLACING: k. Reserved
- WITH: k. Farm market activities which include sale of alcoholic beverages for off-premises and on-premises consumption per Section 4.13T

AND:

- B. Parcels under 10 acres (Permitted Uses – Agricultural)
 - 5. Uses Permitted by Special Use Permit
- BY REPLACING: 1. Reserved
- WITH 1. Farm market activities which include sale of alcoholic beverages for off-premises and on-premises consumption per Section 4.13T

AMEND: Section 4.11 - Site Plan Review and Approval

- E. Review Process and Approval
 - 2. The Zoning Administrator.....of this Ordinance.
- FOLLOWING THE FIRST SENTENCE, INSERT A SECOND SENTENCE:
Site plans with potential public safety concerns shall be reviewed by Fire Department and/ or Police personnel.

AMEND: 5. CRITERIA

IN THE FIRST SENTENCE, INSERT Special Uses between "review for" and "multiple family"

AMEND: Section 4.12 - Special Use Procedures

C. Special Use Review Requirements:

ADD NEW ITEMS 3 THROUGH 7

- 3. Compatibility
 - The proposed use shall be consistent with the vision and goals of the Township Master Plan. The proposed use shall not detract from the intent and purpose of the zoning district in which it will be located and shall not set precedents for development which could adversely affect the long term plans and policies of the Township.
 - The proposed use shall preserve the natural state of the environment by minimizing topographic modifications and removal of trees and soil.
- 4. Facilities
 - The location shall be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, water and sewage facilities and schools. The proposed use shall not create additional requirements at public cost for public facilities and services.
- 5. Changes

Planning Commission approval is required before any previously approved uses are expanded. The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety and welfare of the community.

6. Violations

Deviations from zoning requirements or any Township ordinance or from the site plan or conditions established for any Special Use Permit shall be considered violations of that Special Use Permit. Violations shall be documented in writing and provided to the applicant by the Zoning Administrator or other designated Township official.

Uncorrected violations of any Special Use Permit shall serve as grounds for revoking the permit and causing activities controlled by that permit to be stopped. Notices of violation shall allow 30 days for resolution.

Action on uncorrected violations will be taken by the Township Board at a regularly scheduled or special meeting as described on the violation notice.

7. Closure

Special Use Permits shall be considered closed if the approved use is superseded by another activity, discontinued for more than 24 months or as otherwise requested by the applicant or property owner.

As noted above, Special Use Permits may be revoked for cause as determined by the Township Board.

Special Use Permits shall be continued if the approved use continues following the sale of the affected property.

AMEND: Section 4.13 - Special Use Conditions

BY ADDING:

T. Farm market or restaurant activities which include sale of alcoholic beverages for off-premises and on-premises consumption

1) The location for the proposed use shall front upon paved main roads adequate for the expected traffic.

2) In the Agricultural District, a minimum total area of ten (10) acres, and minimum lot frontage of three hundred thirty (330) feet shall be required. In addition, all outdoor activities that include alcohol consumption shall take place at least two hundred (200) feet from any lot line that abuts residential property.

3) Approved public restrooms and water supply shall be constructed commensurate with the participation level of the proposed use and public safety. Facilities shall be properly maintained.

4) Rubbish disposal shall be handled in way that avoids any littering, noise, odor or dust to adjoining properties and that ensures timely removal.

5) All parking shall be provided off-street on the farm market parcel to minimize adverse effects on adjoining property owners. Parking shall be separated from adjacent residential uses by a minimum of 75 feet unless determined otherwise by the Planning Commission. Parking spaces shall be sufficient for peak periods of use.

6) All outdoor lighting shall be directed away from or shaded from adjacent residences and public roads so the source of the light is not distracting.

7) Separation of buildings or activities from roads and adjoining properties beyond that required by setbacks shall be supplemented by screens, vegetation barriers and fences to address public safety and adjacent residential concerns as established by the Planning Commission.

8) Alcoholic beverage sales for off-premises and on-premises consumption shall be in accordance with Michigan Liquor Control Commission regulations. All necessary licenses, permits and employee training required for the control of alcoholic beverages shall be obtained and in force as a condition for conducting activities under this Special Use.

9) Water supply locations and floor plans of all public structures shall be on file with the Township Fire Department.

10) On-premises consumption of alcoholic beverages is permitted only within the principal structure or within designated areas having controlled access outside the principal structure. Consumption of alcoholic beverages outside those areas is not permitted.

11) In the Agricultural District, alcoholic beverages shall include craft and commercial beer, mead, hard cider and wine. Hard liquor in any form is not permitted.

12) Special Use Permit applications shall include the following additional information:

a) Proposed hours of operation

b) Measures to be implemented to keep underage or overindulged patrons from purchasing and consuming alcoholic beverages.

c) Measures to be implemented to ensure consumption of alcoholic beverages take place only in designated areas.

d) Locations on the Site Plan for all activities involving on-premises alcohol consumption and parking. Each location will be clearly identified with the affected parcel or parcels on the applicant's property.

AMEND: Section 8.02 - Procedure

INSERT NEW SECTION: C

C. The Planning Commission shall examine the proposed change as to proper form and content and for compliance with all applicable requirements of this Ordinance. Within 30 days of its receipt from the Township Clerk, the Planning Commission shall either schedule a Public Hearing per Subsection 8.03 below or return the proposed change to the applicant along with a written explanation of why the proposed zoning ordinance cannot be processed.

The complete text amendment is available for review at the Columbia Township Hall and on the Township's website: www.columbiatwp.com. The Public Hearing will be followed by a Regular Meeting of the Planning Commission.

Please do not phone comments. The public is encouraged to attend this meeting or submit opinions in writing before the hearing to:

Columbia Township Planning Commission or via e-mail to: clerk@columbiatwp.com
Columbia Township Hall
P.O. Box 323
Grand Junction, MI 49056-0323

Respectfully Submitted:
Stacey Corke, Clerk
Columbia Township Clerk
Columbia Township

NOTE TO PUBLISHER:

ABOVE NOTICE MUST BE PUBLISHED ONCE

BEFORE January 2, 2017.

IF YOU ARE UNABLE TO MEET THE ABOVE SCHEDULE YOU MUST NOTIFY THE SOUTH HAVEN TOWNSHIP CLERK IMMEDIATELY. THIS NOTE EXPRESSLY PROHIBITS PUBLICATION OF THIS NOTICE EXCEPT AS SHOWN ABOVE AND BETWEEN THE DATES SPECIFIED.

Please provide the Township with an affidavit of publication.