

Osceola Township, Osceola County, Michigan
Planning Commission
Land Use Plan
Public Hearing on New 5-Year Plan

On December 14, 2010, the Osceola Township Planning Commission held a public hearing to accept community response to propose 5-year plan and Zoning Ordinance changes. The meeting was attended by approximately 20 community residents and local officials. During the meeting, the nine documents that comprise the 5-year plan and zoning ordinance were reviewed. Attendees were encourage to provide written and/or oral comments. Following is a summary of the information gathered at that meeting along with the Planning Commission's response to each topic area.

Community Input Results from December 14, 2010 Public Hearing:

1. [The] City representative may have been incorrect about treatment plant capacity per my conversation w/ Roger Elkins.
***Response to 1.** Thank you. This information will be forwarded to the Board of Trustees.*
2. Spring Hill continues to look for appropriate ways to contribute to this community and the community is welcome at Spring Hill.
***Response to 2.** The Planning Commission appreciates Spring Hill's participation!*
3. In Appendix C [the] Exotic animal language doesn't seem appropriate regarding "large birds". [It] seems vague. Does it mean birds of prey, Ostriches (which can be raised for meat) OR others? Are Alpacas exempt?
***Response to 3.** This portion of the zoning ordinance was particularly difficult to define. A complete enumeration of animals in each category is not possible. It is the belief of the commission that the ordinance is specific enough to allow the zoning administrator to handle situations as they arise. The Planning Commission intends to monitor this section and will consider an amendment when appropriate.*
4. In the zoning ordinance section 24.2.1.8, Construction Standards, "Shall be consistent in appearance" is vague.
***Response to 4.** It is the belief of the commission that the ordinance is specific enough to allow the zoning administrator to handle situations as they arise. The Planning Commission intends to monitor this section and will consider an amendment when appropriate.*
5. In the zoning ordinance do "Multiple family dwellings" include mother-in-law houses for members of the same family?
***Response to 5.** The current and proposed ordinance allows for one and only one dwelling per parcel with the exception of property zoned A-1 which allows for a dwelling for a "Hired Hand". A dwelling is generally considered to be any building which has kitchen, bathroom and sleeping facilities.*
6. In the zoning ordinance section on Hunt Clubs and Shooting Range Definitions, [what is] their application to Spring Hill, specifically the grandfather issue that was discussed and approved by the committee during a prior meeting?
***Response to 6.** This is an important issue that needs to be addressed. At this time it does not appear that changes to the zoning ordinance are required to address this concern. The Planning Commission will continue to work with Spring Hill to resolve any concerns.*
7. In the zoning ordinance where are the separate definitions that allow for additional construction at Spring Hill?
***Response to 7.** This is an issue for the zoning administrator. If changes to the zoning ordinance are required they can be presented to the Planning Commission for future consideration.*
8. In the zoning ordinance, is "Open Space" adequate for Spring Hill?
***Response to 8.** This is an issue for the zoning administrator. If changes to the zoning ordinance are required they can be presented to the Planning Commission for future consideration.*

9. In the zoning ordinance change concerning day care facilities, 16.4.7, I believe day care facilities for less than 6 are also regulated, the standards are different.
Response to 9. Thank you for that information.
10. [As a] general comment [your work is] impressive. [You have provided] more opportunity for public input AND education.
Response to 10. Thank you!
11. Concerning the sale of farm products in [Ag] & Open Space districts is Garden Produce [a] farm product?
Response to 11. The sale of farm products through a seasonal "Road Side Stand" is permitted as a home occupation.
12. Does the Rural Residential district allow or not allow farm animals? (Slightly reworded for clarity)
Response to 12. The proposed ordinance allows for farm animals as a "Use by Right" for lots over 2 Acres and 200' in width. Smaller lots require approval of adjoining landowners.
13. Cause for State of Mi Req ? where written? Reason for?
Response to 13. No response.
14. In section 2.3 of the zoning ordinance on Corner Lots, [the] address sets [the] front [of the house]! Is this [change] for abutment reasons?
Response to 14. No, it is to simplify the ordinance and make it less prone to multiple interpretations.
15. In sections 2.74 and 2.79 of the zoning ordinance, Shooting is for Commercial property.
Response to 15. Gun and Skeet Clubs, Shooting Ranges and Hunt Clubs are only allowed in the A-1 (Agricultural) and O-S (Open Space) Zoning District by approval of a special use permit.
16. In section 23 [of the zoning ordinance], what is an "adult business"?
Response to 16. An "Adult Business" is defined in section 23.2.1 of the Zoning Ordinance.
17. Rental Property
Response to 17. No Response.
18. In section 24, [what is the] HUD Code? [Is a] 1969 Model [HUD approved]? [What are the] time frames?
Response to 18. The Federal Department of Housing and Urban development (HUD) has a Construction Code that applies to Manufactured Housing. This code began in the late 1970's and has been updated and changed over time. Units built to HUD Code will have a small metal placard on the outside of the unit.
19. In the 3 ring binders, 5-year plan map is not present, the current zoning map is in its place. (Reworded for clarity)
Response to 19. Thank you, this will be corrected.
20. In the Zone District [comparisons] is Duplex for double only? Once 2nd dwelling is vacated. How long before [the] ORD[inance] kicks in?
Response to 20. "Duplex homes" are two homes that share a common wall and occupy the same piece of property. If one is vacant, the zoning and tax status of the property does not change.
21. [Is more information available about the] 425 Agreement with city available? [What about the] baseball ball fields [now apart of the school property]. This lowers the township tax base.
Response to 21. This is not a Planning Commission question but will be referred to the Board of Trustees.
22. Why has there been no increase in taxes for Spring Hill. Everyone else has their taxes raised 5% or the rate of inflation each year. Spring Hill has more property and structures than 40 residents but 1 resident pays more than Spring Hill. I think that this should be considered for the interest of the township. Why not consider the two acre exemption the same as Church.
Response to 22. This is not a Planning Commission question but will be referred to the Board of Trustees.