

CHESHIRE TOWNSHIP

ALLEGAN COUNTY, MICHIGAN

**NOTICE OF PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS
AND SPECIAL LAND USE PERMIT APPLICATIONS AT MARCH 10, 2025
PLANNING COMMISSION MEETING**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF CHESHIRE, ALLEGAN COUNTY, MICHIGAN, AND ALL OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE the Cheshire Township Planning Commission will hold public hearings at a meeting on March 10, 2025 at 7:00 p.m. at the Cheshire Township Hall located at 471 41st Street, just north of 104th Avenue in Cheshire Township. The items to be considered at these public hearings/meeting include, in brief, the following:

1. The Township-initiated proposed amendment of certain provisions of Section 13.7 Item 14 of the Cheshire Township Zoning Ordinance pertaining to the special land use permit approval standards for a Wireless Communications Support Structure (measurement of “separation” requirements from off-site residential uses, and from designated areas).
2. The application of Fred Low-Chaille Consultants OBA Horvath Towers for special land use permit approval of a proposed Wireless Communications Support Structure with a total height of 199’ on the premises commonly known as 4461 104th Avenue (parcel nos. 03-020-012-00 and 03-020-012-10). The subject property is zoned R-1 Rural Residential District, within which “Wireless Communications Support Structure” is designated as a special land use pursuant to Section 5.3.6 of the Cheshire Township Zoning Ordinance. The Planning Commission will consider this request pursuant to the approval criteria/standards specified in Sections 13.3 and 13.7 (Item 14) of the Zoning Ordinance, including the proposed amendments to parts of those approval criteria addressed in paragraph 1 of this Notice. Any approval of the special land use permit will be subject to approval and adoption by the Township Board of the proposed zoning text amendments. Note: if the special land use permit is approved, conditionally, the Planning Commission may also consider for conditional approval the related site plan pursuant to the criteria for site plan approval specified in Section 14.6 of the Zoning Ordinance.
3. The Township-initiated proposed amendment of the term “recreational vehicle campground” as defined in Section 3.1.61 of the Cheshire Township Zoning Ordinance to the new term “recreational campground” and to allow within that term certain types of camping units such as tents and portable cabins, as well as recreational vehicles. Section 5.3.22 and Section 6.3.9 of the Zoning Ordinance pertaining to the designated special land uses in the R-1 Rural Residential District and R-2 Residential District, respectively, are therefore similarly proposed to be amended to change

the existing term “recreational vehicle campground” to the proposed new term “recreational campground”.

4. The application of Brandyn Deckinga on behalf of Lagom Properties, LLC for special land use permit approval of a proposed recreational campground on a parcel of approximately 13.4 acres on “Little Eagle Lake” easterly of 40th Street in the southeast quarter of the northeast quarter of land section 34 (parcel no. 03-034-007-00). The subject property is zoned R-1 Rural Residential District, within which “Recreational Vehicle Campground” is designated as a special land use pursuant to Section 5.3.22 of the Cheshire Township Zoning Ordinance. The Planning Commission will consider this request pursuant to the approval criteria/standards specified in Section 13.3 of the Zoning Ordinance, and the proposed amendment of the existing definition for the term “Recreational Vehicle Campground” as addressed in paragraph 3 of this Notice. Any Planning Commission approval of the special land use permit will be subject to approval and adoption by the Township Board of the related proposed zoning text amendments. Note: if the special land use permit is approved, conditionally, the Planning Commission may also consider for conditional approval the related site plan pursuant to the criteria for site plan approval specified in Section 14.6 of the Zoning Ordinance.
5. Such other and further matters as may properly come before the Planning Commission at this public hearing/meeting.

Written comments concerning the above matter(s) may be submitted to the Chairperson of the Cheshire Township Planning Commission, or to the Clerk of Cheshire Township, at any time prior to the public hearing/meeting, and may further be submitted to the Planning Commission at the public hearing/meeting.

The applications for the special land use matters, the Tentative Text of the proposed Zoning Ordinance text amendments, and the existing Cheshire Township Zoning Ordinance/Map/Master Plan, may be examined from and after the publication of this Notice and until and including the day of the public hearing/meeting by contacting the Township Clerk or the Chairperson of the Planning Commission, and may also be examined at the public hearing/meeting.

Cheshire Township will provide necessary reasonable auxiliary aids and services at the meeting/hearing to individuals with disabilities, such as signers for the hearing impaired and audiotapes of printed materials being considered, upon reasonable notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk.

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