

CHESHIRE TOWNSHIP PLANNING COMMISSION

ALLEGAN COUNTY, MICHIGAN

**NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE TEXT AMENDMENTS AT
SEPTEMBER 11, 2023 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 a public hearing at its scheduled regular meeting on **September 11, 2023 at 7:00 p.m.** at the Cheshire Township Hall located at 471 41st Street, just north of 104th Avenue. The matters to be considered at this public hearing include, in brief, the following proposed amendments of Cheshire Township Zoning Ordinance:

1. Section 3.1 of the Zoning Ordinance is proposed to be amended to change the existing definition of the term “accessory building or structure” to reference the circumstances specified in Section 12.8.1 of the Zoning Ordinance where a building that would ordinarily be considered an accessory building on the same premises with a main or principle building may be built and used without an existing other building on those premises. (Item 1 of Tentative Text)

2. Section 12.8 of the Zoning Ordinance is proposed to be amended to specify the circumstances where an otherwise permissible “accessory” building may be built in any zoning district without an existing principle building with which it is associated if certain requirements are met; and to otherwise add appropriate references to this proposed new provision in several existing parts of Section 12.8. (Item 2 of Tentative Text)

3. Article X (Schedule of Lot, Yard and Area Requirements) of the Zoning Ordinance is proposed to be amended to change the required minimum gross floor area per dwelling unit in the zoning districts where a dwelling is allowed (R-1, R-2, RMH and C-1) to 600 square feet for a dwelling unit with one bedroom, 780 square feet for a dwelling unit with two bedrooms, and 960 square feet for a dwelling unit with three or more bedrooms. (Item 3 of Tentative Text)

4. Section 12.5 of the Zoning Ordinance is proposed to be amended to apply the existing minimum dwelling width requirement of at least 24’ along each exterior front, side or rear wall elevation (with at least one-third of each front, side or rear elevation also having a depth of at least 24’) only to a dwelling unit with a gross floor area exceeding 780 square feet (regardless of the number of bedrooms); and apply a new minimum width requirement of 20’ along each exterior front, side or rear wall elevation (with at least one-third of each front, side or rear elevation also having a depth of at least 20’) to a one bedroom dwelling unit with a gross floor area of between 600 square feet and 780 square feet. (Item 4 of Tentative Text)

5. Section 20.3 of the Zoning Ordinance (Amendments and District Changes), including the Flow Diagram for Amendments of Zoning Ordinance Text or Zoning Map (rezoning) following that section is proposed to be amended to align the Zoning Ordinance with the current procedure applicable to such matters, which no longer requires the Township Planning Commission recommendation to be submitted to the County Planning Commission or its successor regional Planning Commission prior to action by the Township Board. (Item 5 of Tentative Text)

Note: Items 1-4 are initiated by the Township Board; item 5 is initiated by the Township Attorney.

Such other and further matters as may properly come before the Planning Commission at this public hearing/meeting will also be considered.

Written comments concerning the above matters may be mailed to the Chair of the Cheshire Township Planning Commission, Steven Blankenship, at any time prior to the hearing/meeting, and may further be submitted to the Planning Commission at the hearing/meeting.

The tentative text of the proposed amendment(s), and the existing Cheshire Township Zoning Ordinance/Zoning Map/Land Use Plan may be examined by contacting Steven Blankenship at such times as may be arranged in advance with him from and after the publication of this Notice and until and including the day of the hearing/meeting, and further may be examined at the hearing/meeting.

The Planning Commission reserves the right to modify or alter the proposed amendment(s) to the Zoning Ordinance and/or Zoning Map and/or Land Use Plan at or following the hearing/meeting and to make its recommendations accordingly to the Township Board.

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.

Cheshire Township Planning Commission
By: Steven Blankenship, Chairperson
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Grand Junction, MI 49056
(269) 521-4028

Cheshire Township Board
By: Donna Hetzel, Clerk
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Allegan, MI 49010
(269) 673-8191