

# LIMA TOWNSHIP

ESTABLISHED 1832      WASHTENAW COUNTY MICHIGAN

## WASHTENAW COUNTY, MICHIGAN NOTICE OF PROPERTY REZONING

At a Regular meeting of the Board of Trustees for Lima Township a motion for Application #2018-002 was approved based on the following resolution adopted by the Planning Commission on 6/24/2019.

**Whereas**, the Township received a petition to rezone a parcel of land from RR – Rural Residential to Conditional LI – Light Industrial for a property located at 1035 North Fletcher, Chelsea, MI 48118, with tax parcel ID # G -07-08-400-012.; and

**Whereas**, the Planning Commission held a public hearing on this matter on September 24, 2018, and received public comments; and

**Whereas**, the Planning Commission has reviewed the rezoning petition in terms of the standards stated within Section 14.3.5. of the Zoning Ordinance and found the following:

- A. Consistency with the goals, policies and Future Land Use Map of the Lima Township Master Plan, including all applicable sub-area and/or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- G. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.

The applicant has proposed a conditional rezoning where the list of permitted and special uses in the applicant's conditions are much more restrictive than the permitted or special uses allowed for by the Zoning Ordinance for the light Industrial district. Based on the above findings the proposed rezoning with the conditions provided would be acceptable at this location.

**Now therefore be it resolved**, that the Planning Commission recommends to the Township Board, that they approve the application for a rezoning from RR- Rural Residential to LI – Light Industrial with the conditions offered by the applicant in a the letter received on May 17, 2019, and the site plan with final revision date of 5-14-19, case # 2018-002, for the parcel located at 1035 North Fletcher, Chelsea, MI 48118, with tax parcel ID # G -07-08-400-012.\*

Moved by Luick, seconded by Bater to follow the Planning Commission's recommendation and give approval to 1035 N. Fletcher Road for rezoning with conditions from RR- Rural Residential to LI – Light Industrial.

ROLL CALL VOTE:    AYE: Bater, Maier, Luick            NAY: Havens, Laier            ABSENT: None            **Motion passed**

\*(Contact [ebater@twp-lima.org](mailto:ebater@twp-lima.org) to view the complete resolution)



Subject area is in blue

Adopted 7/8/2019

Respectfully Submitted,  
Elaine Bater, Township Clerk