

ROSS TOWNSHIP PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS

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

PLEASE TAKE NOTICE that the Ross Township Planning Commission will hold a meeting and public hearings on *January 24, 2022 at 6:00 p.m.* at the Ross Township Hall located at 12086 M-89 in Ross Township, Kalamazoo County, Michigan that will include the following:

1. PROPOSED MASTER PLAN PUBLIC HEARING:

A. OVERVIEW

At this public hearing, the Planning Commission will be considering the proposed 2020 Ross Township Master Plan for recommendation to the Township Board.

The proposed 2020 Master Plan contains the following elements: a community profile, including detailed sections on natural features, population, housing, community facilities and services, and existing land use; an overview of community input; goals and objectives; a future land use plan and zoning plan; and, an implementation plan.

The proposed 2020 Master Plan reflects updates to population and land use trends, goals and strategies for future land use, and graphics and maps to illustrate findings and strategies; provides a detailed action plan; and, has been developed consistent with current statutory requirements.—

B. PROPOSED ELEMENTS OF THE ROSS TOWNSHIP MASTER PLAN

The following elements of the 2020 Ross Township Master Plan are proposed by the Planning Commission:

- (1) *Introduction*, to set forth the Mission Statement and to provide an introduction to the Master Plan process and an overview of the Township.
- (2) Section 1 – *Community Profile*, to provide a detailed overview of the Township's natural features and available preservation/integration techniques.
- (3) Section 2 – *Social Features*, to provide data and analysis of Township demographics; housing trends; education; and, economics.

- (4) Section 3 – *Community Facilities and Services*, to provide an overview of public infrastructure, including transportation, utilities, police and fire protection, and parks/recreation.
 - (5) Section 4 – *Existing Land Use*, to provide an existing land use map and a summary of existing land uses.
 - (6) Section 5 – *Community Input*, to provide an overview of the planning issues identified through the 2002 public input process; the 2011 public review process; the 2018 community survey; and, the public feedback received during the 2020 update process.
 - (7) Section 6 – *Goals and Objectives*, to establish goals and objectives on the following: farmland, open space and natural resources; residential environment and rural character; transportation; public services and facilities; and, commercial/industrial development.
 - (8) Section 7 – *Future Land Use Plan*, to provide the following elements: future land use categories; a future land use map; and, a zoning plan.
 - (9) Section 8 – *Implementation*, to provide a detailed implementation plan with prioritized action items.
2. A public hearing and Planning Commission action on the request of James L. Clark, Trustee for approval to construct a guest house attached to the existing garage on the south lot of 1975 Idlewild Drive within Ross Township, in accordance with the special land use provisions in Section 18.4.A.(5).b of the Ross Township Zoning Ordinance. The proposed use is only permitted as a special land use under the Zoning Ordinance. The applicant is also requesting approval of a site plan for the proposed construction. The subject property is located in the R-1 Zoning District and has the following parcel identification number for property tax purposes: 3904-18-102-322.
 3. A public hearing and Planning Commission action on the request of Garry R. Muma and Suzanne Sackett for approval to construct a ground mounted solar array in the front yard at 5957 N. 37th Street, within Ross Township, in accordance with special land use provisions in Section 18.4.(D) of the Ross Township Zoning Ordinance. The proposed construction will be located in the front yard, therefore, it is only permitted as a special land use under the Zoning Ordinance. The applicant is also requesting approval of a site plan for the proposed construction. The subject property is located in the R-1 Zoning District and has the following parcel identification number for property tax purposes: 3904-31-205-023.

4. Such other and further matters as may properly come before the Planning Commission.

PLEASE TAKE FURTHER NOTICE that the applications for special land use and site plans, the current Zoning Ordinance, map, Master Plan, and proposed 2020 Ross Township Master Plan may be examined at the Ross Township Hall during regular business hours on regular business days maintained by the Township offices after the publication of this Notice and until and including the day of the hearing, and may be further examined at the public hearing.

All interested parties are invited to be present and participate in the discussion on these matters. Written comments concerning the above matters may be mailed to the Ross Township Hall at any time prior to this public hearing, and may further be submitted to the Planning Commission at the public hearing. The proposed 2020 Ross Township Master Plan may also be found on the website.

The Township Planning Commission reserves the right to modify or alter any of the proposed elements of the Master Plan at or following the hearing and to make its recommendations accordingly to the Township Board.

Ross Township will provide necessary reasonable auxiliary aids and services at the hearing to individuals with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered, upon five (5) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk.

Ross Township Planning Commission
By: Jim Lauderdale, Chair

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