

ROSS TOWNSHIP

KALAMAZOO COUNTY, MICHIGAN

NOTICE OF PLANNING COMMISSION MEETING
PUBLIC HEARING ON
ZONING ORDINANCE TEXT AMENDMENTS

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

PLEASE TAKE NOTICE that the Ross Township Planning Commission regular meeting on February 27, 2017 at 7:00 p.m. at the Ross Township Hall located at 12086 M-89 within the Township of Ross, Kalamazoo County, Michigan will include the following:

1. A public hearing on proposed Zoning Ordinance text amendments as follows:

A. The proposed amendment of Article 22 (Nonconforming Uses, Building/Structures and Lots), Section 22.4 C. pertaining to the repair, restoration and reconstruction of certain damaged or destroyed nonconforming uses or buildings/structures to revise the current time requirements and replace them with the following:

A building permit must be obtained within twelve (12) months after the building/structure damage or destruction. Construction must be completed within eighteen (18) months from the date the building permit was obtained. Requests will be considered by and can be granted by the Zoning Administrator for a one-time six (6) month extension based on the circumstances in the request.

B. The proposed amendment of Article 17 (Overlay Requirements for Waterfront Lots and Waterway-related Uses; Special Regulations for Land Uses in Flood Hazard Areas), Section 17.2B. pertaining to docks to read as follows:

B. Docks, as defined in this Ordinance, are permitted on any lake or other waterway, subject to the following conditions and limitations:

1. No permanent dock shall hereafter be constructed or modified into a waterway until a zoning compliance permit has been issued by the Zoning Administrator, certifying that the dock is in compliance with the provisions of this Ordinance. Said permanent dock must be in compliance with any State regulations or permitting.

2. The length of any dock shall not be greater than the average length of the nearest docks on either side of the proposed dock.

3. No dock shall extend from the shoreline of any waterway, other than a lake, to within ten (10) feet of the center of the waterway.

4. No portion of any dock shall be located within ten (10) feet of the nearest side lot line.
2. Such other and further matters as may properly come before the Planning Commission.

Written comments concerning the above matters may be mailed to the Ross Township Clerk at the Ross Township Hall at any time prior to the public hearing/meeting, and may further be submitted to the Planning Commission at the public hearing/meeting.

The tentative text of the proposed Zoning Ordinance text amendments, and the Ross Township Zoning Ordinance/Map/Land Use Plan may be examined by contacting the Ross Township Clerk at the Township Hall during regular business hours on regular business days maintained by the Township offices 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 any of the proposed amendments to the Zoning Ordinance at or following the hearing/meeting and to make its recommendations accordingly to the Township Board.

Ross 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.

Ross Township Planning Commission
By: Jim Lauderdale, Chair

Monica Markillie
Ross Township Clerk
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