

Zoning Ordinance Steering Committee
May 16, 2013 meeting summary
3:00 p.m.

Mr. Grafton, consultant to the committee, reviewed the Comprehensive Plan with the committee. They had a brief discussion regarding the need for a balanced approach between regulation and the new ordinance and processes being more “consumer friendly”.

Mr. Grafton then reviewed the basic structure of zoning ordinances. He said there were two basic types; one being inclusive and the other exclusive. Inclusive allows a “mixing” of uses, based on a “pyramid” of uses with single family homes being at the top, while exclusive zoning does not “mixing”. Zoning ordinances can use a combination of inclusive and exclusive zoning districts as desired.

The committee next reviewed the permitted uses in the Agricultural Preservation (AP) District. They also discussed transferable development rights (TDR). It was noted that not much land was available to “send” development rights. They discussed what is appropriate for the AP District based on the Comprehensive Plan vision for the area. For example, are churches, institutional and indoor/outdoor recreational uses consistent with the vision? Or are they more appropriately permitted elsewhere in the Township? Other uses discussed regarding consistency were: limited winery (not the actual growing of grapes as that is an agricultural use), livestock auction and sales facilities, commercial kennels, animal training and show facilities, special events and veterinary hospital. The committee felt that these currently permitted uses were inconsistent and should not be in the new ordinance.

The committee then reviewed the minimum lot size requirements in the AP District. Currently, the minimum lot size is 10 acres with an allowance to subdivide a certain number of smaller lots. The lot minimum averages 10 acres on 40 acre and greater tracts of land. Mr. Grafton said the state of the law has changed to recognize agriculture as a use and that 20-25 acre lot minimums were now acceptable. One committee member suggested that the new regulations eliminate TDR as they are not being used and are not necessary and to institute a 25 acre lot minimum. The committee will consider these at a future meeting.

The committee agreed to review the following zoning districts at their next meeting: general commercial, interchange commercial, industrial and industrial special use.

The next meeting will be held on Thursday, June 20th at 3 p.m. in the Township Building.