

TOWNSHIP OF ARCADIA

MANISTEE COUNTY, MICHIGAN

**NOTICE OF PUBLIC HEARING ON PROPOSED ZONING MAP AMENDMENTS
(REZONING) AND PROPOSED ZONING ORDINANCE TEXT AMENDMENTS
AT JUNE 1, 2023 PLANNING COMMISSION MEETING**

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

PLEASE TAKE NOTICE the Planning Commission of the Township of Arcadia will hold a public hearing at its regular meeting on June 1, 2023 at 7:00 p.m. at the Township Hall located at 3422 Lake Street within the Township of Arcadia, Manistee County, Michigan. At this public hearing/meeting the Planning Commission will consider the following proposed amendment of the Zoning Map of the Township of Arcadia (rezoning), and the following proposed amendments of the text of the Zoning Ordinance of the Township of Arcadia (Ordinance No. 183):

PROPOSED ZONING MAP AMENDMENT (REZONING)

The Zoning Map adopted by reference in Section 3.2 of the Zoning Ordinance is proposed to be amended to rezone from the M22-2 Business District to the LS Lake Street Historic Business District any part of parcel no. 01-600-059-00 zoned M22-2 Business District. This parcel, commonly known as 3489 Lake Street, is presently partly zoned M22-2 Business District and partly zoned LS Lake Street Historic Business District. This proposed rezoning is intended to place the parcel in its entirety in the LS Lake Street Historic Business District. This proposed rezoning is consistent with the Future Land Use Map of the Arcadia Township Master Plan, which places the entire parcel in the "Business" planning classification.

**PROPOSED ZONING ORDINANCE TEXT AMENDMENTS RELATING TO
M22/GLOVERS LAKE ROAD BUSINESS DISTRICT
(Item 1 of the tentative text document)**

1. Chapter 12 of the Zoning Ordinance is proposed to be amended so as to add "Farmers Market" as a designated permitted use in the M22/Glovers Lake Road Business District in Section 12.2, and delete the existing provision for Farmers Market as a special land use in that district in Section 12.3.

**PROPOSED ZONING ORDINANCE TEXT AMENDMENTS RELATING TO
LI LIGHT INDUSTRIAL DISTRICT (Item 2 of the tentative text document)**

2. Chapter 14 of the Zoning Ordinance pertaining to the LI Light Industrial District is proposed to be amended to:

- refine Section 14.1 regarding the Intent and Purpose of the District.
- change Section 14.2 presently incorporating by reference as permitted uses in the Light Industrial District all uses specified in Section 5.2 as permitted uses in the R-AG Rural Agriculture District, to instead incorporate by reference as permitted uses in the Light Industrial District all uses specified in Section 6.2 as permitted uses in the RR Rural Residential District.
- change Section 14.2 to add Farmers Market as a designated permitted use in the Light Industrial District.
- change Section 14.3 presently incorporating by reference as special land uses in the Light Industrial District all uses specified in Section 5.3 as special land uses in the R-AG Rural Agriculture District, to instead incorporate by reference as special land uses in the Light Industrial District all uses specified in Section 6.3 as special land uses in the RR Rural Residential District.
- change the Minimum Lot Area & Lot Frontage requirements in Section 14.4.1 from 2 acres and 175', respectively, to 1 acre and 140'.

PROPOSED ZONING ORDINANCE AMENDMENTS RELATING TO CHILD DAY CARE LAND USES TO ALIGN THE ZONING ORDINANCE WITH STATE LAW MANDATES (Items 3 and 4 of tentative text document)

3. The definition of “Family Day Care Home” in Section 2.2 of the Zoning Ordinance is proposed to be amended to reference the allowance for the increased capacity number of minor children permissible under state law.
4. The definition of “Group Day Care Home” in Section 2.2 of the Zoning Ordinance is proposed to be amended to reference the allowance for the increased capacity number of minor children permissible under state law.

PROPOSED AMENDMENTS OF ZONING ORDINANCE RELATING TO “QUALIFIED RESIDENTIAL TREATMENT PROGRAM” LAND USE TO ALIGN THE ZONING ORDINANCE WITH STATE LAW MANDATES (Items 5 & 6 of tentative text document)

5. Section 2.2 of the Zoning Ordinance is proposed to be amended to add a definition for the new term “Qualified Residential Treatment Program”.
6. The below-specified sections of the Zoning Ordinance are proposed to be amended to add “Qualified Residential Treatment Program” as a designated permitted use in the specified Residential districts, as follows:
 - RR Rural Residential District (Section 6.2)
 - CA Camp Arcadia District (Section 7.2)
 - VR Village Residential District (Section 8.2)

- PA Point Arcadia Residential District (Section 9.2)
- SP Star-Key Point Residential District (Section 10.2)

PROPOSED AMENDMENTS OF ZONING ORDINANCE RELATING TO SHORT TERM RENTAL LAND USES (Items 7 and 8 of tentative text document)

Note: these amendments of the Zoning Ordinance are proposed in conjunction with the recent or anticipated adoption by the Township Board of a general (non-zoning) Short Term Rental Licensing Ordinance.

7. Section 2.2 of the Zoning Ordinance is proposed to be amended to add a definition for the new term “Short Term Rental”.
8. The below-specified sections of the Zoning Ordinance are proposed to be amended to add “Short Term Rental” as a designated permitted use in each specified Zoning District, as follows:
 - R-AG Rural Agriculture District (Section 5.2)
 - RR Rural Residential District (Section 6.2)
 - CA Camp Arcadia District (Section 7.2)
 - VR Village Residential District (Section 8.2)
 - PA Point Arcadia Residential District (Section 9.2)
 - SP Star-Key Point Residential District (Section 10.2)
 - LS Lake Street Historic Business District (Section 11.2)
 - M-22 M-22/Glovers Lake Road Business District (Section 12.2)
 - M22-2 M22-2 Business District (Section 13.2)
 - MA Marina District (Section 16.2)
 - MA-2 Marina 2 District (Section 17.2)

Note: Short Term Rental will also be a permitted use in the LI Light Industrial District pursuant to the above-proposed amendment of Section 14.2 (Item 2) to designate as permitted uses in that District all uses specified in Section 6.2 as permitted uses in the Rural Residential District.

Please also take notice the Township Board will discuss and receive public comments on the proposed non-zoning Short Term Rental Licensing Ordinance referenced above at its regular May meeting, originally scheduled for May 11 but rescheduled to May 17, 2023 at 7:00 p.m., at the Township Hall.

Written comments concerning the above matters may be mailed to the Township Clerk at the Township Hall at any time prior to this meeting leaving sufficient time for the receipt and distribution of same to the Planning Commission, and may also be submitted to the Planning Commission at the meeting.

The Zoning Ordinance/Map/Master Plan of the Township of Arcadia, and the tentative text of the above-referenced proposed Zoning Ordinance text amendment(s), may be examined by contacting the 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 may be further examined at the hearing/meeting.

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

The Township of Arcadia 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 as designated below.

Tracy Catlin, Clerk
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