

KASSON TOWNSHIP
LEELANAU COUNTY

ORDINANCE NO. 2022-01

AMENDMENT TO THE KASSON TOWNSHIP ZONING ORDINANCE

AN ORDINANCE TO AMEND THE KASSON TOWNSHIP ZONING ORDINANCE

- CHAPTER 4, MULTIPLE SECTIONS, TO ADD ADDITIONAL ALLOWANCES FOR MUNICIPAL BUILDINGS
- CHAPTER 5, SECTION 5.8, TO EXPAND THE DEFINITION OF ESSENTIAL SERVICES AND GOVERNMENT BUILDINGS
- CHAPTER 2, SECTION 2.2, TO ADD A DEFINITION FOR “MIXED USE”
- CHAPTER 4, SECTION 4.9.2, TO ADD “MIXED USE” AS AN ALLOWABLE USE TO THE COMMERCIAL ZONING DISTRICT

KASSON TOWNSHIP HEREBY ORDAINS:

Section 1. AMENDMENT OF ZONING ORDINANCE

The Kasson Township Zoning Ordinance is hereby amended in the following manner:

TEXT ADDITION – shown in italics, underlined, Deletions – shown as strikethrough.

Section 2. MUNICIPAL BUILDINGS

SECTION 4.5 AGRICULTURAL DISTRICT (AG)

Section 4.5.2 SPECIAL LAND USES

- *Public facilities, including fire stations, community meeting halls, parking lots, cemeteries, parks, schools, libraries, and other structures associated with public entities, including enclosures or shelters for service equipment and maintenance depots.*

SECTION 4.7 FORESTED DISTRICT (FR)

Section 4.7.2 SPECIAL LAND USES

- *Public facilities, including fire stations, community meeting halls, parking lots, cemeteries, parks, schools, libraries, and other structures associated with public entities, including enclosures or shelters for service equipment and maintenance depots.*

SECTION 4.8 HIGH DENSITY VILLAGE (HDV)

Section 4.8.1 PERMITTED USES

B. Public and semi-public uses, including community meeting halls, public or private schools, athletic clubs, museums, libraries, parks and playgrounds and structures or parking lots typically constructed as part of these types of facilities, including enclosures or shelters for service equipment and maintenance depots, are allowed in both Mixed Use Commercial Core and Medium and Small Lot sub-districts.

C. Fire stations, including enclosures or shelters for service equipment and related parking lots, are allowed in all sub-districts.

SECTION 4.9 COMMERCIAL (CD)

Section 4.9.1 PERMITTED USES

A. Public and semi-public uses, including community meeting halls, public or private schools, athletic clubs, museums, libraries, fire stations, parks and playgrounds and structures or parking lots typically constructed as part of these types of facilities, including enclosures or shelters for service equipment and maintenance depots.

SECTION 5.8 ESSENTIAL SERVICES & GOVERNMENT BUILDINGS

Section 5.8.1 - Essential services means the erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal system, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment in connection herewith, but not including buildings which are necessary for the furnishing of adequate service by such facilities or governmental departments for the general health, safety, or welfare. Radio broadcasting and receiving towers and equipment structures used in cellular telephone systems are specifically excluded from the definition of essential services.

Buildings accessory to such services, however, require a Special Use Permit and are subject to the requirements set forth in Chapter 7 and Chapter 8 and all other aspects of this Ordinance, including the development standards of the zoning district in which they are located.

~~Essential service transmission lines such as electric, telephone, gas, cable TV or other similar utilities, are permitted in all districts, provided, that the services are authorized, regulated, and in compliance with all other applicable laws, ordinances and regulations. Buildings accessory to such services however, require a Special Use Permit and are subject to the requirements set forth in Chapter 7 and Chapter 8 of this Ordinance.~~

Section 3. MIXED USE COMMERCIAL

SECTION 2.2 DEFINITIONS

Add:

Mixed Land Use means the multiple use of land is allowed to co-exist. This covers two distinct forms of mixed land use viz. commercial mix: areas where residential, commercial and some other uses except polluting industry may co-exist within a single building.

SECTION 4.9.2 SPECIAL LAND USES

Add:

- Mixed Use

Section 6: Effective Date

This Ordinance shall become effective thirty (30) days after publication in accordance with law.

At a regular meeting of the Township Board for Kasson Township held on the 9th day of November, 2022, Noonan moved for adoption of the foregoing ordinance and T. Carter supported the motion.

Voting for: T. Carter, J. Carter, Noonan, Boomer, Julian

Voting against: None

Absent: None

The Township Supervisor declared the ordinance adopted.

Gregory Julian
Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No. 2022-01 which was enacted by the Township Board for the Kasson Township at a regular meeting held on November 9, 2022.

Dana Boomer
Township Clerk