

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2018-01

(In Reference to Ordinance 2018-476)

A Resolution Amending the Zoning Code of the Charter Township of Ypsilanti

Whereas, the Township Planning Consultants completed a detailed review of the Township's Zoning Code; and

Whereas, based upon that review, the Township Planning Consultants have recommended amendments to the Charter Township of Ypsilanti's (Township) Planning Commission (Commission), involving a series of general amendments to the Township's Zoning Code; and

Whereas, at its regularly scheduled meeting held December 12, 2017, the Commission recommended approval of the Planning Consultant's proposed general amendments to the Township's Zoning Code to the Township Board which changes can be summarized as follows:

1. Zoning Code reorganization:
 - a. Eliminate three (3) zoning districts that we never mapped on the official Township Zoning Map
 - b. Creation of three (3) use tables to replace uses listed in text in articles
 - c. All specific use provisions consolidated in Article 18
 - d. Move parking and loading regulations from footnotes of schedule of regulations into General Provisions
 - e. Move trash receptacles regulations from accessory buildings section into a new section in General Provisions
2. Bring Zoning Code into compliance with State and Federal Law:
 - a. Michigan Right to Farm Act. Farms & stables changed to permitted uses. Conditions changed to reference Generally Accepted Agricultural Management Practices
 - b. Michigan Zoning Enabling Act. Cell Towers: Application shot clock & what is a conditional use and a permitted use
 - c. Michigan Regulations on State Licensed Day Care
 - d. U.S. Religious Land Use and Institutionalized Persons Act. Define "Places of Worship" and amend zoning to ensure they are treated the same as other like private assembly uses
3. Add the following new definitions – "places of worship", "hotel", "medical clinic", "medical office" – and to amend definitions for "automobile repair, major", "automobile repair, minor", "motel":
4. Eliminate requirement for detached accessory structure over 100 square feet goes to ZBA.
5. Require 5-foot setback for accessory structures from side and rear lot line.

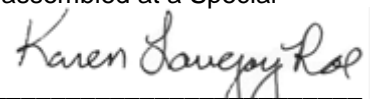
Whereas, proposed Ordinance No. 2018-476 has revised the current existing Ordinance in such a fashion as to incorporate the above changes recommended; and

Whereas, the Charter Township of Ypsilanti Board of Trustees (Board) agrees with the request of the Planning Commission;

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve Ordinance No. 2018-476 as attached, by amending Articles of the Township's Zoning Code as noted, replacing it with proposed Ordinance No. 2018-476, which ordinance reflects the suggestions and input of the Township's Planning Consultant as recommended by the Commission.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2018-01 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Special Meeting held on February 20, 2018.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti