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Summary of the Freedom Township Planning Commission's Proposed Changes to the Official Zoning Map

On September 2, 2014 at 7:00 p.m. in the Freedom Township Hall (11508 Pleasant Lake Rd.), the Planning Commission will hold public hearings on proposed changes to the Township's Official Zoning Map. These proposed map amendments are associated with the Township's adoption of an updated Zoning Ordinance earlier this year, and are summarized below:

Pleasant Lake Area Zoning Map Amendments.

The primary purpose of the Pleasant Lake area zoning changes is to rezone areas around the lake into the new "Lake District." The Township established this new zoning district in the updated Zoning Ordinance to better fit the size and configuration of the existing lots around the lake. The intent of this new district is to minimize the need for Zoning Board of Appeals action to build a dwelling, garage, shed or addition of reasonable size on existing lake-area lots.

In addition to the new Lake District, several other zoning changes are proposed, as follows:

- Several lots along the south side of Hieber Road east of Lima Center Road are proposed to be rezoned into the R-2 (Single-Family Residential) District to match the zoning of surrounding land south of Hieber Road.
- Several lots on the east side of Lima Center Road north of Pleasant Lake Road are also proposed to be rezoned into the R-2 (Single-Family Residential) District consistent with the existing land uses.
- The Township Hall land at the northwest corner of Pleasant Lake Road and Lima Center Road is proposed to be included in the new PSP (Public/Semi-Public Services) zoning district, which is intended for churches, schools, cemeteries, and other public lands.
- Land directly north of the Pleasant Lake Inn and occupied by the Inn's unimproved parking area is proposed to be rezoned into the C-1 (Local Commercial) District consistent with the existing land use.
- The former public school property on Pleasant Lake Road was previously rezoned by the Twp. Board into the C-1 (Local Commercial) District, but the change was inadvertently left off the Official Zoning Map. The change has been included as part of this proposed rezoning to re-confirm the current zoning of this parcel of land.

Public/Semi-Public Services District Zoning Map Amendments.

The PSP (Public/Semi-Public Services) zoning district was added to the updated Zoning Ordinance to bring the Township into compliance with state and federal laws that apply to local zoning of schools and religious land uses. The new district would eliminate the need for conditional use permit approval to alter an existing church facility or construct a new church (site plan approval would continue to be required). This new district also permits schools, public buildings, cemeteries, and other public lands without conditional use permit approval.

Several existing cemeteries, the county nature preserve, and existing religious institutions in the Township are proposed to be included in this PSP District rezoning.

Respectfully submitted,

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