

**DUNDEE TOWNSHIP ZONING ORDINANCE AMENDMENT
ORD. NO. Eff Date MARCH 29, 2006**

**TO THE RESIDENTS AND PROPERTY OWNERS OF DUNDEE TOWNSHIP,
MONROE COUNTY, MICHIGAN AND ANY OTHER INTERESTED PERSONS:**

Public Notice is hereby given that the Dundee Township Board had the reading and adoption of Dundee Township Zoning Ordinance Amendment No. on March 14, 2006. A summary of the Ordinance appears below.

Dundee Township is proposing to amend their zoning ordinance to add an AG-2 district to allow for smaller agricultural lot sizes, as well as additional standards for ponds, and adding standard procedures to deal with rezoning cases, including ones that would govern zoning agreements with developers.

The amendments would first modify Article VII in order to establish an AG-2 district, which would allow smaller 5-acre lots, but at the same time allow all agricultural uses permitted in the current AG district. The AG-2 zone would be the applicable zoning for areas designated as future rural reserve areas on the Township's future land use plan, while the AG-1 would be applicable for Township areas designated as prime agricultural farm land.

The amendments would also modify Article V, Section 5.37 to establish more comprehensive regulations governing ponds. Ponds would have a minimum size of 20,000 square feet, and a maximum size of 5 acres. Ponds would also have a maximum slope ration of 4 feet horizontal to 1 foot vertical above water, and 8 feet horizontal to 1 foot vertical below the water surface. Excavation regulations would also be established for new ponds within the Township, including dust control regulations during excavation and time limits for excavation.

Finally, the amendments would modify Article IV to establish a standard procedure for rezoning. Developers would now be required to submit a site analysis plan. Article IV would also establish procedures for developers to enter into "zoning agreements" with the Township. This is in response to changes in the Michigan Township Zoning Act that allow contract zoning. Section 4.5 of Article IV stresses that zoning amendments must be voluntary on the part of the developer. Zoning agreements may then be amended in response to comments during the public hearing process. The Article also states that nothing in the zoning agreement could prohibit the Township from making another rezoning in the future if necessary.

TOWNSHIP PLANNING COMMISSION ACTION

The Dundee Township Planning Commission voted to recommend approval of these text amendments at their meeting and public hearing held on September 21, 2005.

PLANNING ANALYSIS

The new AG-2 zone would allow more small farming operations within the Township, and would save more land for agricultural uses that would normally go towards other uses. This would help preserve those parts of Dundee Township that should remain rural.

The pond regulations would help to protect the water quality of the Township, as well as that of the County as a whole. The dust control measures would prevent air quality disturbances to adjacent uses during excavation.

The new zoning procedures would help to streamline the rezoning process, and having regulations for zoning agreements in place would provide greater flexibility for developers who wish to develop within the Township. The use of zoning agreements would allow for more context-sensitive residential and commercial land developments in the future.

RECOMMENDATION

Staff recommends that the Monroe County Planning Commission advise the Dundee Township Board that it recommends approval of the proposed zoning text amendments