

ERIE TOWNSHIP - MONROE COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING AND REVIEW
FOR ADOPTION OF AMENDMENTS TO THE ZONING ORDINANCE

Notice is hereby given that amendments have been proposed to revise the Zoning Ordinance Number 117. Numerous amendments were recommended by the Township Planning Commission for Erie Township, Monroe County, Michigan at a regular meeting held on February 19, 2019.

A PUBLIC HEARING shall be conducted on the Amendments to Zoning Ordinance number 117, at a Meeting of the Planning Commission for Erie Township to be held on Tuesday, March 19, 2019 at 7:00 PM in the Erie Township Board Meeting Room.

Synopsis (summary) of the proposed changes and updates are as follows:

Changes to update the regulations for Freestanding Accessory Solar Energy Systems

- 14.06** (C) **Height:** Provide for a height increase above 6 feet, increase up to 50% when the setback is increased to 25 feet or greater, increase up to 100% when the setback is increased to 50 feet or greater.
- (D) **Size of Freestanding Accessory Solar Energy Systems:** (change the permitted size to read) Systems shall be included in, and not exceed the maximum permitted lot coverage for all structures (table 10-3) if the property is zoned for residential purposes. When property is zoned for non-residential purposes, systems may not occupy more than five percent of the parcel upon which it is located, or one-half (1/2) of the footprint of the principal building served, whichever is greater.
- 11.31** (2) **Setbacks:** (Add) or shall be able to demonstrate that systems will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.
- (3) **Height:** (Add) Freestanding accessory solar energy systems may not exceed the height permitted in Section 14.06(C), or shall be able to demonstrate that systems will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.
- (4) **Size of Freestanding Accessory Solar Energy System:** (rewrite) Systems shall be included in, and not exceed the maximum permitted lot coverage for all structures (table 10-3) if the property is zoned for residential purposes, or when property is zoned for non-residential purposes, systems may not occupy more than five percent of the parcel upon which it is located, or one-half (1/2) of the footprint of the principal building served, whichever is greater, or shall be able to demonstrate that systems will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.

Changes to update regulations for Small Cell Facilities in accordance with Michigan Public Act 365 of 2018

- 10-2** **Permitted Principal Uses In All Districts** (update table) Remove BR use for Communication Towers, Class 2 from R-1, R-2, R-3, R-4, and R-5
- 21** **Article 21 – Definitions** (update)
2. Class 2: A communication tower meeting either of the following requirements:
- a. A communication tower to be affixed to an existing structure, such as existing building, tower, water tank, utility pole, and the like, or Small Cell Facilities in accordance with Michigan Public Act 365 of 2018, where the proposed combined existing structure and communication tower is either less than a total height of twenty (20) feet or does not extend the height of the existing structure by more than twenty percent (20%) and additionally conforms to the requirements of Article 20.27.
- 20.27** **Article 20 – General Provisions** (Add New Section)
- 20.27 Communication Towers
- A. Class 1
1. Any newly established communication tower (or antenna) not otherwise meeting the definition of a Class 2 communication Tower

2. Site Plan review (per Article 4) or Special Use approval (per Article 5) shall be required as listed in Table 10-2 Permitted Principle Uses In All Districts.

B. Class 2

1. Collocation of any communication tower (or antenna) on an established communication tower shall require Zoning Administrator Approval for Plot or Site Plans.

2. Collocation of any communication tower (or antenna) on an existing structure, such as existing building, tower, water tank, utility pole, and the like, not located within the Public right-of-way (ROW) shall require Township Planning Commission Approval for Site Plans.

3. Collocation of any communication tower (or antenna) on an existing structure, such as a utility pole, and the like, and located within the Public right-of-way (ROW) and conforming to all of the requirements of this section, shall require shall require Zoning Administrator Approval for Plot or Site Plans.

a. The proposed combined existing structure and communication tower is either less than a total height of twenty (20) feet or does not extend the height of the existing structure by more than twenty percent (20%)

b. Each antenna is located inside an enclosure or not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements would fit within an imaginary enclosure of not more than 6 cubic feet.

c. All other wireless equipment associated with the facility is cumulatively not more than 25 cubic feet in volume.

d. A Small Cell tower, antenna or facility shall not be located within a Residential Zoning District, a residential subdivision, or with 100 feet of a property that contains a residential use.

Changes to Article 15 – Signs

Complete review and re-write of the entire Article 15 with significant changes and additions.

To review complete proposed changes and text please visit:

www.erietownship.com ➡ Departments ➡ Township Zoning Administrator
Erie Township Office – 2065 Erie Rd., Erie MI. 48133