

ORDINANCE NO. 2023-2
Wheatfield Township, Ingham County, Michigan

An Ordinance to amend Ordinance No. 001-2018, as amended, commonly referred to as the 2018 Wheatfield Township Zoning Ordinance, to correct, add, and revise certain sections of said ordinance pertaining to Minimum Lot Width and Site Plan Approval Review Procedures.

SECTION 1

The Wheatfield Township 2018 Zoning Ordinance is amended by changing Table 3-4 of Article 3, Site Development Requirements, to increase the Minimum Lot Width of 5.0 acre parcels in the A-1 Zoning District from 165 ft. to 250 ft. to reads as follows:

Zoning District	Minimum Lot Area	Minimum Lot Width And Frontage	Maximum Structure Heights Principal / Accessory	Maximum Lot Coverage	Minimum Yard Setback		
					Front	Side (each)	Rear
<u>A-1</u> Agricultural	40 acres ² See Section 3.7(A)	Lots of less than 5.0 acres: 165 ft. ³ Lots of 5.0 acres or more: 250 ft. ³	35 ft. ⁴ / 35 ft.	25%	100 ft. ⁵	25 ft. ⁶	25 ft.

SECTION 2

The Wheatfield Township 2018 Zoning Ordinance is amended by replacing subsection B. of Section 2.8, Application Fees, with the following:

B. Professional Review and Fee: For any application for a Preapplication Conference, Zoning Permit, variance, or other approval under this Ordinance, the Township Board or the reviewing body may also require the payment of a professional review fee when professional assistance is desired before a decision is made, due to the character or complexity of the proposal or concern over the potential impacts of the project. The applicant is entitled to a refund of any unused professional review fee and if actual professional review costs exceed the amount of the fee, the applicant shall pay the balance due prior to final action on such application. No professional review shall be required for a zoning permit application for a single-family or two-family dwelling.

SECTION 3

The Wheatfield Township 2018 Zoning Ordinance is amended by adding a new Section 14.3(A) to read as follows and re-lettering the remaining subsections:

Section 14.3 Review Procedures

A. Optional Preapplication Conference: Prior to the submission of a site plan, a potential applicant may request to meet with township officials together with such consultants, local officials, and staff as the township deems appropriate. The purpose of the conference shall be to inform township officials of the general theme for a proposed development and to provide the potential applicant with information regarding land development policies, procedures, standards, and requirements of the

township pertaining to the proposal. At a preapplication conference, the applicant may present a general sketch plan that provides an overview of the proposed project. Comments offered in the course of the conference shall not be legally binding nor be interpreted as assuring any specific action on any subsequent submittal to the township.

SECTION 4

The remaining provisions of Ordinance No. 001-2018, and all amendments thereto, are hereby ratified and reaffirmed.

SECTION 5

In the event that any provision of this amending ordinance is held to be unconstitutional or void for any reason by a court of competent jurisdiction, that provision shall be struck from the amendment and severed, and the remaining provisions shall be enforced according to their terms and provisions.

SECTION 6

This amendment ordinance shall be effective eight (8) days after adoption and publication as provided by law.

CLERK'S CERTIFICATION

I, _____, the duly appointed, qualified and acting Clerk of the Township of Wheatfield, Ingham County, Michigan, hereby certify that the foregoing Wheatfield Township Zoning Ordinance No. /xxx-/ /yyyy/ (Ordinance to amend the Wheatfield Township 2018 Zoning Ordinance, Ordinance No. 001-2018 was adopted at a regular meeting of the Township Board, held at 495 E. Holt Road, Williamston, Michigan on the ____ day of _____, 20/xx/ at which a quorum was present and voted. I further certify that _____ moved the adoption of the ordinance, supported by _____, and that the vote on the said proposed ordinance was: Yeas ____ Nays ____ .

_____, Wheatfield Township Clerk Date _____