

Notice of Public Hearing

The Inland Township Planning Commission will conduct a public hearing Monday, November 22, 2021 at 6 PM at the Inland Township Offices at 19668 Honor Hwy, Interlochen, MI 49643 to consider the following zoning ordinance amendment:

ZA#03 To rezone the following 29.02 acres parcel from Rural Residential to General Commercial:

0 Honor Hwy, Parcel Number ~~10-08~~ 10-08-011-013-20

Copies of the amendment are available on the Township website at inlandtownship.org or at the Township offices by appointment.

Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 19668 Honor Hwy, Interlochen, MI 49643 or PlanNorth45@gmail.com. Written comments submitted prior to the public hearing will be received until 5:00 pm, November 22, 2021.

Individuals planning to attend who require reasonable auxiliary aids should contact the Township Clerk at (231)275-6568.

Inland Township
Benzie County
19668 Honor Hwy
Interlochen, MI 49643
(231)383-1229

Application for Zoning Amendment

Only completed applications with supporting information will be accepted.

Owner Name: Troy and Dinah Doucette

Owner Address: 9650 Westwood Drive, Traverse City, MI 49685

Owner Phone Number: 207-217-0799

Applicant Name (if different): _____

Applicant Address: _____

Applicant Phone Number: _____

Are any conditions being voluntarily offered as part of this zoning amendment application: Yes* X No

*If yes, please attach a detailed description of the conditions being offered as part of this application.

Rezoning

Property Address: Honor Highway (no address), South portion of property

Property Parcel Number: 10-08-011 013 20

Attach Legal Description

Current Zoning: R/R Rural Residential

Proposed Zoning: C-1 General Commercial

Future Land Use Designation: Commercial (south portion of property)

Current Use of Property: Vacant

Text Amendment

Section(s) of Existing Ordinance to be amended (attached sections of current Ordinance): _____

Attach Proposed Text

Explain why this text amendment is being requested: _____

Affidavit:

The undersigned affirms that he/she or they is (are) the owner(s), or authorized agenda of the owner(s), and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is (are) authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and sues thereon for the sole purpose of gathering information regarding this request.


Owner Signature (Required)

10/6/21
Date

Applicant Signature

Date

October 7, 2021

Sara Kopriva
Zoning Administrator
Inland Township
19668 Honor Highway
Interlochen, MI 49643

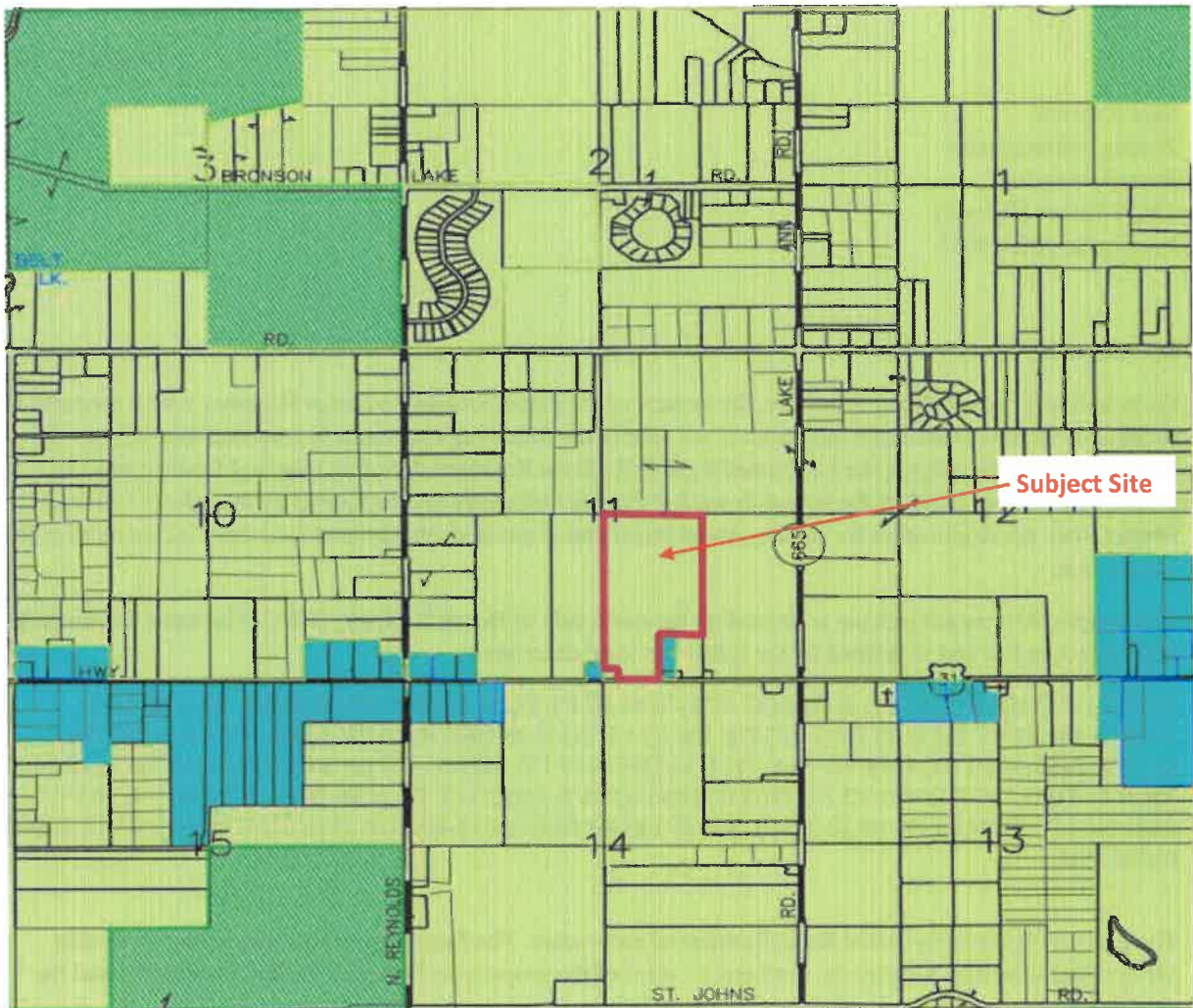
Ms. Kopriva,

On behalf of Troy and Dinah Doucette, the owners of the parcel located on Honor Highway with a property ID number of 10-08-011-013-20 (subject site), we submit the following request. It is proposed that roughly the southern half of the subject site be rezoned from R/R (Rural Residential) to C-1 (General Commercial) as allowed by Section 14.12 of the Inland Township Zoning Ordinance and supported by the Inland Township Master Plan. An Application for Zoning Amendment and associated fee payment have been included with this submission.

The roughly 69-acre subject site is located on the north side of Honor Highway (US-31) between Reynolds Rd. and Lake Ann Rd. and is defined by the following legal description:

BEG S 1/4 COR OF SEC TH N 00 DEG 01'35"E 81.92 FT TO N ROW HONOR HWY TH S 88 DEG 43'03"E 100.02 FT TH N 00 DEG 01'35"E 100.02 FT TH N 88 DEG 43'03"W 100.02 FT TH N 00 DEG 01'35"E 2486.94 FT TO CTR OF SEC TH S 88 DEG 43'17"E 1326.41 FT TH S 00 DEG 01'46"W 2010.56 FT TH N 88 DEG 38'27"W 780.92 FT TH S 00 DEG 02'44"E 660.20 FT TH N 88 DEG 38'27"W 546.28 FT TO POB SEC 11 T26N R13W 69.22 A M/L SPLIT FROM 08-011-013-00 FOR 2016 LDA 10/15 [[03/16 2016R-01091 WD;

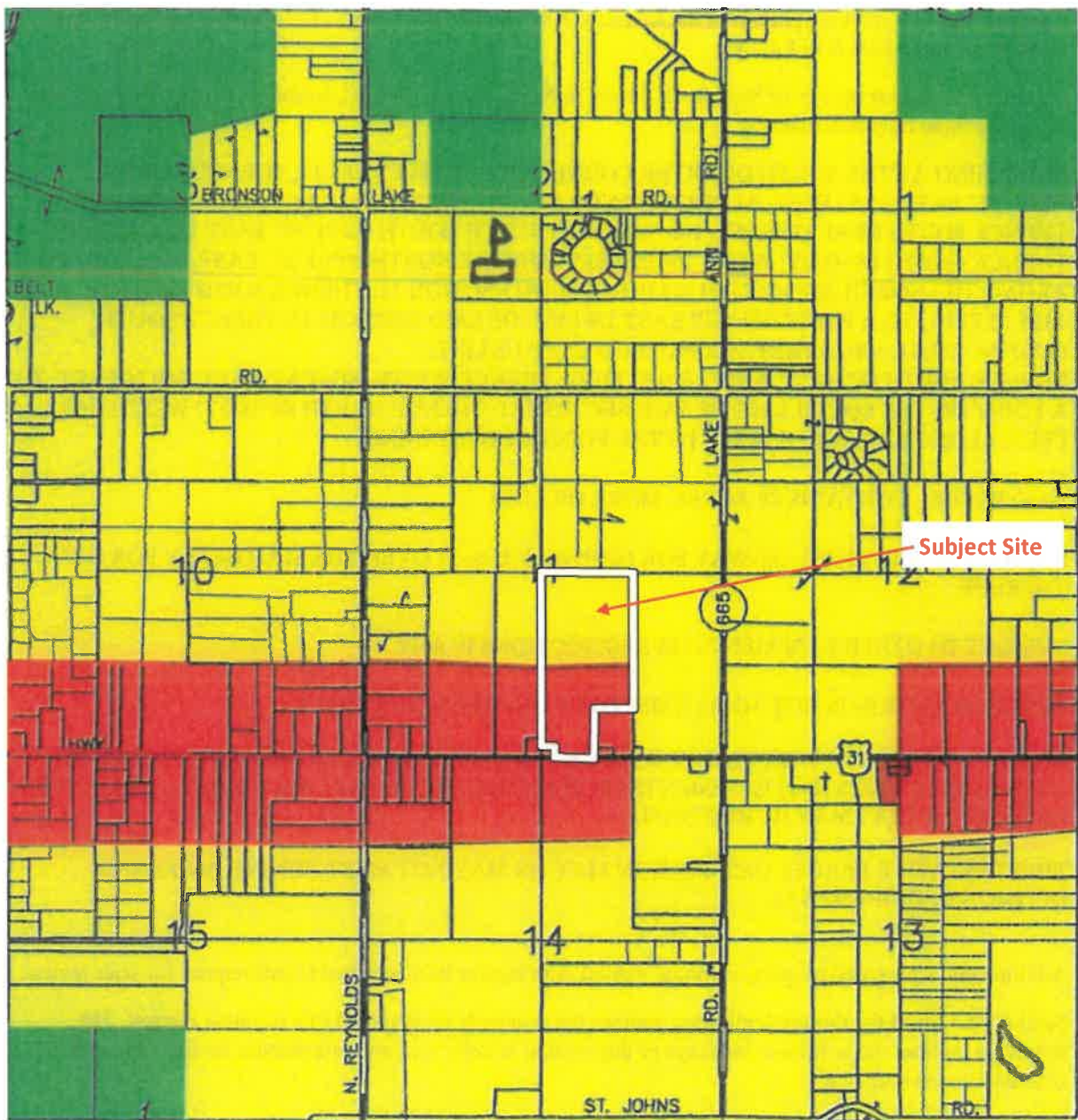
The property is currently zoned Rural Residential and vacant. The Future Land Use Map in the Township Master Plan identifies roughly the northern 40 acres of the property as Medium Density Residential and the southern portion as Commercial (see maps below).



Portion of Inland Township Zoning Map

	F/R FOREST RESIDENTIAL		MR MIXED RESIDENTIAL
	R/R RURAL RESIDENTIAL		C-1 GENERAL COMMERCIAL
	R-1 SINGLE FAMILY RESIDENTIAL		

Legend – Inland Township Zoning Map



Portion of Inland Township Future Land Use Map



Legend – Inland Township Future Land Use Map

It is proposed that southern portion of the subject site be rezoned from R/R to C-1, and the following legal description of this area is as follows:

Part of the Southeast quarter of Section 11, Town 26 North, Range 13 West, Inland Township, Benzie County, Michigan more fully described as:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00°01'35" EAST, 81.92 FEET, ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 11; THENCE SOUTH 88°43'03" EAST, 100.02 FEET; THENCE NORTH 00°01'35" EAST, 100.02 FEET; THENCE NORTH 88°43'03" WEST, 100.02 FEET; THENCE NORTH 00°01'35" EAST, 1166.65 FEET, ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 11; THENCE SOUTH 88°43'17" EAST, 1325.12 FEET, TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION 11; THENCE SOUTH 00°01'46" WEST, 690.24 FEET, ALONG SAID EAST 1/8 LINE; THENCE NORTH 88°38'27" WEST, 780.92 FEET; THENCE SOUTH 00°02'44" EAST, 660.20 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; THENCE NORTH 88°38'27" WEST, 546.28 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY U.S.-31 OVER THE SOUTHERLY PORTION THEREOF.

SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS IF ANY.

THIS DESCRIPTION IS NOT TO BE USED FOR CONVEYANCE OF TITLE.

THIS IS A TENTATIVE PARCEL DESCRIPTION FOR PROPOSED LAND DIVISION. IT DOES NOT DESCRIBE ANY EXISTING EASEMENTS OR ENCUMBRANCES THAT MAY EXIST OR PROPOSED EASEMENTS THAT MAY BE REQUIRED.

THIS TENTATIVE PARCEL DESCRIPTION MAY OR MAY NOT MEET ZONING AND LAND DIVISION REQUIREMENTS.

Additionally, a proposed property rezoning exhibit drawing has been attached to this request for your review.

Section 14.12.E of the Zoning Ordinance outlines the standards for approval of a rezoning request. The following outlines the ordinance language of this section in *italic text*, and information for the Township's consideration in normal text.

14.12.E Standards for Rezoning

A rezoning application shall not be approved unless the following standards are met.

- 1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Inland Township Master Plan.*

The proposed rezoning of a portion of the subject site is consistent with the goals, policies, and future land use map of the Inland Township Master Plan. The existing Township Zoning and Future Land

Use Maps are illustrated earlier in this document and show that the Future Land Use Map identifies the southern 29.02 acres of the property within the “Commercial” future land use designation. The Zoning Plan portion of the Master Plan, which is intended to provide guidance when considering rezoning requests, identifies the General Commercial zoning district that corresponds with the Commercial future land use designation. Additionally, the proposed rezoning is consistent with the goals of the Master Plan in that it would allow for the development of commercial uses along the existing commercial US-31 corridor, where they can best use existing infrastructure, preserve the more rural portions of the Township, and minimize potential conflicts with other land uses by maintaining a close proximity with existing commercial uses along US-31.

2. *The proposed district and the uses allowed shall be compatible with the site’s physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.*

The proposed zoning district and uses allowed within are compatible with the site’s physical, geological, hydrological, and other environmental features. The subject site is primarily composed of flat terrain and sandy soils, resulting in a situation where impacts from commercial development are limited. There are no bodies of water, wetlands, or other sensitive environmental features on or adjacent to the subject site, further reducing the potential for impacts related to any development of the site. The potential uses allowed by a rezoning of the subject site to General Commercial are compatible with the surrounding commercial uses along the US-31 corridor, as any future project would continue the patterns of commercial development along the highway, where the existing transportation infrastructure is in place to accommodate commercial traffic. Future development of the currently vacant site would increase the value of the subject property and surrounding properties, as increased commercial activity along the US-31 corridor will draw additional customers for other existing and future commercial uses.

3. *If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewers, water, sidewalks, and road lighting.* Given its location along the US-31 corridor, the subject site is capable of accommodating the uses allowed by the proposed zoning district, as MDOT highways are designed to facilitate high traffic volumes. The portion of the subject site to be rezoned is 29 acres in size and provides more than enough area, and ideal sandy soils, for any on-site septic infrastructure needed for commercial uses. Storm water control measures for any future development would utilize on-site retention and infiltration basins, which are ideally suited for the subject property due to the high infiltration rates provided by the existing sandy soils. Again, the site’s large size allows for a surplus of suitable space for the location of storm water control measures.

4. *Other factors authorized by law.*

The applicant is unaware of any other factors or standards authorized by law that need to be met for the proposed rezoning, but is happy to discuss any items that the Township identifies during the course of this application’s review.

Mansfield

OR

Land Use Consultants

Thank you for your time and consideration of this request. Please let us know if you have any questions or need any additional information.

Sincerely,

Mansfield Land Use Consultants



Dusty Christensen, LLA

OWNER: TROY & DINAH DOUCETTE
9650 WETWOOD DR.
TRAVERSE CITY, MI. 49685

PARCEL ID: 08-011-013-20

ADDRESS: HONOR HIGHWAY

ACREAGE: 69.22 ACRES±

ZONED: R/R, RURAL RESIDENTIAL

NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

TROY DOUCETTE
PROPOSED REZONING
PROPOSED REZONING EXHIBIT
Section 11, T26N, R13W
Inland Township, Benzie County, Michigan

Mansfield
Land Use Consultants

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