

Township Attorney note---this tentative text is prepared in "legislative format": new verbiage proposed to be added is shown in bold type; any existing verbiage proposed to be deleted is shown lined-through.

CHARTER TOWNSHIP OF RUTLAND

BARRY COUNTY, MICHIGAN

TENTATIVE TEXT OF PROPOSED MASTER PLAN TEXT AMENDMENTS AND ZONING ORDINANCE TEXT AMENDMENTS FOR PLANNING COMMISSION PUBLIC HEARING AT DECEMBER 4, 2024 MEETING

MASTER PLAN AMENDMENT---ITEM 1

AMENDMENT OF MASTER PLAN PERTAINING TO COUNTRY RESIDENTIAL LAND USE CLASSIFICATION

The first paragraph in the "Desired Uses and Density" paragraph on page 59 of the Master Plan pertaining to the "Country Residential" land use classification text beginning towards the bottom of page 60 and carrying over to page 61 is proposed to be amended as follows:

"Country Residential uses should be limited to forestry and farming operations mixed with single-family housing limited to a ~~very~~ low density that preserves natural areas at a ratio of one unit per **one**-two acres. The intention is not to create a minimum lot size of **as much as** two acres, specifically, but to preserve **one**-two acres of contiguous natural area for every one acre developed. This density may only be reached if optimum development conditions are present, including soil conditions, transportation, and utilities. Minimum lot size requirements will depend on the type of land division proposed and the effort to preserve natural features, but not less than ~~2-3~~**1.0** acres per lot. Furthermore, overlay-zoning districts ~~will~~ **may** be developed to identify unique resource areas that will require special protection. These may include but are not limited to sensitive stream corridors, wildlife corridors, viewshed, wetlands, and recharge areas. Conservation cluster designs ~~will~~ **may** also be encouraged or required to protect the identified natural assets of the township."

MASTER PLAN AMENDMENT---ITEM 2

AMENDMENT OF MASTER PLAN PERTAINING TO OPEN SPACE/AGRICULTURAL PRESERVE LAND USE CLASSIFICATION

The "Desired Uses and Density" paragraph on page 59 of the Master Plan pertaining to the "Open Space/Agricultural Preserve" land use classification is proposed to be amended as follows:

“The Open Space/Agricultural Preserve classification’s density will be one unit per ~~ten~~ **one** acres. This density intends to create a ~~40~~ **1**-acre minimum lot size for this area and encourages residential land divisions to preserve large contiguous land plots for farming. ~~In other words, the goal of this designation is to maintain nine acres of farmland for every one acre of the new non-farm residential land area created....~~(remainder of existing paragraph is not proposed to be amended).”

MASTER PLAN AMENDMENT---ITEM 3

AMENDMENT OF MASTER PLAN PERTAINING TO MEDIUM DENSITY LAND USE CLASSIFICATION

The “Desired Uses and Density” paragraph on page 62 of the Master Plan pertaining to the “Medium Density Residential” land use classification is proposed to be amended as follows:

“Primarily detached single-family homes with low impact and conservation design techniques will be encouraged. Where appropriate, small pockets of natural lands suitable for development may be suitable for neighborhood parks and gathering spaces. Overall, residential **density** between 0.5 and 1.0 units per acre will be achieved if development conditions, such as soil makeup, topography, transportation, and availability of sewer services, are conducive to development. **However, this land use classification is intended to support a minimum lot size of as small as 15,000 square feet.** Through the PUD option or Open Space Residential developments, higher densities may be considered. The effects of that density on natural features, infrastructure, and surrounding properties can be mitigated using the planned unit development option.”

MASTER PLAN AMENDMENT---ITEM 4

AMENDMENT OF MASTER PLAN PERTAINING TO TABLE OF CONTENTS

The Master Plan Table of Contents is proposed to be amended as follows:

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APPENDIX A – COMMUNITY INPUT SURVEY”	

MASTER PLAN AMENDMENT---ITEM 5

AMENDMENT OF MASTER PLAN PERTAINING TO CHAPTER 8 PAGE HEADERS

The header on text pages 56-70 (CHAPTER 8 – FUTURE LAND USE) is proposed to be amended from “Bibliography” to “Future Land Use”.

MASTER PLAN AMENDMENT---ITEM 6

AMENDMENT OF MASTER PLAN PERTAINING TO CHAPTER 9 PAGE HEADERS

The header on text pages 72-79 (CHAPTER 9 – IMPLEMENTATION STRATEGIES) is proposed to be amended from “Bibliography” to “Implementation Strategies”.

ZONING TEXT AMENDMENT---ITEM 1

**AMENDMENT OF ZONING ORDINANCE ARTICLE XV PERTAINING TO
MINIMUM LOT AREA IN CR COUNTRY RESIDENTIAL DISTRICT**

§ 220-15-1 of the Rutland Charter Township Code (Zoning Ordinance Schedule of Regulations) is proposed to be amended to change the entry for the “CR Country Residential line in the “minimum lot area” column from “2.3 acres” to “1.0 acre”.

ZONING TEXT AMENDMENT---ITEM 2

**AMENDMENT OF ZONING ORDINANCE ARTICLE V PERTAINING TO CR
COUNTRY RESIDENTIAL DISTRICT**

§ 220-5-3 subsection P.1. of the Rutland Charter Township Code pertaining to “Winery” as a designated special land use in the CR Country Residential District is proposed to be amended to read as follows:

- “P. Winery, including tasting and retail sales room accessory to an on-premises vineyard, subject to the following limitation on tasting and retail sales rooms:
1. On parcels with a lot area of at least ~~2.3 acres~~ **1.0 acre** but less than 5 acres, the building in which the tasting and retail sales room is located shall not exceed a building area of 1,500 square feet.”