

PLANNING COMMISSION
LAKE CHARTER TOWNSHIP BOARD
BERRIEN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING

The Lake Charter Township Board will conduct a public hearing at the Lake Township Hall located at 3220 Shawnee Road, Bridgman, Michigan, 49106, in the Township on Wednesday, September 14, 2011 at 7:00 p.m. concerning a proposed amendment to the Township's Zoning Ordinance which will replace the existing Zoning Ordinance and Zoning Map contained therein in its entirety. The proposed amendment changes the zoning district of numerous properties and districts and other zoning regulations of the Township generally.

The following provides a summary of the regulatory effect of each of the nineteen chapters of the proposed Zoning Ordinance:

Chapter 1. Short Title and Purpose. This Chapter presents the title and purpose of the Zoning Ordinance.

Chapter 2. Definitions. This Chapter provides definitions for key terms found within the Zoning Ordinance.

Chapter 3. General Provisions. This Chapter provides standards and regulations that are typically applicable throughout the Township on subjects including, but not limited to, non-conformities, fences, home occupations, accessory buildings and structures, and private roads.

Chapter 4. Mapped Districts. This Chapter introduces each zoning district and incorporates the zoning map for the Township. A copy of the proposed zoning map is presented at right.

Chapter 5. R-AG, Residential-Agricultural District. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Residential-Agricultural zoning district.

Chapter 6. R-1, Single Family Residential. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Single Family Residential zoning district.

Chapter 7. R-2, Multi-Family Residential District. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Multi-Family Residential zoning district.








Chapter 8. R-3, Manufactured Home Park District. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Manufactured Home Park zoning district.

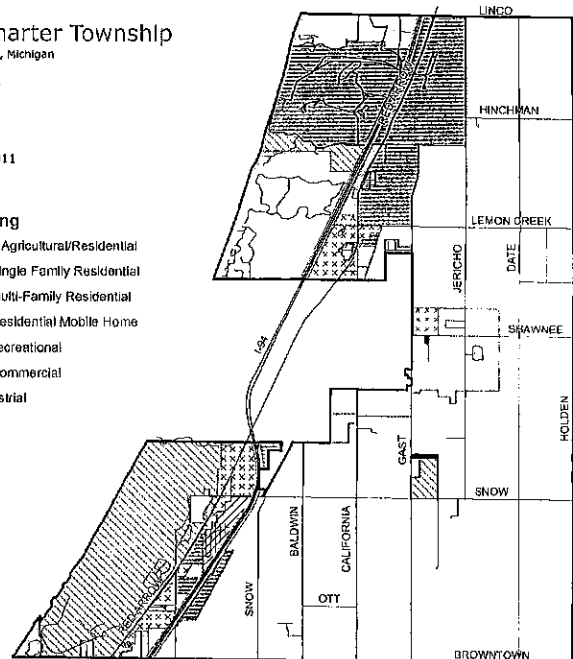
Lake Charter Township
Berrien County, Michigan

**DRAFT
Zoning**

July 26, 2011

Draft Zoning

-  R-AG, Agricultural/Residential
-  R-1, Single Family Residential
-  R-2, Multi-Family Residential
-  R-3, Residential Mobile Home
-  RE, Recreational
-  C-1, Commercial
-  I, Industrial



Chapter 9. C-1, Commercial District. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Commercial zoning district.

Chapter 10. I, Industrial District. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Industrial zoning district.

Chapter 11. RE, Recreation District. This Chapter sets forth the permitted and special land uses and the dimensional standards that apply in the Recreation zoning district.

Chapters 12 and 13 are reserved for future amendments or revisions.

Chapter 14. Signs. This Chapter sets forth standards and requirements to regulate signage on private property in the Township.

Chapter 15. Off-Street Parking and Loading Regulations. This chapter includes general standards for off-street parking and specific parking requirements for uses in the Township.

Chapter 16. Special Land Uses This Chapter provides standards regarding special land use permits, general approval requirements, specific requirements for particular special land uses, application procedures and compliance requirements.

Chapter 17. Site Plan Review. The requirements for the preparation, review and approval or denial of site plans are presented in this Chapter.

Chapter 18. Zoning Board of Appeals. This Chapter establishes the Zoning Board of Appeals, outlines its powers and duties and establishes specific standards to be followed in the review of dimensional variances to the terms of the Zoning Ordinance.

Chapter 19. Administration and Enforcement. The duties and limitations of the Township Zoning Administrator and others responsible for carrying out the zoning ordinance are established in this Chapter. In addition, penalties are established and the former zoning ordinance is repealed by this Chapter.

At the above time and place, all interested parties will be given an opportunity to be heard. Written comments concerning the proposed amendment may be mailed or delivered to the Office of the Lake Charter Township Clerk, Lake Township Hall, 3220 Shawnee Road, P.O. Box 818, Bridgman, MI 49106 up to the date of the public hearing. Copies of the proposed zoning ordinance and zoning map may be viewed at the Lake Charter Township Hall, 3220 Shawnee Road, Bridgman, MI 49106; at the Bridgman Public Library, 4460 Lake Street, Bridgman, MI 49106, during normal business hours; and at the Township's website: www.lake-township.org.

The Township will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the Township Clerk. Individuals who require such services should contact the Township at the address listed above or by telephone at (269) 465-6601.

Gloria Payne, Clerk
Lake Charter Township
P.O. Box 818
3220 Shawnee Road
Bridgman, MI 49106
(269) 465-6601