

**CHIPPEWA TOWNSHIP
ORDINANCE NO. 2024-13**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO
REGULATE SPECIAL USES IN AGRICULTURAL ZONING DISTRICTS**

THIS ORDINANCE AMENDMENT WAS RECOMMENDED TO THE TOWNSHIP BOARD BY THE PLANNING COMMISSION AND ADOPTED BY THE CHIPPEWA TOWNSHIP BOARD ON September 3, 2024.

THE TOWNSHIP OF CHIPPEWA, COUNTY OF ISABELLA, STATE OF MICHIGAN, HEREBY ORDAINS:

Section 1: Amendment to Article X—Agriculture, Section 10.03—Special Land Uses Permitted in Accordance with Section 5.11 of the Zoning Ordinance

Section 10.03

Special Land Uses Permitted in Accordance with Section 5.11

1. Churches
2. Community buildings
3. Cemeteries
4. Golf courses
5. Private landing fields
6. Nursing or convalescent homes
7. Hospitals
8. Home occupations if not conducted within the principal dwelling
9. Gravel mining
10. Tenant dwellings
11. Recreational uses
12. Radio, television, microwave, and other power and communication transmission and receiving towers and their attendant facilities.
13. Natural gas transfer and meter stations.
14. Concentrated animal feeding operations. Amended Ordinance 2000-01.
15. Residential Golf Course Developments. Single-family and duplex residences are permitted as a special land use under the following terms:
 - a. The development is permitted only in conjunction with an existing golf course area owned by the applicant seeking approval of the special land use authorized hereby.
 - b. An existing golf course must consist of 18 completed holes in consecutive configuration totaling not less than 6000 yards from beginning to end.
 - c. An existing golf course area is defined as consisting of the existing golf course and the area adjoining which may be authorized by application under this section 15 for residential development pursuant to special land use permission. The area

for residential development shall be determined as follows:

- i. Step One: Describe entire golf course land area owned by applicant consisting of the existing golf course and adjacent land for which special use is applied for
 - ii. Step Two: Describe land area in use for the completed 18-hole course layout
 - iii. Step Three: Subtract Step Two area from Step One area with the results being the area for which a special land use is sought (herein special use area)
 - d. The term owner shall mean the party to whom the golf course area is assessed for ad valorem taxes.
 - e. The overall density of residences in the Special Use Area shall not exceed one residence per two and one half (2 ½) acres based on the entire golf course area.
 - f. The Township Board may authorize construction of residences on one side lot line, provided the other yard setback is a minimum of 20 feet.
 - g. The Township Board may authorize a front yard setback of 35 feet.
 - h. The Township Board may authorize a lot area of not less than 20,000 square feet, provided that as to each lot applicant furnishes verification from the Isabella County Health department that the lot can support individual septic systems and the soil types are a sand/gravel, and further provided that the septic fields shall not be raised above the adjacent finished grade.
16. Event Venues. A barn or other facility located on agriculturally zoned land may be used as a commercial event venue for weddings and other similar special events as a special land use in accordance with Section 5.11 and the following terms:
- a. On-farm special events are only permitted in conjunction with an existing farm, ranch, or other agricultural business owned by the applicant seeking approval of the special land use authorized herein.
 - b. To be considered under this subsection, the existing farm, ranch, or other agricultural business must sit on property no less than 10-acres in size. Any existing or proposed permanent or temporary structures on the property intended for use in contemplation of the special land use by the applicant must be set back at least 100 feet from the property lines.
 - c. Any and all existing or proposed permanent or temporary structures on the property intended for use in contemplation of the special land use shall be subject to all conditions, inspections, permits, and certificates of occupancy as would be required by the Isabella County Building Department for a commercial structure. Farm exempt structures that were built without a building permit will be required to be brought into compliance with all applicable requirements of a commercial structure.
 - d. If the applicant wishes to permit event tents on the property during certain times, such tents shall comply with the requirements detailed herein and shall not exceed the total combined area of greater than 2,400 SF.
 - e. Hours of Operation.
 - Sunday through Thursday 8:00 a.m. to 11:00 p.m.
 - Friday and Saturday 8:00 a.m. to 12:00 p.m.
 - f. Music in connection with a special event is permitted between the hours of 10:00

a.m. and until one hour prior to closing. Music and sound amplifiers used to play music and or project human speech shall be controlled so that it will not exceed 50 decibels at any property line. Berming, screening and buffering shall be utilized to aid in the dampening of sound levels.

- g. Parking areas shall be designated. Parking requirements will be based on the total allowable occupancy. The required parking shall be calculated based on maximum-allowable-occupancy / 3-occupants. Parking spaces shall be a minimum of 10 feet by 20 feet. Drive isles shall be a minimum of 24 feet. Permanent or temporary markings shall be placed to designate parking areas. Parking areas may be hard surfaced, gravel or lawn. If hard surface or gravel parking areas are utilized, the site plan must address storm water runoff in accordance with Section 5.09 of the Ordinance. Parking areas shall not be within 100 feet of a property line or 50 feet if the parking area is screened by berming and live plant materials at a density great enough to obscure the view of neighboring properties and screen these properties from headlights. Screening may be a combination of items. Screening shall be a minimum of 6 feet in height. Loading and unloading areas shall be accounted for on the site plan. ADA parking shall be provided on hard surfaced (i.e., concrete or asphalt) and have hard surface pathways servicing the spaces. Site parking and site access shall be in compliance with ADA requirements. Fire traffic lanes shall remain open at all times. A fire department review and approval is a condition of the special use.
- h. Adequate restroom facilities shall be provided based on total occupancy and in compliance with the rules and standards of the Central Michigan District Health Department. Review and approval by the health department is a condition of the special use.
- i. Exterior lighting that is related to any aspect of the special event shall be directed away from neighboring properties. All lighting shall be down shielded and no lights shall be placed higher than 20 feet from natural grade. No lighting shall be placed within the 100-foot setback area, except at entrances and exits. Lighting shall be turned off no later than 1 hour after closing hours or the end of the event, whichever comes first.
- j. Signage shall comply with Section 5.04 of the Ordinance.

Section 2: Validity and Severability

If any portion of this amending ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this amending ordinance or the Chippewa Township Zoning Ordinance.

Section 3: Repealer

Any and all ordinances inconsistent with the provisions of this amending ordinance are repealed to the extent necessary to give this amending ordinance full force and effect.

Section 4: Effective Date

This Ordinance takes effect seven days after publication as required by the Michigan Zoning Enabling Act (PA 110 of 2006, as amended).

The motion was made by Frances Ash and supported by Kathy VanderKolk.

The motion carried with the following roll call vote of Yeas: Ash, Wetherbee, Smith, VanderKolk, Huber; and Nays: None. Absent: None.

STATE OF MICHIGAN, COUNTY OF Isabella, TOWNSHIP OF Chippewa

I do hereby certify that the above Amendment of the Chippewa Township Zoning Ordinance is a true and correct copy of the Ordinance adopted by the Chippewa Township Board present on September 3, 2024.

Frances B. Ash,
Chippewa Township Clerk