

RUTLAND CHARTER TOWNSHIP

BARRY COUNTY, MICHIGAN

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING ON PROPOSED ZONING
ORDINANCE TEXT AMENDMENTS AND SPECIAL LAND USE APPLICATION AT
SEPTEMBER 6, 2017 MEETING**

**TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP
OF RUTLAND, BARRY COUNTY, MICHIGAN, AND ALL OTHER INTERESTED
PERSONS:**

PLEASE TAKE NOTICE the Rutland Charter Township Planning Commission will hold a public hearing at its regular meeting on September 6, 2017 at 7:30 p.m. at the Rutland Charter Township Hall located at 2461 Heath Road, within the Charter Township of Rutland, Barry County, Michigan. The items to be considered at this public hearing include the following:

1. The application of Todd Porritt for special land use approval of an addition to the existing bar/restaurant now known as Yankee Bills (formerly known as the Blarney Stone) located at 606 South Whitmore Road (parcel no. 08-13-018-002-00). The applicant is requesting zoning approval for a proposed addition to the existing bar/restaurant for an outdoor food/beverage service area; and is also requesting zoning approval for the existing bar/restaurant itself, which has nonconforming use status because it was established before the present Zoning Ordinance was in effect. The Zoning Ordinance provides for bar/restaurant uses (and outdoor sales) as special land uses in the MU Mixed Use District, as the subject property is presently zoned (see § 220-9-3.E, S, and Q). Note: a restaurant without a drive-thru is designated as a permitted use in this District pursuant to § 220-9-2.P. Following the public hearing the Planning Commission may discuss and decide this special land use application at this meeting.
2. The proposed amendment of the following designated text sections within Chapter 220 (Zoning) of the Rutland Charter Township Code of ordinances to provide for utility-scale solar energy electricity generating facility as a special land use in two specific zoning districts, pursuant to certain approval standards and requirements:
 - A. § 220-2-2 is proposed to be amended to add a definition for the new term "utility-scale solar energy electricity generating facility".
 - B. § 220-4-3 is proposed to be amended to add a new provision designating "utility-scale solar energy electricity generating facility" as a special land use in the AG/OS Agricultural/Open Space Preservation District.

- C. § 220-5-3 is proposed to be amended to add a new provision designating "utility-scale solar energy electricity generating facility" as a special land use in the CR Country Residential District.
- D. § 220-20-7 (Standards for Special Land Use Approval) is proposed to be amended to add the particular standards applicable to special land use approval of a utility-scale solar energy electricity generating facility in any zoning district in which such use is expressly designated as a special land use, to supplement the standards and requirements generally applicable to all special land uses as specified in § 220-20-3.

Written comments concerning the above matters may be mailed to the Rutland Charter Township Clerk at the Rutland Charter Township Hall at any time prior to this public hearing/meeting, and may further be submitted to the Planning Commission at the public hearing/meeting.

The Rutland Charter Township Code, Master Plan, the above-referenced special land use application, and the tentative text of the above-referenced proposed Zoning text amendment(s), may be examined by contacting the Rutland Charter Township Clerk at the Township Hall during regular business hours on regular business days maintained by the Township offices from and after the publication of this Notice and until and including the day of the hearing/meeting, and further may be examined at the hearing/meeting.

The Planning Commission reserves the right to modify any of the proposed Zoning Ordinance text amendments at or following the hearing/meeting and to make its recommendations accordingly to the Township Board.

Rutland Charter Township will provide necessary reasonable auxiliary aids and services at the meeting/hearing to individuals with disabilities, such as signers for the hearing impaired and audiotapes of printed materials being considered, upon reasonable notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk as designated below.

Robin Hawthorne, Clerk
Rutland Charter Township
2461 Heath Road
Hastings, Michigan 49058
(269) 948-2194