

2017

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# TOWNSHIP ZONING REVIEW

## Monroe County, Michigan

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### MEMORANDUM

**DATE:** September 13, 2017

**TOWNSHIP:** Ash

**TO:** Monroe County Planning Commission

**SECTION/P.C.:** 34

**FROM:** Staff

**AERIAL PHOTO** #2015

**SUBJECT:** Case #200.1-9-17-30

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### SUBJECT

**Request:** This is an official request to change the zoning on a 5.84 acre parcel from FS, Freeway Service District to I-1, Light Industrial District.

**Purpose:** The purpose of the rezoning is for the Monroe County Road Commission to construct the Northeast District salt storage facility on the site.

**Location:** The parcel is located on the south side of Labo Road between Telegraph Road and Interstate 275.

### EXISTING SITE CHARACTERISTICS

**Area:** The parcel is approximately 5.84 acres.

**Current Land Use:** The parcel is currently undeveloped.

**Surrounding Land Use:**  
North: Commercial Sales and Storage  
South: I-275/Telegraph Road Interchange  
East: Residential Dwelling; Agricultural Land  
West: I-275; Agricultural Land (west of I-275)

**Surrounding Zoning:**  
North: C-3, Commercial  
South: I-275/Telegraph Road Interchange  
East: FS, Freeway Service  
West: I-275; R, Residential (west of I-275)

**Floodplain:** The site is not located in a known floodplain.

### TOWNSHIP PLANNING COMMISSION ACTION

The Ash Township Planning Commission voted to recommend approval of the rezoning as a conditional rezoning at a meeting held on August 15, 2017.

## **APPLICABLE PLANS AND POLICIES**

Monroe County Comprehensive Plan (2009) – Commercial  
Ash Township Master Plan Update (2009) – Specialized Commercial

## **REQUEST**

This is an official request to change the zoning on a 5.84 acre parcel from FS, Freeway Service District to I-1, Light Industrial District.

## **EXISTING & PROPOSED ZONING**

The FS, Freeway Service District is designed to provide for servicing the needs of businesses requiring ready access to major highways and freeway facilities. Principal permitted uses include banks, office buildings, motels/hotels and standard restaurants not serving alcohol. Uses subject to special approval include light industrial parks, research facilities, restaurants serving alcohol and fast-food restaurants.

The I-1, Light Industrial District is intended for areas of the Township where the principal use is or ought to be light manufacturing or other limited industrial uses. Principal permitted uses include various light manufacturing uses, automobile repair, building material sales, equipment storage yards, municipal uses, printing facilities, lumber yards, stadiums, warehousing and wholesale of goods. Uses subject to special approval include juvenile runaway shelters, natural resource extraction operations, towers and manufactured vehicle storage.

## **SURROUNDING USES**

To the north of the site are a mobile home sales/storage business and a commercial storage and auction business. To the south of the site is the I-275/Telegraph Road interchange. To the east of the site is a rural residence and agricultural land. To the west of the site is Interstate 275, and to the west of I-275 are agricultural and residential uses along Labo Road.

## **RELATIONSHIP TO PUBLIC PLANS AND POLICIES**

The site has access to public water service, but not to public sewer service. Telegraph Road/U.S. 24 is a four-lane state trunkline and principal arterial at the location of the site with an average daily traffic of approximately 8,200 vehicles. Labo Road is a two-lane local road.

The Monroe County Comprehensive Plan Future Land Use Map designates this area of the County as Commercial. The rezoning would not be in agreement with the County Plan. However, there is a Science and Technology designation in the County Plan immediately to the north of this site and an Industrial designation to the south of the I-275/Telegraph Road interchange.

The Ash Township Master Plan designates the property as Specialized Commercial. The rezoning would also be contrary to the Township Master Plan.

## **PLANNING ANALYSIS**

While the Monroe County Plan recommends future commercial uses on this site, area to the north and south of the site have designations of Science and Technology and Industrial in the Plan, respectively. As such, it would seem that a light industrial use for this site as requested by the applicant, while being contrary to the County Plan's designation for this site, would not be contrary to the intended purpose for

this general area of the County, which is to place industrial and science and technology uses, which are generally considered light industrial uses, near this important interchange.

Staff also does not feel that there would be a conflict with existing land uses. The uses to the north are commercial, but these uses include mobile home and vehicle storage facilities, so a salt storage facility would not be a use out of character with these neighboring uses. The residential and agricultural use to the east is across from Telegraph Road, and the residence is a significant distance away from Telegraph Road, with access from Labo Road. Interstate 275 and the freeway interchange provide barriers so that any use located on this site would likely not have a major affect on existing land uses to the west or south of this site.

It should be noted that, while the applicant is seeking to place a salt storage facility on this site and has included a site drawing of the proposed development, the rezoning is not conditional, meaning that, if the site is rezoned, then any I-1 use could conceivably be placed upon this site if it is eventually sold to another party. While a conditional rezoning was approved by Ash Township as a way to ensure that the only I-1 use to be allowed on the site would be Monroe County Road Commission public works garages and other Road Commission buildings and uses including outdoor storage, Staff does not see the need to delay the rezoning process by asking the applicant to request for conditional zoning. As stated before, although the site is designated as Commercial in the County Master Plan, designations to the north and south are already industrial or light industrial in nature, and Staff does not see any compelling reason why this site should only be considered for use as a commercial site rather than for a light industrial one. A heavy commercial site could potentially receive just as much traffic if not more compared to a light industrial site, and adjacent land uses are either not in conflict with a light industrial use or are a significant distance away from the site.

Because of this, Staff does not see any reason why this site could not be used as a light industrial site, and feel that it would be beneficial for both the County and the Township to utilize this site for the applicant's proposed use rather than to wait for a commercial applicant to develop the site. As such, Staff has no issue with recommending approval of the rezoning to I-1, Light Industrial.

## **RECOMMENDATION**

Staff recommends that the Monroe County Planning Commission advise the Ash Township Board that it recommends approval of the proposed zoning change request, as the rezoning does not conflict with neighboring land uses and is well-suited for the Interstate 275 and Telegraph Road interchange, and for the other reasons stated above.

RS



## Township Zoning Review

Monroe County Planning Commission

**FROM:** FS, Freeway Service District  
**TO:** I-1, Light Industrial District

**TOWNSHIP:** Ash  
**DATE:** 9/13/2017  
**CASE #:** 200.1-9-17-30



**ASH TOWNSHIP EXISTING ZONING MAP**

<input type="checkbox"/>	AG, Agricultural	<input type="checkbox"/>	C-2, General Service
<input type="checkbox"/>	RE, Rural Estates	<input type="checkbox"/>	C-3, Heavy Commercial
<input type="checkbox"/>	R, Residential Single-Family	<input type="checkbox"/>	FS, Freeway Service
<input type="checkbox"/>	RM, Residential Multi-Family	<input type="checkbox"/>	I-1, Light Industrial
<input type="checkbox"/>	MHP, Manufactured Home Park	<input type="checkbox"/>	I-2, General Industrial
<input type="checkbox"/>	C-1, Local Commercial		

**TOWNSHIP ZONING REVIEW**

Monroe County Planning Commission

FROM: FS, FREEWAY SERVICE DISTRICT  
 TO: I-1, LIGHT INDUSTRIAL DISTRICT

TOWNSHIP: ASH  
 DATE: 9/13/2017  
 CASE #: 200.1-9-17-30