

CHIPPEWA TOWNSHIP

ISABELLA COUNTY –STATE OF MICHIGAN

11084 East Pickard Road, Mt Pleasant MI 48858

(989) 773-3600

Supervisor- Rob Smith
Clerk - Fran Ash
Treasurer – Kathy VanderKolk

Trustees: Robert Wetherbee
Gail Huber

May 21, 2023

Chippewa Township Board
11084 East Pickard Road
Mt. Pleasant, Michigan 48858

Re: Planning Commission Re-zoning Recommendation to Township Board,
Part of Parcel #02-010-30-007-01 and Parcel #02-010-30-007-03.

Members,

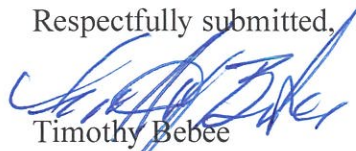
At the May 8th, 2023 meeting of the Chippewa Township Planning Commission, a re-zoning request was made to change from Single Family Residential to Commercial on approximately 10 acres of ground within Parcel #02-010-30-007-01 and the entire area of Parcel #02-010-30-007-03. The Planning Commission voted to recommend the proposed zoning change to the Township Board with a 5-2 vote. They found that it was, in compliance with, the Township's approved Future Use Map and that although it is not a requirement that the parcel to resides at a road intersection that this was the preferred location.

There were several neighboring parcel owners that were in the audience that voiced their concerns. Primarily the concerns were about current drainage issues that they have in the area and their concerns of additional traffic taking access to Vroman Road as it is a poor condition gravel road.

The re-zoning has been sent to Isabella County Planning Commission for their review and comment. It will be forwarded to you once this is completed.

I have attached the Planning Commission's review packet that was prepared for them for your consideration. If you have any questions, please contact me directly.

Respectfully submitted,



Timothy Bebee
Chippewa Township
Zoning Administrator

CHIPPEWA TOWNSHIP PUBLIC HEARING NOTICE – RE-ZONING

NOTICE is hereby given that a Public Hearing will be held on Monday, May 8, 2023 at 7:00 PM at the Chippewa Township Hall located at 11084 East Pickard Road, Mt. Pleasant, Michigan, before the Chippewa Township Planning Commission for the purpose of hearing any interested person in the following request for rezoning.

Legal Description of the parcel under consideration:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, T.14 N.- R.3 W., Chippewa Township, Isabella County, Michigan. Except a parcel commencing 959.59 feet, West of the South $\frac{1}{4}$ corner of said section 10; thence North, 221.21 feet; thence West, 208.71 feet; thence South, 221.21 feet; thence East, 208.71 feet to Point of Beginning.

And

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, T.14 N.- R.3 W., Chippewa Township, Isabella County, Michigan.

Location Commonly Described as:

Two vacant unaddressed parcels of land lying immediately West of Vroman Road, on the North side of Pickard Road (M-20), being approximately 19 acres of land in all.

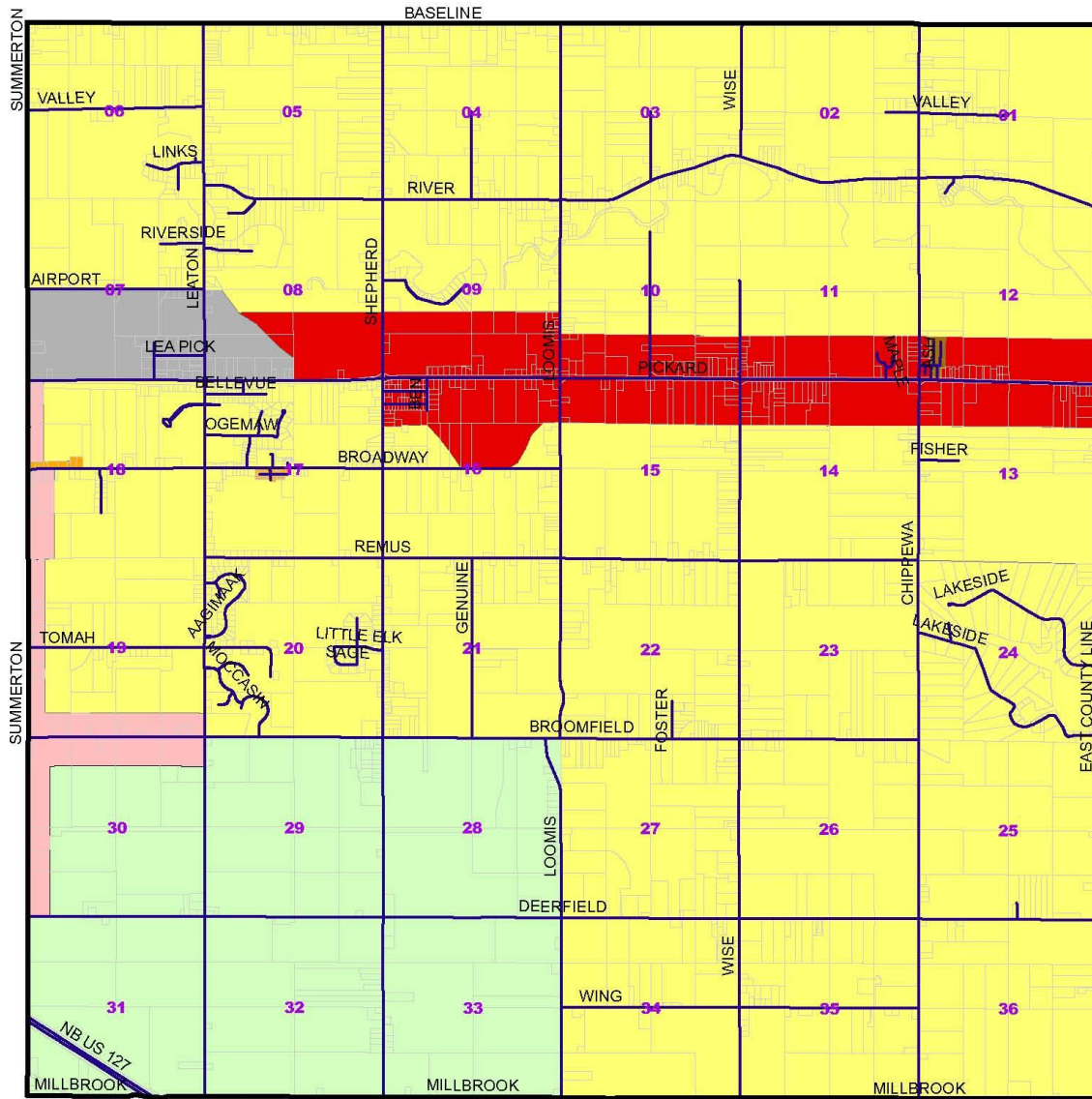
All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

Proposed Re-Zoning – Current Zoning Classification is R– Single Family Residential.
Proposed Zoning Classification is C – Commercial.

All material concerning this request may be seen at the Chippewa Township Hall, located at 11084 East Pickard Road, Mt. Pleasant, Michigan. Material will be available by appointments by calling the Zoning Administrator at 989-506-1001.

Tim Bebee
Zoning Administrator

MAP 8 FUTURE LAND USE



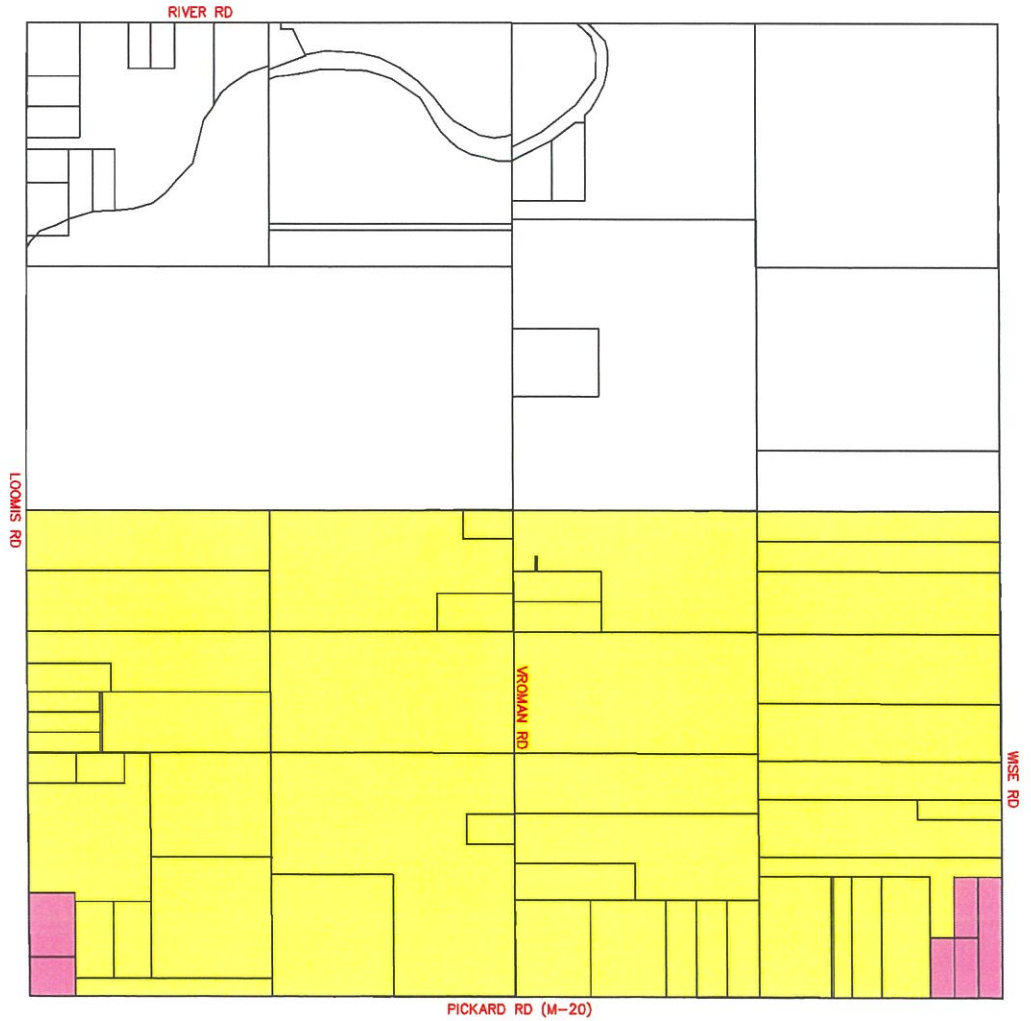
Chippewa Future Land Use












Map Prepared by:




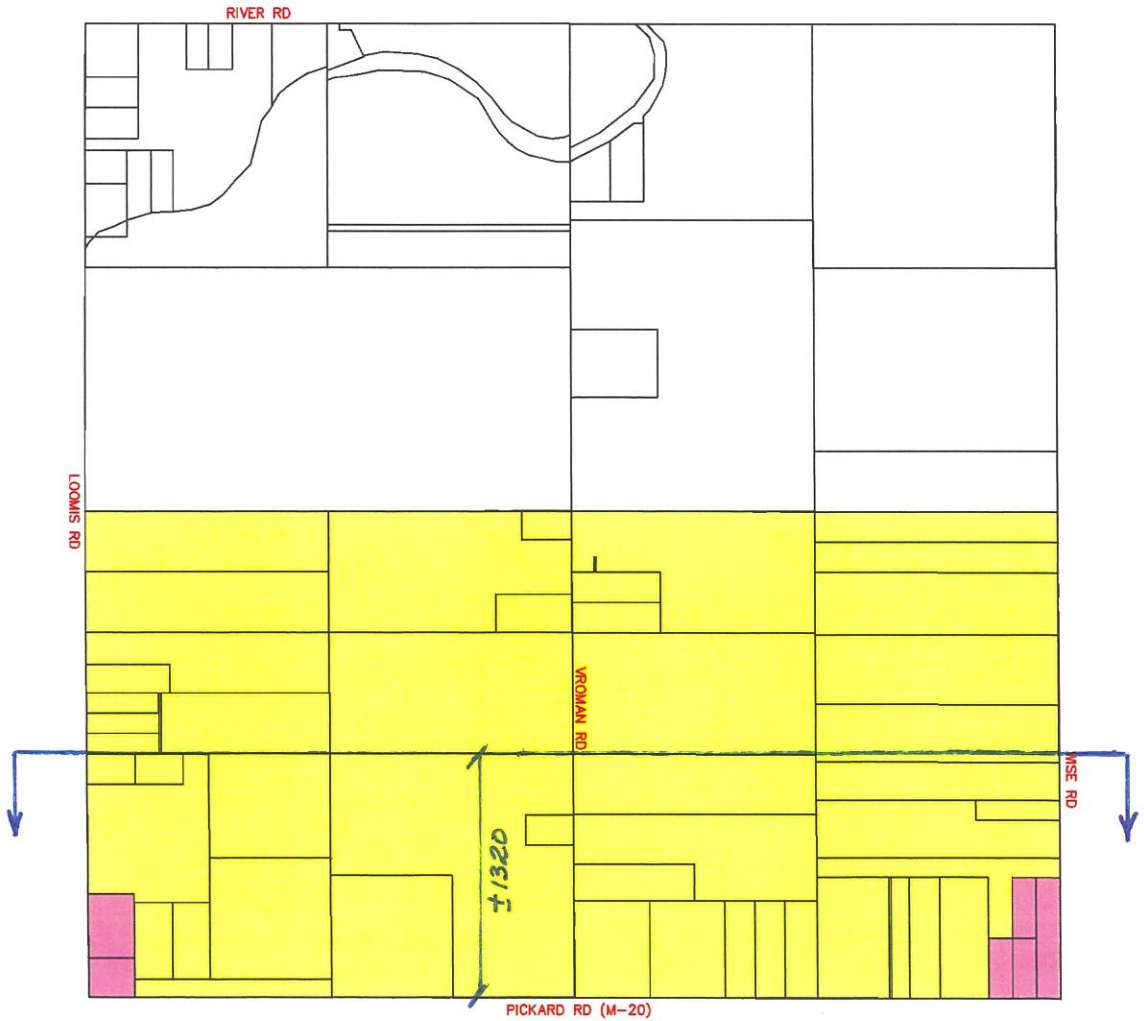
Last Updated: 3/2/14
 Data Source: State of Michigan Center for Geographic Information and Chippewa Township



Current ZONING


-  AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  MOBILE HOME PARK
-  COMMERCIAL
-  TRIBAL LAND
-  INDUSTRIAL
-  LAKE RESIDENTIAL
-  LIMITED OFFICE RESEARCH

SCALE N/A	JOB NUMBER DRAWN BY: CDS	SUBMITTALS SUBMITTAL TO CHIPPEWA TOWNSHIP 4-15-22	REVISIONS	SECTION TEN ZONING MAP T.14 N. - R.03 W. CHIPPEWA TOWNSHIP ISABELLA COUNTY MICHIGAN	 CMS & D SURVYING / ENGINEERING 5237 E. HINGSFIELD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 776-0708 FAX: (989) 776-0712 EMAIL: info@cms-d.com
SHEET NUMBER 1 OF 1	DESIGNED BY: CDS				
	CHECKED BY: YELB				



Proposed Future USE
C-Commercial

-  AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  MOBILE HOME PARK
-  COMMERCIAL
-  TRIBAL LAND
-  INDUSTRIAL
-  LAKE RESIDENTIAL
-  LIMITED OFFICE RESEARCH

SCALE N/A	JOB NUMBER DRAWN BY: CDS	SUBMITTALS SUBMITTAL TO CHIPPewa TOWNSHIP 4-15-22	REVISIONS	SECTION TEN ZONING MAP T.14 N.--R.03 W. CHIPPewa TOWNSHIP ISABELLA COUNTY MICHIGAN	 CMS & D SURVEYING / ENGINEERING 2287 E. BROOKFIELD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 776-0708 FAX: (989) 776-9018 EMAIL: info@cms-d.com
SHEET NUMBER 1 OF 1	DESIGNED BY: CDS	CHECKED BY: TELB			