



Planning Commission
App. No. 108-2016-TA

Zoning Text Amendment

Brunswick Hills Township

Meeting: December 7, 2016
Applicant: Brunswick Hills Township Zoning Commission (BHTZC)
Hearing: TBD (Zoning Commission)
Amendments: Table of Contents and Sections 301-1 and 411, clarifications for Conservation Development Overlay
Reviewer: Rob Henwood

Proposal: In a letter dated October 10, 2016, Mary Jean Milanko Secretary to the Brunswick Hills Township submitted a request for a Zoning Text Amendment. In this letter she explains that “in 2007 during the revision of the Brunswick Hills Township Zoning Resolution, a new CDO Conservation Development Overlay District was created that serves as an alternative to conventional subdivision development in the R-R (Rural Residential) district. The proposed edits are to clarify that the Conservation Development Overlay is not a separate district, but can only be developed in the RR Rural Residential District.”

Comments:

1. The BHTZC proposes to add the following language to the Table of Contents entry for Section (§) 402 RR Rural Residential District; “(See Sec. 402-2, A. 8. Conservation Developments subject to the provisions of Sec. 411).” The table of contents is only intended to provide an overview of the major headings of the zoning resolution for purposes of navigating the document and is not intended to include additional content. This reference within the table of contents is not necessary and should not be added.
2. The BHTZC also proposes to add the following language to § 301-1 Zoning Districts Established in the list of zoning districts under RR Rural Residential District; “(See Sec. 402-2, A. 8. Conservation Developments subject to the provisions of Sec. 411).” Similarly the list of districts is only intended to provide an overview of the various districts contained in the zoning resolution and is not intended to include additional content. This reference within the introductory list of districts is not necessary and should not be added.
3. Throughout § 411 the term “district” is deleted whenever the term Conservation Development Overlay District is used.
4. All the language contained in § 411 should be moved to § 402 RR Rural Residential District and listed as a conditionally permitted use; this can be accomplished by adding CDO language in the same manner as “Rear Lot Development.” Alternately, the language contained in § 411 could be moved to § 804 as a set of Specific Standards for Conditional Uses.

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the Brunswick Hills Township Zoning Resolution in accordance with the above staff comments.