

**AGENDA**  
**Augusta Charter Township**  
**Regular Planning Commission Meeting**

**NEW LOCATION**

\*\*\*Lincoln Senior Center\*\*\*  
8970 Whittaker Road  
(West entrance of Brick Elementary)  
Ypsilanti, MI 48197  
January 15, 2025  
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors –Yurk, Woolf, Hall, Spence, Hamill, Witt, Albers**
4. **Approval of Agenda**
5. **Approval of Minutes**
  - a. Planning Commission Meeting Minutes from October 16, 2024 Regular Meeting
6. **Public Hearings**
  - a. **Renewable Energy Ordinance-** Text Amendment
7. **Business Items**
  - a. **Renewable Energy Ordinance** - Discussion
  - b. **Housing Readiness Audit** - Discussion
8. **Public Comment**
9. **Communications**
10. **Adjournment**

MINUTES  
Augusta Charter Township  
Regular Planning Commission Meeting  
8970 Whittaker Road  
Ypsilanti, MI 48197  
October 16, 2024  
6:30 PM

**1. Call to Order**

The meeting was called to order by Chair Yurk at 6:33p.m.

**2. Pledge of Allegiance**

Chair Yurk led Pledge.

**3. Roll Call and Recognition of Visitors**

In Attendance: Commissioners Robert Yurk, Joyce Witt, Wendy Albers, Thomas Spence, Dan Woolf, Richard Hamill, JR., and Trustee Hall. Also in attendance was Laura Kreps from Carlisle Wortman.

**4. Approval of Agenda**

Commissioner Hamill motioned to approve. Commissioners Spence seconded and the motion passed unanimously.

**5. Approval of Minutes**

No changes to September's minutes. Commissioner Woolf noted minutes have been titled as "Agenda" for a while and requested the title be changed to "Minutes" moving forward. Commissioner Woolf motioned to approve. Commissioner Witt supported. Motion to approve passed unanimously.

**6. Public Hearings**

None.

**7. Business Items**

**a. Renewable Energy Discussion** – Per the advice and direction of Laura Kreps with Carlisle Wortman, a utility wind ordinance is not needed. If the township doesn't have an ordinance, it means large scale wind is prohibited in Augusta Township. The Township's solar ordinance was revised to include battery storage facilities, and a personal utility wind ordinance was created. Next steps for township adoption is to set a public hearing for resident input. Commissioner Woolf motioned to support a public hearing during the Commission's January 15<sup>th</sup> meeting and Commissioner Spence seconded with honorary support from Trustee Hall.

**8. Public Comment**

Dale-Lin Mallonen spoke about her concerns with this commission, the solar project, agricultural district and lack of support from the township. She feels the committee should be more responsible by working on ordinances that include the environment, infrastructure, and new businesses (small) along with gas and water. She would like to see responsible infrastructure that supports residents, slow growth, doesn't want new developments and feels the township should put more work into pursuing grants.

**9. Communications**

Trustee Hall provided an update regarding the case between Mitchel's Storage and the township. If Mitchel's doesn't agree to changes the township has proposed, the case will go to court on 11/1/24.

**10. Adjournment**

Commissioner Yurk motioned to adjourn, supported by Trustee Hall. Motion carried unanimously to close the meeting at 7:26 p.m.

**6.25 Large Solar Energy Systems and Energy Storage Facilities.** The following requirements shall apply to all Large Solar Energy Systems and Energy Storage Facilities.

- A. Purpose and Intent: The purpose and intent of this Section is to establish standards for the siting, installation, operation, repair, decommissioning and removal of Large Solar Energy Systems and Energy Storage Facilities within the Light Industrial and General Industrial Districts as a Special Land Use.
  
- B. Site Plan Drawing and Supporting Materials: All applications for a Large Solar Energy Systems and Energy Storage Facilities use must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information:
  - 1. All requirements for a site plan contained in Article 11 of the Augusta Charter Township Zoning Ordinance.
  - 2. All lot lines and dimensions, including a legal description of each lot or parcel comprising the Large Solar Energy System and/or Energy Storage Facility.
  - 3. Names of owners of each lot or parcel within Augusta Charter Township that is proposed to be within the Large Solar Energy System and/or Energy Storage Facility.
  - 4. Vicinity map showing the location of all surrounding land uses.
  - 5. Location and height of all proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a Large Solar Energy System and/or Energy Storage Facility.
  - 6. Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
  - 7. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Large Solar Energy System and/or Energy Storage Facility and within 100 feet of all exterior property lines of the Large Solar Energy System and/or Energy Storage Facility.

8. Proposed setbacks from the Solar Array(s) and battery storage units equipment to all existing and proposed structures within the Large Solar Energy System and/or Energy Storage Facility.
  9. Land elevations for the Solar Array(s) and energy storage equipment locations and the relationship to the land elevations of all existing and proposed structures within the Large Solar Energy System and/or energy storage equipment at a minimum of 5' contours.
  10. Access driveways within and to the Large Solar Energy System / Energy Storage facility, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access drives shall be subject to Washtenaw County Road Commission approval and shall be planned so as to minimize the use of lands for that purpose.
  11. Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the Large Solar Energy System / Energy Storage Facility.
  12. A written description of the maintenance program to be used for the Solar Array and other components of the Large Solar Energy System / Energy Storage Facility, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Large Solar Energy System / Energy Storage Facility is decommissioned.
  13. Planned lightening protection measures.
  14. A weed control and mosquito control plan shall be provided. No chemicals shall be used for weed or mosquito control that might have a detrimental impact on groundwater.
  15. Additional detail(s) and information as required by the Special Land Use requirements of the Augusta Charter Township Zoning Ordinance, or as required by the Planning Commission.
- C. Application Escrow Account: An escrow account shall be deposited with the Township by the Applicant when the Applicant applies for a Special Land Use Permit for a Large Solar Energy System / Energy Storage Facility. The monetary amount deposited by the Applicant in escrow with the Township shall be the amount estimated by the Township, to cover all reasonable costs and expenses associated with the Special Land Use Permit review and approval process, which costs shall include, but are not limited to,

reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies that are reasonably related to the zoning review process for the application. The Applicant shall have thirty (30) days to refuse or approve of the amount estimated by the Township. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the Special Land Use Permit review process, the Township may require that the Applicant place additional funds into escrow with the Township if the existing escrow amount deposited by the Applicant is deemed insufficient by the Township. If the escrow account needs replenishing and the Applicant refuses to do so within thirty (30) days, the Special Land Use Permit process shall cease unless and until the Applicant makes the required additional escrow deposit. Any applicable zoning escrow Resolutions or other Ordinances adopted by the Township must also be complied with by the Applicant. The Township shall provide a summary of all account activity to the Applicant within a timely manner upon request. Any funds remaining within the escrow after approval of the Special Land Use Permit shall be returned in a timely manner to the Applicant.

- D. Compliance with the County Building Code and the National Electric Safety Code: Construction of a Large Solar Energy System / Energy Storage Facility shall comply with the National Electric Safety Code and the County Building Code (as shown by approval by the County) as a condition of any Special Land Use Permit under this section. In the event of a conflict between the County Building Code and National Electric Safety Code (NESC), the NESC shall prevail.
- E. Certified Components: Components of a Solar Array and/or Energy Storage facility shall be approved by the Institute of Electrical and Electronics Engineers (“IEEE”), Solar Rating and Certification Corporation (“SRCC”), Electronic Testing Laboratories (“EIL”), or other similar certification organization if the similar certification organization is approved by the Township, which approval shall not be unreasonably withheld.
- F. Height: Maximum height of a Solar Array, other collection device, storage facilities, components or buildings of the Large Solar Energy System / Energy Storage Facility, excluding substation and electrical transmission equipment, shall not exceed fifteen (15) feet (at full-tilt) (as measured from the natural grade at the base of improvements) at any time or location on the property. Substation and electrical transmission equipment shall not exceed one hundred (100) feet in height.
- G. Lot Size: A Large Solar Energy System / Energy Storage Facility shall be located on one or more parcels with an aggregate area of ten (10) acres or greater.

- H. Setbacks: A minimum setback distance of one hundred (100) feet from all exterior property lines of the Large Solar Energy System / Energy Storage Facility and existing public roads and railroad rights-of-way shall be required for all buildings and Solar Arrays/storage equipment. Additionally, a minimum setback distance of one hundred fifty (150) feet shall be provided from solar arrays, equipment, and fencing from all participating residential property lines. A five hundred (500)-foot setback with landscape screening is required where non-participating residential property adjoins the proposed solar/energy storage use.
- I. Lot Coverage: A Large Solar Energy System / Energy Storage Facility is exempt from maximum lot coverage limitations.
- J. Screening/Security: A Large Solar Energy System / Energy Storage Facility shall be completely enclosed by perimeter security fencing to restrict unauthorized access. Such fencing shall be six (6) feet in height consisting of galvanized mesh wire with wood posts (also known as deer fence or agricultural fence). The Planning Commission may consider an alternative fence-type as part of the special land use approval. Electric fencing is not permitted. The perimeter of Large Solar Energy Systems/Energy Storage Facilities shall also be screened and buffered by installed evergreen or native vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the Large Solar Energy System/Energy Storage Facilities from adjacent residential structures, subject to the following requirements:
1. The Large Solar Energy Systems / Energy Storage Systems shall be exempt from the landscape requirements of Article 5.7.
  2. No landscaping shall be placed within fifty (50) feet of any right-of-way.
  3. Landscape screening shall be installed to obscure the Large Solar Energy System / Energy Storage Facility from adjacent uses and from passersby. The evergreen and shrub vegetative buffer shall either be composed of one (1) row of evergreen trees and two (2) offset rows of shrubs that at planting shall be a minimum of six (6) feet in height (evergreen trees) and shrubs two (2) feet in height. Or two (2) rows of evergreen trees. One (1) row having a minimum height of four (4) feet and the other a minimum of six (6) feet. The vegetative buffer shall be continuously maintained and the applicant shall replace all unhealthy (sixty (60) percent dead or greater) and dead material shall be replaced by the Applicant within one (1) year, or the next appropriate planting period, whichever occurs first. The applicant may plant a different species than originally planted upon approval from the Planning Commission and if the originally planted species does not thrive in this location.

3. All plant materials shall be installed between March 15 and November 15. If the Applicant requests a Final Certificate of Occupancy from the Township and the Applicant is unable to plant during the installation period, the Applicant will provide the Township with a letter of credit, surety or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.
  4. Failure to install or continuously maintain the required vegetative buffer shall constitute a violation of this Ordinance and any Special Use Permit may be subject to revocation.
- K. Signage: No advertising or non-project related graphics shall be on any part of the Solar Arrays or other components of the Large Solar Energy System / Energy Storage Facility. This exclusion does not apply to entrance gate signage or notifications containing points of contact or any and all other information that may be required by authorities having jurisdiction for electrical operations and the safety and welfare of the public.
- L. Noise: No component of any Large Solar Energy System / Energy Storage Facility shall emit noise exceeding fifty-five (55) dBA as measured at the exterior property boundary or the existing ROW line.
- M. Lighting: All lighting for parking lots, driveways, external illumination of buildings, the illumination of signs, and any additional lighting used during construction and decommissioning of the solar use shall be directed away from and be shielded from adjacent properties and shall be so arranged as to not adversely affect driver visibility on adjacent public roads in accordance with Section 9.13.
- N. Wetlands: No additional wetlands shall be created or developed by the project.
- O. Drain Tiles: Drain tiles on the Large Solar Energy System / Energy Storage Facility site shall be protected during the life of the project and are subject to professional review. If non-functioning drain tiles are discovered during the survey, they must be repaired and made functional. Any drain tiles rendered non-functioning directly as a result of construction, operation, maintenance or decommissioning of the Large Solar Energy System / Energy Storage Facility will be replaced or repaired so as not to create any drainage issues on the Large Solar Energy System / Energy Storage Facility site or on adjacent and surrounding properties.



- P. Distribution, Transmission and Interconnection: All collection lines and interconnections from the Solar Array(s) and/or storage equipment to any electrical substations shall be located and maintained underground inside the Large Solar Energy System / Energy Storage Facility, except in areas where technical or physical constraints make it preferable to install equipment above ground. This requirement excludes transmission equipment meant to connect the project substation to the local transmission system.
- Q. Abandonment and Decommissioning: Following the operational life of the project, the Applicant shall perform decommissioning and removal of the Large Solar Energy System / Energy Storage Facility and all its components. The Applicant shall prepare a Decommissioning Plan and submit it to the Planning Commission for review and approval prior to issuance of the Special Land User Permit. The decommissioning plan shall be written to provide security to the Township for one hundred percent (100%) of the cost to remove and dispose of all panels, wiring, and restoration of the land to its original conditions. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. Once value of decommissioning is determined, it shall be updated on a periodic basis of not less than every three (3) years. Any Solar Array or combination of Photovoltaic Devices, or energy storage equipment that is not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the Decommissioning Plan. The ground must be restored to its original topography within three hundred sixty-five (365) days of abandonment or decommissioning.
- R. Complaints: The operator of the project shall respond to complaints from the neighboring property owners arising from and related to the operation of the Large Solar Energy System / Energy storage facility within ten (10) business days and shall attempt to resolve complaints consistent with Township Ordinances and the law. Complaints and any resolution must be reported to the Zoning Administrator.
- S. Indemnity/Insurance: Public liability and property damage insurance must be continuously maintained during the life of the project and the Township shall be listed as an additional insured and indemnified from all claims arising from the construction, use, maintenance and decommissioning of the Large Solar Energy System / Energy Storage Facility.
- T. General Standards: The Planning Commission shall not approve any Large Solar Energy System / Energy Storage Facility Special Land Use Permit unless it finds that all of the general standards for Special Land Uses contained in Article 4 of this Ordinance are met.

- U. Approval Time Limit and Extension: Special Use and Site Plan approvals or permits under this Section shall be valid for one year but, if requested by the Applicant prior to that expiration date, shall automatically be extended for an additional one year period.
- V. Conditions and Modifications: Any conditions and modifications approved by the Planning Commission shall be recorded in the Planning Commissions' meeting minutes. The Planning Commission may, in addition to other reasonable conditions, require landscaping, walls, fences and other improvements that are reasonable in relation to and consistent with the nature of the applicable or adjacent zoning districts.

After approval, at least two (2) copies of the final approved Site Plan shall be signed and dated by the Chairman of the Planning Commission and authorized representative of the Applicant. One copy shall be kept on file by the Township Clerk, and one copy shall be returned to the Applicant's authorized representative.

- W. Inspection: The Township shall have the right at any reasonable time, to provide same-day notice to the Applicant to inspect the premises on which any Large Solar Energy System / Energy Storage Facility is located. The Township may hire one or more consultants, with approval from the Applicant (which shall not be unreasonably withheld), to assist with inspections at the Applicant's or project owner's expense. Inspections must be coordinated with, and escorted by, the Applicant's operations staff at the Large Solar Energy System / Energy Storage Facility to ensure compliance with the Occupational Safety and Health Administration (OSHA), NESC and all other applicable safety guidelines.
- X. Maintenance and Repair: Each Large Solar Energy System / Energy Storage Facility must be kept and maintained in good repair and condition at all times. If the Township Zoning Administrator determines that a Large Solar Energy System / Energy Storage Facility fails to meet the requirements of this Ordinance and the Special Land Use Permit, or that it poses a safety hazard, the Zoning Administrator, or his or her designee, shall provide notice to the Applicant of the violation or safety hazard. If, after a reasonable cure period (not to exceed 7 days), the violations or safety hazards are not corrected, the Applicant is entitled to a hearing before the Township Board. If the Township Board determines that the violation or safety hazard requires that the Large Solar Energy System / Energy Storage Facility must be shut down, Applicant shall immediately shut down the Large Solar Energy System / Energy Storage Facility and not operate, start or restart the Large Solar Energy System / Energy Storage Facility until the issues have been resolved. Applicant shall keep a maintenance log on the Solar Array(s)/storage equipment, which shall be available for the Township's review within 48 hours of such request.

Applicant shall keep all sites within the Large Solar Energy System / Energy Storage Facility neat, clean and free of refuse, waste or unsightly, hazardous or unsanitary conditions.

- Y. Roads: Any material damages to a public road located within the Township resulting from the construction, maintenance or operation of a Large Solar Energy System / Energy Storage Facility shall be repaired at the Applicant's expense. In addition, the Applicant shall submit to the appropriate County agency a description of the routes to be used by construction and delivery vehicles and shall make road improvements determined to be necessary or appropriate by the County Road Commission to accommodate construction vehicles, equipment or other deliveries. The Applicant shall abide by all County and Township requirements regarding the use and/or repair of roads in the Township.
  
- Z. Continuing Security: If any Large Solar Energy System / Energy Storage Facility is approved for construction under this Section, Applicant shall post decommissioning security prior to the start of construction (in a mutually agreed upon form) for an amount necessary to accomplish the work specified in the decommissioning plan as agreed upon by the Township and Applicant. The amount shall be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the Large Solar Energy System / Energy Storage Facility. Such financial security shall be kept in full force and effect during the entire time that the Large Solar Energy System / Energy Storage Facility exists or is in place, and such financial security shall be irrevocable and non-cancelable.
  - 1. Continuing Obligations: Failure to keep any required financial security in full force and effect at all times while a Large Solar Energy System / Energy Storage Facility exists or is in place shall constitute a material and significant violation of the Special Land Use Permit and this Ordinance, and will subject the Large Solar Energy System / Energy Storage Facility Applicant, owner and operator to all remedies available to the Township, including any enforcement action, civil action, request for injunctive relief, and revocation of the Special Land Use Permit.
  
- AA. Other Requirements: Each Large Solar Energy System / Energy Storage Facility shall also comply with all applicable federal, state and county requirements, in addition to other applicable Township Ordinances.

**6.26 Wind Energy Systems (WECS).** The following requirements shall apply to all Wind Conversion Energy Systems:

A. Definitions.

1. Wind Energy Conversion System (WECS) means any device such as a wind charger, windmill, or wind turbine, tower and air pumped mills that convert wind energy into a form of usable energy.
2. Decibel means a unit of measure used to express the magnitude of sound pressure and sound intensity. Decibels shall be measured on the dB(A) weighted scale as defined by the American National Standards Institute.
3. Owner means the individual or entity, including their respective successors and assigns, that have an equity interest or own the wind energy conversion system (WECS) in accordance with this ordinance.
4. Shadow flicker means the moving shadow, created by the sun shining through the rotating blades of a wind energy turbine (WET). The amount of shadow flicker created by a WET is calculated by a computer model that takes into consideration turbine location, elevation, tree cover, location of all structures, wind activity, and sunlight.
5. Roof mounted system (RMS) means any WECS device that is designed to be affixed to the roof of a structure.

B. Purpose and Intent: The purpose and intent of this Section is to establish standards for the siting, design and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of WECS.

C. Approval Required: It shall be unlawful to construct, erect, install, alter, or locate any WECS within the Township except in compliance with this Section.

D. Accessory Use: On-site WECS are allowed as an accessory use in the AG and AR zoning districts and shall meet the following requirements:

1. Minimum Lot Area. Minimum lot area shall be ten (10) acres.
2. Limitations. One (1) one-site WECS shall be allowed as an accessory use per property.
3. Property Setbacks. The distance between a WECS and the nearest property line shall be at least one and one-half (1.5) times the height of the WECS. No part of the WECS structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property line.
4. Other Required Setbacks. The distance between a WECS and a road or a public right-of-way shall be at least one and one-half (1.5) times the height of the WECS.
5. Site Grading / Driveways. All access driveways shall be subject to Washtenaw County Road Commission approval. Site grading and driveways shall not block the flow of water from adjacent parcels.

6. Height. The height of all on-site accessory WECS shall be less than one eighty (80) feet in height. Height shall be measured from the existing grade to the tip of the turbine blade at its highest point.
7. Diameter. The maximum diameter of the turbine rotor blades shall be twenty-five (25) feet.
8. Noise. Audible noise or the sound pressure level of an on-site WECS shall not exceed fifty-five (55) decibels/dB(A) at the property line closest to the WECS. This sound pressure level may be exceeded during short-term events such as utility outages and/or severe windstorms.
9. Shadow Flicker. The applicant shall conduct an analysis of potential shadow flicker. The analysis shall identify the locations of shadow flicker that may be caused by the WECS and the expected durations of the flicker at these locations from sunrise to sunset over the course of a year. The analysis shall identify impacted areas where shadow flicker may affect occupants or users of the structures or properties in the impacted area. The analysis shall describe measures that will be taken to eliminate or mitigate negative impacts.
10. Construction Codes, Towers, and Interconnection Standards.
  - a. Every WECS shall comply with all applicable state construction codes and local building permit requirements.
  - b. Every WECS shall comply with Federal Aviation Administration requirements, the Airport Zoning Act, the Tall Structure Act (P.A. 259 of 1959) and any other applicable state or federal regulations.
  - c. An On-Site WECS that is tied to the electrical grid shall comply with Michigan Public Services Commission and utility interconnection requirements. Off-grid WECS are exempt from this requirement.
11. Safety.
  - a. Design Safety Certification. The safety of the design of every WECS shall be certified by the applicant's professional engineer registered in the State of Michigan and reviewed by the Township. If WECS construction is approved, the professional engineer shall certify that the construction and installation of the WECS meets or exceeds the manufacturer's construction and installation standards, and any applicable state and federal laws and regulations prior to operation.
  - b. Controls and Brakes. Every WECS shall be equipped with manual and automatic controls to limit rotation of blades to a speed not to exceed the design limits of the WECS. The applicant's professional engineer must certify that the rotor and overspeed control design and fabrication conform to applicable design standards. No changes or alterations from certified design

shall be permitted unless accompanied by a professional engineer's statement of certification approved by the Township.

- c. Lightning Protection. Every WECS shall have lightning protection.
- d. Guy Wires. If an On-Site WECS is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
- e. Grade Clearance. The minimum vertical blade tip clearance from grade shall be ten (10) feet from any WECS employing a horizontal axis rotor.
- f. Interference. Every WECS shall be designed and operated to minimize or mitigate interference with existing electromagnetic communications, such as radio, telephone, microwave or television signals.
- g. Color. Towers and blades shall be painted a non-reflective neutral color designed on the application and approved by the Township or as otherwise required by law.
- h. Illumination. No WECS shall be illuminated by any form of lighting that is not deemed necessary for safety purposes.
- i. Wiring Components. All forms of wiring serving accessory WECS shall be underground. All electrical compartments, storage facilities, wire conduit and interconnections with utility companies must conform to national and local electrical codes.
- j. Climb Prevention. Every WECS must be protected by anti-climbing devices such as:
  - i. A decorative or chain link fence at least eight (8) feet in height; or
  - ii. Anti-climbing devices twelve (12) feet from the base of pole including anti-climb panels, anti-climb brackets, and other similar devices.
- k. Removal of Abandoned On-Site WECS. In the event an On-Site WECS is abandoned or unused for a period of one hundred eighty (180) days, or if an On-Site WECS is damaged, the owner of the tower or the land shall promptly remove the tower and all related equipment. Failure to remove the tower and related equipment in accordance with the foregoing shall subject the owner to fines established by the Township Board. IN addition, by accepting a permit for the On-Site WECS, the applicant agrees that in the event the tower and equipment is not removed as required, after thirty (30) days' notice from the Township, the Township may undertake such removal and bill the costs to the applicant plus an administrative fee of fifteen percent (15%) which, if not paid within thirty (30) days, shall be assessed against the land on which the tower and equipment is located and collected in the same manner as delinquent taxes.

- I. Owner liability. The owner of the WECS shall be held liable for all damages to the Township or adjoining property.
12. Roof Mounted Systems (RMS). Roof mounted WECS systems shall be permitted as an accessory use in all residential zoning districts subject to the following conditions:
    - a. RMS shall have a nameplate capacity that does not exceed five (5) kilowatts.
    - b. The maximum height of RMS shall not exceed ten (10) feet as measured from the highest point of the roof, excluding chimneys, antennae, and other similar features.
    - c. RMS shall be located at least fifteen (15) feet from any overhead utility lines.
    - d. All RMS shall be subject to all applicable building and electrical codes and a final inspection by the Township before operation can begin.
- E. Application Required. An application for On-Site WECS shall be submitted to the Township for review and approval by the Township Zoning Administrator and shall include the following information:
    1. Name, address and contact information.
    2. A general, written description of the proposed project as well as a legal description (property identification number) of the property on which the WECS would be located.
    3. A plan showing a map with the physical features and land uses in the project area, both before and after construction of the proposed WECS. The plan shall include:
      - a. The project area boundaries.
      - b. The location, height, and dimensions of all existing and proposed structures and fencing.
      - c. Distance of proposed WECS from all property lines and permanent structures.
      - d. The location, grades, and dimensions of all temporary and permanent On-Site WECS access roads.
      - e. Existing topography.
      - f. Water Bodies, waterways, wetlands, and drainage ditches (county drains).
      - g. All new infrastructure related to the project.
      - h. The location of all overhead and underground utility lines.

4. Proof of the applicant's liability insurance covering the WECS.
5. Documentation of the manufacturer's designed sound pressure levels (decibels) for the unit to be installed.
6. The applicant shall provide evidence of ownership of the land on which the WECS is to be located.





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**TO:** Augusta Township Planning Commission  
**FROM:** Laura Kreps, Township Planner  
**DATE:** January 6, 2025  
**RE:** Housing Readiness Audit

As requested by the Township Board, in accordance with the Housing Readiness Enhancement Grant received by Augusta Township through MSHDA, we provide the following audit of the Township Master Plan and current Zoning Ordinance with regard to housing opportunities available within Augusta Township.

**Master Plan**

The Master Plan was last reviewed and amended in March 2023 and provides the following references to housing:

**Goals & Objectives (Page 10)**

**GOAL:** Protect the integrity of existing and future residential areas and develop future residential areas of a character and density consistent with the Township's goal to preserve its generally rural character.

**OBJECTIVE 2:** Seek the development of housing types that are of high quality in terms of design and construction and are appropriate in terms of the Township's rural preservation and growth management objectives.

**STRATEGIES:**

- Develop additional residential areas to provide a mix of housing types that addresses the housing needs of all Township residents, with respect to size, expense, and location.
- Encourage the preferential location of housing within and in proximity to the Villages of Willis and Whittaker.
- Emphasize design considerations such as pedestrian circulation, public open spaces, quality design and architectural diversity, front porches, side-entry garages, etc., in new housing developments.
- Encourage coordination of adjacent residential development, in terms of road and pedestrian connections, regional detention, coordinated open space, etc.

*Benjamin R. Carlisle, President John L. Enos, Vice President Douglas J. Lewan, Principal  
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal Craig Strong, Principal  
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Principal  
Richard K. Carlisle, Past President/Senior Principal*

- Develop new housing only where it can be adequately served by parks and open space, streets, emergency service, storm drainage and utilities.
- In general, the development of multiple-family residential units should be limited to the Villages of Willis and Whittaker. Select locations in the vicinity of Lincoln Schools may also be appropriate, provided that the overall densities intended for the area are achieved.
- Limit the development of additional manufactured housing communities.

**OBJECTIVE 3:** Promote accessible, affordable housing opportunities for Augusta’s senior citizens at appropriate locations in the Township.

**STRATEGIES:**

- Senior housing should be pedestrian-oriented, in close proximity to existing or planned commercial areas and/or Township facilities.
- To the great extent possible, senior housing should be integrated with other residential areas of the Township.
- Offer incentives for the development of senior housing in the Township, such as density bonuses in PUD developments where units for seniors are proposed.
- Explore avenues to subsidize senior housing in the Township, to increase its affordability.
- Senior housing may be considered in areas designated as residential in the Urban Service Districts.

**Zoning Ordinance**

References to housing can be found in the following sections of the Augusta Township Zoning Ordinance last amended in May 2023.

**Section 3.4.E. SR, Single-Family Residential.** The intent of the SR zoning district includes the following statement, “A reasonable range of lot sizes is envisioned which will provide a variety of desirable and economically feasible housing opportunities for all members of the general public”.

**Section 3.4.F. VR, Village Single-Family Residential.** The intent of the Village Single Family Residential district “is to promote the development of single-family residential neighborhoods of a density and arrangement similar to that found in a traditional village settlement, along with those uses which are compatibility with a single-family residential environment and are customarily accessory to or supportive of such uses.

**Section 3.4.G. MR, Multiple-Family Residential.** The intent of this district “is to provide sites for two-family and multiple-family residential land use, along with those uses which are compatible with a multiple-family residential environment and are customarily accessory to or supportive of

such uses. These districts are intended to serve the Township’s limited needs for higher density residential land use.

Section 3.4.H. MHC, Manufactured Housing Community. The intent of the MHC district is “to provide districts of such size and location as will encourage the development of quality manufactured housing communities in areas of the Township having access to major thoroughfares and centralized sewer and water facilities...”

Section 3.4.I. VMU, Village Mixed-Use. The intent of the VMU district is “to promote development of the Township’s existing and intended village areas with a density and combination of land uses (both residential and non-residential) similar to that found in a traditional village settlement.

Section 3.4.O. PUD, Planned Unit Development. The intent of the PUD district includes, “encouraging innovation in land use design and planning; providing for mixed-use development; providing enhanced housing...opportunities for the citizens of Augusta Charter Township...”

Section 7.2.A.3. Off-Street Parking by Use. Senior housing has a specific parking requirement separate from single-, two-, and multiple-family uses – 0.5 spaces per dwelling unit, plus one (1) space for each ten (10) dwelling units.

Section 12.4. Optional Provisions for Exemplary Projects (PUD), subsection B. Multiple-Family Component. Up to 20% of the housing units within an exemplary PUD project with a gross area of 20 acres or more located in an area of the Township planned for single-family residential development may be of an attached or multiple-family residential nature.

**Initial Observations:**

- The master plan outlines goals, objectives and strategies for increased housing opportunities within the Township.
- The various residential zoning districts demonstrate a variety of housing densities and options are intended – specifically the SR, VR, VMU and PUD zoning districts. However, attached dwelling units (duplexes, townhomes, etc.) are not listed as permitted or special land uses in any of these districts, except VMU where multiple-family dwellings are listed as a special land use.
- A definition of convalescent/nursing home is provided (Section 2.2) but is not listed as a permitted or special land use in any zoning district.
- No specific language is provided in the zoning ordinance related to senior housing – independent or assisted.
- Accessory dwelling units are not defined or allowed under the current zoning standards.
- As part of a PUD, up to 20% of a project may qualify as a multiple-family development.

**Questions to Consider:**

- Should duplexes or other attached dwelling units be allowed in primarily single-family zoning districts to allow for variety and additional housing options?
- Should accessory dwelling units be allowed in all residential zoning districts (including Agricultural Residential and Rural Residential)? Should accessory dwelling units be permitted by-right in certain districts and special land uses in others?
- Should the zoning ordinance be amended to include specific language related to senior housing – assisted living, independent living, convalescent/nursing homes? In which districts should these uses be allowed as either permitted or special land uses?
- How does the recent referendum prohibiting a potential multiple-family development along Willis Road affect the outcome of this housing study and potential ordinance changes?

**Next Steps:**

After initial discussion, we will look to the Planning Commission to direct CWA in areas of the zoning ordinance to consider for amendment. Ordinance amendments will be supplied for review at a future meeting.

I look forward to seeing you all next Wednesday.



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal