

TOWNSHIP OF COLUMBIA

NOTICE OF ORDINANCE AMENDMENT

AGRI-BUSINESS (VALUE ADDED FARMING OPERATIONS)

ZONING ORDINANCE NO. 2022-01

An Ordinance to amend the Columbia Township Zoning Ordinance No. 100 to provide rules and regulations of an Agricultural-Business Zone for the purpose of supporting value added farming operations in the Township of Columbia.

THE TOWNSHIP OF COLUMBIA ORDAINS:

Section 5.01 Permitted Uses of the Columbia Township Zoning Ordinance is hereby amended to add subsection H as follows:

- H. The following uses listed below shall be considered permitted uses in the Agricultural Zoning District on farms of any size and shall not require site plan or special land use approval unless otherwise noted:
1. Active farmland.
 2. Sale of agricultural products grown on-site (Farm Market or Stand).
 3. Cider Mills or Wineries derived from produce grown primarily on-site (a minimum of fifty-five (55) percent grown on site).
 4. Bakeries selling baked goods containing produce grown primarily on-site (a minimum of fifty-five (55) percent grown on site).
 5. Children play areas (not including motorized vehicles or rides).
 6. Petting zoos (limited to farm animals such as horses, cows, pigs, chickens, ducks, sheep, goats, etc.) and pony rides. Animals typically viewed as exotic animals shall not be permitted as part of the petting zoo.
 7. Greenhouses that are under two thousand (2,000) square feet.

For any of the permitted uses listed above which permitted the general public within a building, a site plan shall be required to be submitted and all proper permits shall be required.

Section 5.02 SPECIAL LAND USES of the Columbia Township Zoning Ordinance is hereby amended to add subsection S as follows:

- S. The following uses may be determined acceptable as part of a bona fide farming operation only after special land use approval:
1. Animated Barns (Fun houses, haunted houses, or similar).
 2. Gift shops for the sale of crafts and antiques.
 3. Kitchen facilities (only accessory to farm markets or cider mill activities).
 4. Sale of ancillary goods not grown on-site.
 5. Commercial greenhouses that are two thousand (2,000) square feet or more.
 6. Event Barns.
 7. Other uses not listed above as determined by the Zoning Administrator. If any question arises as to whether a use is a permitted use, a permitted use after special land use approval, or not permitted, the use shall be sent to the planning commission for their review and determination.

Section 11.02 TABLE OF PARKING REQUIREMENTS of the Columbia Township Zoning Ordinance is hereby amended to add subsection P, as follows:

Use	Required Number Of Parking Spaces	Per Each Unit of Measure as Follows:
P. Agri-businesses: event barns, retail portion of gift shops, cider mills, wineries, bakeries, and dining areas.	1	Twenty-five square feet of useable floor area.
Q. Agri-businesses: greenhouses, animated barns (Fun houses, haunted houses, or similar), farmstands, petting zoos, and children play areas.	1	Seventy-five square feet of useable area.

The Columbia Township Zoning Ordinance is hereby amended to add Section 12.19 AGRI-BUSINESS (VALUE ADDED FARMING OPERATIONS), as follows:

Section 12.19 AGRI-BUSINESS (VALUE ADDED FARMING OPERATIONS).

- A. INTENT The Township recognizes the need for farming and its ancillary uses to evolve as the broader market and economic conditions of farming evolve. Further, to maintain the remaining farms within the Township, it may be necessary to allow ancillary uses connected with the typical farm and farm operations. This section of the Ordinance is intended to provide a mechanism to allow value added farming while protecting the long-term interests of the Township. As part of the approval process, a farm must produce some form of recognition from the State of Michigan that the subject site is a bona fide farm. These methods may include tax records, enrollment in State or Federal programs, or other acceptable means. Bona fide farms shall not be subject to the full extent of the site plan review requirements set forth in this ordinance do to the size and large frontage associated with these parcels. However, a site plan of all ancillary activity areas shall be provided and shall be subject to the site plan review and public hearing requirements for special land use approval as provided below.
- B. MINIMUM SITE REQUIREMENTS.
 - 1. The above noted ancillary special land uses approval may only be considered for farms with a minimum land area of forty (40) acres or more. The Planning Commission may review and approve smaller farm sites for value added operations provided such operations can provide verification of current farming activities. Further it is recognized that existing farms within the Township at the time of adoption of this Ordinance shall also qualify under this Ordinance, regardless of farm size.
 - 2. Setbacks:
 - a. Front Yard: The minimum requirements for that district.
 - b. Side yard: A minimum of fifty (50) feet.
 - c. Rear Yard: A minimum of fifty (50) feet.
 - 3. Pedestrian Circulation

- a. Dedicated pedestrian walkways or pathways shall be provided from all parking areas to the designated activity or shopping area.

4. Parking

- a. Permanent parking areas shall be provided for agribusinesses. Such parking areas shall be paved or gravel.
- b. The applicant shall provide estimates for seasonal parking. Overflow parking areas shall be provided which can accommodate seasonal parking peaks. Such parking areas are not required to be paved or gravel. There shall be no parking within the road right-of-way.
- c. Parking for other types of uses shall be provided as required by this Ordinance.
- d. Parking shall be properly screened from adjacent residential uses.
- e. No parking shall occur within the required side or rear yard setbacks

5. Conditions

- a. As part of the special land use approval, the applicant shall provide an emergency reaction plan if the uses being proposed call for such.
- b. All proper permitting and licensing records (as required) shall be submitted to the Township for their records.
- c. Noise emanating from such use shall meet acceptable decibel requirements for the district in which the use is proposed.
- d. Lighting shall be shielded downward away from adjacent residences.
- e. No outdoor storage shall be permitted. All storage shall occur within existing buildings.
- f. Non-Agricultural sales or sale not grown on the subject farm shall not exceed fifteen (15) percent of the total sales of the farming operation. The Township may require verification that such requirement is being met.

- g. Specific to organized event, meeting, or activity uses, upon approval of the Special Land Use of this nature, the Columbia Township Planning Commission reserves the right to set forth additional conditions on such permits. The following is a list of conditions that could be considered:
 - i. Verification of approval from other jurisdictions, such as the Fire Department, Building Official, Road Commission, Health Department, and other interested parties.
 - ii. Additional landscaping requirements for buffering or screening.
 - iii. Dust control measures, as necessary.
 - iv. Hours of operation set for activities and seasonal operating guidelines, as necessary.
 - v. Certificate of Occupancy withheld or revoked due to non-compliance once in operation.

C. SIGNAGE.

1. Permanent Signs

- a. One (1) permanent sign shall be permitted and shall not exceed sixteen (16) square feet in size.

2. Temporary Signs

- a. A total of one (1) temporary sign shall be permitted and shall not exceed sixteen (16) square feet in size.
- b. The temporary sign may only be displayed during the "selling season" for the good being advertised.

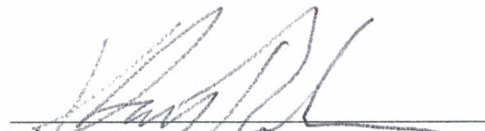
D. EXEMPTIONS.


- 1. If insects, disease, or inclement weather result in the destruction of the crop(s) on site, the provisions of this Article regarding the sale of products on site shall be inapplicable for the calendar year in which the crop(s) were destroyed. Such destruction shall be verified, in writing, by the Michigan Department of Agriculture, a Michigan State University Extension Specialist, a Farm Service Agency

Specialist, or certified crop insurance adjuster as being greater than fifty-one (51) percent. A copy shall be provided to the Township upon request of the Township.

- a. If, as a result of insects, disease, or inclement weather event, fifty-one (51) percent of the crop will remain in a state of destruction or is rendered unproductive for subsequent years, the landowner may request temporary relief from the provisions of this Ordinance by applying to the Township Board of Trustees.
- b. Such a request shall be considered by the Board of Trustees upon a submission of a written request; including but not limited to the landowner's plan for crop restoration and certification by the Michigan Department of Agriculture, a Michigan State University Extension Specialist, a Farm Service Agency Specialist, or certified crop insurance adjuster that the crop destruction is greater than fifty-one (51) percent and will remain so for a specifically stated number of years.
- c. The Township Board shall notify the landowner, in writing, of its decision within ninety (90) days from the date of the submission of the written request.

The undersigned Supervisor and Clerk of the Township of Columbia hereby certify that this Zoning Ordinance Amendment was duly adopted by the Columbia Township Board at a meeting held on the 20th day of September, 2022, and was published in the Advertiser on the 28th day of September, 2022. This Zoning Ordinance Amendment shall be effective seven (7) days after said date of publication.


Kathy Trischler, Supervisor


Christine Kolar, Clerk