

**Howard Charter Township
Cass County, Michigan**

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

TO: RESIDENTS AND PROPERTY OWNERS OF HOWARD CHARTER TOWNSHIP AND OTHER INTERESTED PARTIES.

PLEASE TAKE NOTICE that a public hearing before the Planning Commission of Howard Charter Township, Cass County, Michigan will be held during a regular meeting of the Planning Commission on May 7, 2025 at 7:00 p.m. at the Township Office, 1345 Barron Lake Road, Niles, Michigan for the consideration of zoning ordinance text amendments to Zoning Ordinance #192, Chapter 3 Section 3.02 Definitions; Chapter 4 Section 4.03 Special Land Uses; Chapter 18 Section 18.02 Specific Standards for Special Land Use Approval, to summarize, accomplish the following:

1. Amendment to Section 3.02; Dwelling, Multiple Family: A building designed for and occupied by three (3) or more families living independently with separate housekeeping, cooking, sleeping purposes, and bathroom facilities for each. Multiple family dwelling units include the following but exclude hotel and motel – A. Apartment: An apartment is an attached dwelling unit with shared walls, contained in a building with other apartment units which are commonly reached off a common stair landing or walkway. Apartments are typically rented by the occupants. Apartment buildings often have a central heating system and other central utility connections and common yard space. B. Studio/Efficiency Unit: Studio/efficiency unit is a type of apartment unit consisting of one (1) principal room, plus bathroom and kitchen facilities, hallways, closets and/or a dining alcove located directly off the principal room. Dwelling, One Family or Single Family: A building containing not more than one dwelling unit designed for residential use by one family. Dwelling, Two Family or Duplex: A building, designed exclusively to be occupied by two (2) families living independently of each other with separate housekeeping, cooking, and bathroom facilities for each.
2. Amendment to Section 4.03: add R. Multiple Family Dwelling
3. Amendment to Section 18.02: T. Two Family Dwelling and Multiple Family Dwelling; 1. Multiple Family Dwellings shall be located on a parcel of at least five (5) acres or more. 2. Two Family Dwellings shall be located on a parcel of at least one (1) acre or more. 3. A minimum of fifteen percent (15%) common usable open space shall be provided on site which shall not include parking areas, driveways or required setbacks. 4. Driveway shall be a minimum of twenty-five (25) feet from adjacent property lines. 5. There shall be only one (1) Two Family Dwelling or Multiple Family Dwelling structure per parcel. 6. Subject to residential development standards applicable to the zoning district in which it is located.

PLEASE TAKE NOTICE that you are invited to attend the hearing and to present your opinions or position relative to the subject of this hearing. If you are unable to attend the hearing, you may send a letter stating your opinions or position to the Howard Charter Township Office, 1345 Barron Lake Road, Niles, MI 49120, Attention: Zoning Administrator.

PLEASE TAKE FURTHER NOTICE that the application describing the action or relief being sought and Township Zoning Ordinance #192 is available for public inspection, at the Township Office on regular business days during regular business hours.

PLEASE TAKE FURTHER NOTICE that the Township will provide necessary, reasonable auxiliary aids and services at the hearing to individuals with disabilities upon five (5) days' notice to the Howard Charter township Clerk of the need for the same. Individuals with disabilities requiring auxiliary aids or services should contact the Township by email at DepClerk@HowardTwp.org, in writing, or by calling the Clerk at the Township office at the address and/or phone number provided below.

Published: 4/19/2025
Linda McGregor
Zoning Administrator
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