



December 12, 2023

Village of Empire
Zoning Administrator, Robert Hall
Planning Commission Chair, Peter Schous
PO Box 253
Empire, MI 49653

Via email- ZA@villageofempire.com
pjschous@yahoo.com

Re: REQUEST FOR TEXT AMENDMENT TO ZONING ORDINANCE

Dear Mr. Hall and Mr. Schous,

Please be advised that I represent TC Vision LLC, the owner of two adjacent parcels at 9896 West Fisher St. (041-719-024-10) and 9888 West Fisher St. (041-719-024-05), both exclusively the only property zoned as Light Industrial in the Village of Empire. My client is eager to collaborate in utilizing the property for a diverse mix of uses permitted by right or special use permit. In an effort to foster cooperation my client is seeking to amend the zoning ordinance in the LI district, to allow the combination of these parcels for enhanced efficiency, job creation, and improved storage solutions for the community.

In specific terms, my client proposes amending Section 4.06 of the zoning ordinance by adding the following **bold** text:

Add to Section 4.06.2 permitted uses:

6. Combination of uses, subject to section 4.06.5.

Add a new section 4.06.5:

4.06.5 COMBINATION OF USES: In the review of site plans, and/or special land, use permit applications for uses involving combinations of uses otherwise permitted by right or by special land use approval in the LI district planning commission shall find that all such uses be mutually compatible with one another and the all-special use standards applicable to any such component use in a combined land use shall be met. Recognizing the potential unnecessary duplication of parking requirement for each use, the planning commission may reduce the overall parking requirement by up to 25% if they are satisfied with the sufficiency of the proposal.”

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The proposed amendment (section 4.06.5) emphasizes cooperation by ensuring compatibility in reviewing site plans or special land use permit applications for combinations of uses. It does not introduce additional uses but instead encourages cooperation by allowing the combination of uses on a single property, thereby benefiting the community. This aligns seamlessly with the master plan and future zoning map.

The amendment fulfills the cooperative spirit of the master plan's recommendation to accommodate existing activities and encourage additional light industrial endeavors. This includes wholesale and warehousing, research, laboratories, high-tech industries, light assembly operations, office space, and supporting commercial uses.

This cooperative amendment allows for a mix of uses within the permitted space without compromising the township's authority or regulations. The request demonstrates a cooperative approach, aligning harmoniously with the criteria outlined in section 10.015 A through L.

Consequently, my client respectfully requests the planning commission to cooperate in approving the proposed amendment for a recommendation to the village council. I appreciate your cooperation thus far and look forward to seeing you on December 13, 2023 to introduce the proposal.

Sincerely,

KUHN ROGERS PLC



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MSM