

**VILLAGE OF EMPIRE  
PLANNING COMMISSION REGULAR MEETING  
TUESDAY, FEBRUARY 6, 2024, AT 7 PM  
EMPIRE TOWNSHIP HALL  
10088 W. FRONT STREET**

**PUBLIC HEARING**

**CALL MEETING TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES** –Regular Meeting 11/01/2023, Special Meeting 12/13/2023

**TREASURER’S REPORT -**

**ADDITIONS OR CHANGES TO THE AGENDA**

**CONFLICT OF INTEREST**

**CORRESPONDENCE**

**PUBLIC COMMENT**

**ZONING ADMINISTRATOR'S REPORT**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

1. Zoning Ordinance Text Amendment Application – TC Vision LLC  
(041-719-024-10 and 041-719-024-05)
  
2. 2024-25 FY Meeting Schedule

**COMMITTEE REPORTS**

**PUBLIC COMMENT**

**PLANNING COMMISSION MEMBERS AND CHAIRPERSON COMMENTS**

**ADJOURNMENT**

Persons with questions or individuals with disabilities requiring auxiliary aids or services to effectively participate in the meeting should contact the Village of Empire Office at (231) 326-5466, PO Box 253, Empire, MI 49630, or at [deputyclerk@villageofempire.com](mailto:deputyclerk@villageofempire.com).

**EMPIRE VILLAGE PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 1, 2023**

The Empire Village Planning Commission held a regular meeting on Tuesday, October 3, 2023, in the Empire Township Hall.

Schous opened the meeting at 7:00 PM.  
Recreation Plan

ROLL CALL –Bacon, Chase, Collins, Deering, Ellibee, Schous, and present.

**Motion by Chase, supported by Bacon to approve the October 3, 2023, regular meeting minutes as presented. AYES: 7, NO: 0. MOTION PASSED.**

TREASURERS REPORT – Chase summarized the planning commission expenses to date.

ADDITIONS/CHANGES TO THE AGENDA – Sign Ordinance added to Unfinished Business.  
Scheduling of a Special Meeting added to New Business.

CONFLICT OF INTEREST – Collins will abstain from voting on any Sign Ordinance motions.

PUBLIC COMMENTS & CORRESPONDENCE – Schous read a resignation letter from Steve Stepanek.

ZONING ADMINISTRATORS REPORT – The September-October 2023 ZA report was received. Schous provided more detail on the Land Use Permit that was issued for an installation of an electrical vehicle charging station on parcel no. 041-300-049-00. A “Level A” Site Plan Review was conducted.

Sign Ordinance No. 142

Section 10 – Wall Sign: 1 sign *per building*. ~~1 street façade~~. If multiple businesses are within a building, they shall share the total 32 square feet. Members discussed if the wording should revert back to 1 sign per street façade. After a lengthy discussion, consensus to leave it as written.

Recreation Plan

Continued discussion on the process of properly updating the Recreation Plan. The planning commission will be updating outdated and obsolete data. No new goals and objectives or ideas will be implemented at this time. Bacon will update the census information and the budget numbers. The new Shalda Park accessible walking path and fitness equipment can be marked as completed. The joint project with the Leelanau Conservancy to connect Shalda Park with Conservancy land with a trail was completed. A complete review and update of the Recreation Plan will be part of the 2024 Master Plan Update.

COMMITTEE REPORTS – Bacon reported that the Village Council will not hold work sessions in November and December. Bacon stated that the planning commission planning budget should be looked at for the next fiscal year.

PUBLIC COMMENT – None.

PLANNING COMMISSISON MEMBERS AND CHAIRPERSON COMMENTS – None

ADJOURNMENT – There being no further business, the meeting adjourned at 8:30 pm.

Alacia Acton, Recording Secretary

*These draft minutes will be considered for approval at the February 8, 2024, Village of Empire Planning Commission meeting.*

**EMPIRE VILLAGE PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
WEDNESDAY, DECEMBER 13, 2023**

The Empire Village Planning Commission held a special meeting on Wednesday, December 13, 2023, in the Empire Township Hall.

Schous opened the meeting at 7:00 PM.

ROLL CALL –Bacon, Chase, Collins, Deering, Ellibee, Schous, and Ford present.

**ADDITIONS/CHANGES TO THE AGENDA**

Schous added presentation by Cherry Republic for a zoning ordinance amendment request to the Light Industrial District. Bacon combined agenda items for the recommendation of 2 commissioners to the Short-term Rental Registration/Ordinance Development Committee and a zoning ordinance amendment to allow for short-term rentals in residential districts.

CONFLICT OF INTEREST – None.

PUBLIC COMMENT & CORRESPONDENCE – None.

**RENOVARE PRESENTATION**

Renovare team members Jill Ferrari, Shannon Morgan, Jennifer Acosta, and Brad Lonberger introduced themselves as they have been hired to do a site feasibility analysis for a new village office. Conceptual design, site planning, financing and grant opportunities, and public input will be key parts of the analysis. The scope of the project will allow for data gathering, site visits, surveys and interviews and attending meetings to present their findings to the community. Examples of new municipal centers from other communities were presented. Renovare answered general questions from commissioners.

**CHERRY REPUBLIC ZONING ORDINANCE TEXT AMENDMENT REQUEST PRESENTATION**

Attorney Marc McKellar, representing TC Vision, LLC (Cherry Republic), summarized the zoning ordinance text amendment proposal of the light industrial district. (See attached letter dated December 12, 2023). A pre-application meeting was held with the Village, but a formal application for the text amendment has not been received. The proposal will allow for a mix of uses permitted by right or special use permit once parcels 041-719-024-10 and 041-719-024-05 (Cherry Republic facility and self-storage) are combined. In preparation of an expansion, Cherry Republic would like to combine of these lots to help solve issues encountered with setbacks, parking and drainage easements, etc. Currently the ZO allows for only one permitted use on a single parcel. The proposed changes of Zoning Ordinance Section 4.06 would allow for more than one use and are in bold:

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.”**

McKellar explained this concept was also proposed and adopted in East Bay Township for another of his clients.

Members discussed that a Cherry Republic expansion of 10-15k sq. ft. will increase parking, employees, and traffic. Chase noted that extending Fisher Street to M-22 would significantly reduce truck traffic on LaCore Road and would benefit Cherry Republic and the Village.

McKellar stated that a formal text amendment application will be sent to the Village. Once it is received by the Village, it may be determined that the planning commission hold a special meeting in January.

#### RECREATION PLAN

5-year recreation plan update requirements and grant compliance information from MDNR grant coordinator, Alex Galloway, was reviewed. The DNR publication “Guidelines for the Development of Community Parks and Recreation Plans” details the steps that must be followed to apply for specific MDNR grants. Steps taken must also be documented and submitted in the DNR Migrants portal. **Motion by Deering, support by Ellibee to incorporate the recreation plan data and significant project updates that Bacon submitted for consideration into the 2024 5-year update. AYES: 7, NO: 0. MOTION PASSED.**

#### SHORT-TERM RENTALS

**Motion by Bacon, support by Ellibee to recommend to Village Council that Carey Ford and Bob Chase be appointed to the Short-term Rental Registration/Ordinance Development Committee. AYES: 7, NO: 0. MOTION PASSED.**

Bacon submitted zoning ordinance amendment language to be considered that would allow for short-term rentals in the village. Bacon shared that in a communication with Zoning Administrator Bob Hall, he indicated that short-term rentals are not currently permitted in Empire, as they are not listed as a possible ‘use’, either by right or special use permit in the zoning ordinance. Bacon reiterated that “nothing in the suggested revision is intended to limit the Village’s authority to regulate Long-term Rentals, Seasonal Rentals or Short-Term Rentals, either in this Zoning Ordinance or a separate ordinance duly adopted by the Village. This would be to allow our long-standing practice to continue.”

Bacon requests that her recommendations be brought forward by the newly formed Short-term Rental Registration/Ordinance Development Committee.

PUBLIC COMMENT – None.

PLANNING COMMISSION MEMBERS AND CHAIRPERSON COMMENTS – None

ADJOURNMENT – There being no further business, the meeting adjourned at 8:12 pm.

Alacia Acton, Recording Secretary

*These draft minutes will be considered for approval at the February 6, 2023, Village of Empire Planning Commission meeting.*

PERIOD ENDING 01/31/2024

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 01/31/2024	ACTIVITY FOR MONTH 01/31/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Dept 721 - PLANNING COMMISSION						
101-721-701	WAGES - PLANNING COMMISSION	4,300.00	2,695.00	0.00	1,605.00	62.67
101-721-702	WAGES - PLANNING SECY	1,100.00	600.00	0.00	500.00	54.55
101-721-715	PR TAX EXP - COMM PLANNING	400.00	252.09	0.00	147.91	63.02
101-721-726	SUPPLIES	100.00	219.46	0.00	(119.46)	219.46
101-721-730	POSTAGE	100.00	0.00	0.00	100.00	0.00
101-721-821	PROFESSIONAL	6,000.00	0.00	0.00	6,000.00	0.00
101-721-826	LEGAL FEES	1,500.00	0.00	0.00	1,500.00	0.00
101-721-900	PRINT & PUB	500.00	168.01	0.00	331.99	33.60
101-721-950	SEMINARS	500.00	0.00	0.00	500.00	0.00
101-721-955	DUES & MISC	100.00	0.00	0.00	100.00	0.00
Net - Dept 721 - PLANNING COMMISSION		(14,600.00)	(3,934.56)	0.00	(10,665.44)	
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		14,600.00	3,934.56	0.00	10,665.44	26.95
NET OF REVENUES & EXPENDITURES		(14,600.00)	(3,934.56)	0.00	(10,665.44)	26.95

PC 2/6/2023



Village of Empire  
 11518 S. LaCore Street | P.O. Box 253  
 Empire, Michigan 49630-0253

[Village of Empire \(leelanau.gov\)](http://leelanau.gov)

231-326-5353

[za@villageofempire.com](mailto:za@villageofempire.com)

**STAFF REPORT  
 DECEMBER 2023**

*This report is meant to provide a snapshot of activity, typically for the previous reporting period. The intended distribution channel is from the ZA to the Planning Commission, and then via the Planning Commission liaison to the Village Council. While it will not detail every interaction, it will provide a synopsis of planning and zoning related activity that is taking place.*

There was no immediate contact with representatives of Cherry Republic regarding 'proposed' expansion / merger of existing operations after their presentation to the Planning Commission on December 13<sup>th</sup>.

**Land Use Permit (zoning) Activity  
 (year-to-date summary)**

PERMIT #	TYPE	ZONE	PARCEL ID #	NAME(last)	NAME(first) - BLDR	SITE ADDRESS / LOCATION
2023-01	ND	PUD	45-041-550-059-00	McNutt, Stephen and Sharon-Pathway Homes		9974 W. South Street
2023-02	SIGN	G-RES	45-041-719-011-00	St. Philip Neri Catholic Church		11411 S. LaCore Street
2023-03	FM-MKT	FSD	45-041-824-009-10	Leelanau Farmers Markets   Baril, Bob		N/A - West Front Street
2023-04	RA	G-RES	45-041-824-052-00	Greisiger, Joe		11472 S. Lacore Street
2023-05	RA	PUD	45-041-550-005-00	Evans, James and Kaye		9888 Wilce Street
2023-06	TEMP	REC-CON	WITHDRAWN	Quinn, Robert - Benzie Community Band		Niagra Street- S. Bar Lake
2023-07	RA	V-RES	45-041-702-018-00	Jacob, Karen and Cortright, David		10138 W. Wilce Street
2023-08	SIGN	FSD	45-041-702-022-00	Glen Lake Community Library		10115 N Front Street
2023-09	FENCE	G-RES	45-041-719-011-00	St. Philip Neri Catholic Church		11411 S. LaCore Street
2023-10	ND	PUD	45-041-325-065-00	Ford, Carey		11757 S. Roen Road
2023-11	RA	VR	45-041-300-058-00	Weber, Tima and Beth		11857 S. Lake Street
2023-12	RAD	G-RES	45-041-200-002-00	Schueller, Guy and Nikki		11231 S. LaCore Street
2023-13	RA	PUD	45-041-550-020-00	Greenwoods of MI, LLC-Ernst, Dan and Jeanne		11914 S. Ontario Street
2023-14	ADU	G-RES	45-041-824-037-00	Chase, Robert and Linda		11364 LaCore Street
2023-15	C-ACC	G-COR	45-041-719-003-01	Blarney Castle   EZ Mart		9988 W. Front Street
2023-16	DECK	G-RES	45-041-730-003-00	Palmer, Sue		12089 S. Wood Street
2023-17	FENCE	G-RES	45-041-103-011-00	Stacewicz, Ricahard and Goethals, Ann		10125 Washington Street
2023-18	SPR	G-COR	45-041-036-00 and 049-00	VanEsley, Joseph and Elizabeth		10017 W. Front Street
2023-19	ADA	G-RES	45-041-703-007-00	Baker, Trish - North Coast Cont.		10185 W. Wilce Street
2023-20	ND	G-RES	45-041-500-045-00	Heart & Homes LLC		11530 S. Crescent Drive
2023-21	ND	G-RES	45-041-500-046-00	M22 Development		11524 S. Crescent Drive
2023-22	ND	G-RES	45-041-500-048-00	M22 Development		11512 S. Crescent Drive
2023-23	ND	G-RES	45-041-400-049-00	M22 Development		11506 S. Crescent Drive
LD-2301	LD	PUD	45-041-450-007-00	Ford, Carey and Surber, Don-Trust		Lots 7 and 10 of Storm Hill Subdivision

R



**Request for Council Action**

An application has been received to perform a lot line adjustment and-or to relocate boundaries of 2 adjoining lots of The Storm Hill platted subdivision. The affected lots are: 45-041-450-010-00 and 45-041-450-007-00 (see attached report labeled as STORM HILL)

**FEES:**

It is often helpful to review the permitting fee structure on a regular basis. Remember, fees should 'approximate' the 'actual' cost of reviewing, processing, and / or issuing the requested permit application. Additionally, some applications require extraordinary review by outside consultants such as planners, engineers, attorneys, and other specialized individuals based upon the scope of the particular project.

Here's an article specific to [setting PERMIT FEES](#) that you may find useful. Note A, B, and C on page #3 and top of page #4 for a discussion on fee proportioning.

**Short-Term Rentals**

As a follow-up to the November report, please see [THIS VIDEO](#). There is a brief discussion towards the end (starting at 26:30) regarding STR's.

Sincerely,



Robert (Bob) Hall  
Village of Empire – Zoning Administrator







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](mailto:ZA@villageofempire.com)  
[pjschous@yahoo.com](mailto: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.”**

**KUHN ROGERS PLC**

December 13, 2023

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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



Marc S. McKellar II  
Direct Dial: (231) 947-7901 x106  
msm@kuhnrogers.com

MSM

Application for TEXT AMENDMENT

----- Original Message -----

From: "Marc S. McKellar II" <[msm@kuhnrogers.com](mailto:msm@kuhnrogers.com)>  
To: "[ZA@villageofempire.com](mailto:ZA@villageofempire.com)" <[ZA@villageofempire.com](mailto:ZA@villageofempire.com)>  
Cc: "[pjschous@yahoo.com](mailto:pjschous@yahoo.com)" <[pjschous@yahoo.com](mailto:pjschous@yahoo.com)>, "[s.palmer@villageofempire.com](mailto:s.palmer@villageofempire.com)" <[s.palmer@villageofempire.com](mailto:s.palmer@villageofempire.com)>  
Date: 01/10/2024 4:15 PM  
Subject: Cherry Republic

Bob,

Thanks for taking my call today. As I mentioned I have not been able to find an application for a petition or a fee as is outlined in Article 10 of the zoning ordinance. Without a petition application then a petition would be permitted in a form that is substantively compliant for Article 10. Further, there appears to be no adopted fee, therefore not required. My clients wish to move forward with their request, as we mentioned several times, because timing is very important to getting on the construction calendar. So please consider this the formal petition application. If there is an application and/or a fee that has already been adopted that is applicable, but I missed, I would happily provide same. But as you can imagine my client wishes to get the ball rolling in the meantime. At the December meeting of the PC we presented language regarding the change and what the purpose of the change was. I believe that we had a positive response to the concept and are hopeful for the amendment's ultimate success.

**Application:**

Pursuant to Article 10.01(b) TC Vision LLC, is the owner of two adjacent parcels at 9896 West Fisher St. (041-719-024-10) and 9888 West Fisher St. (041-719-024-05) located within the village and have proper standing to request an amendment to the zoning ordinance.

Both parcels represent the only property zoned as Light Industrial in the Village of Empire. My client is eager utilizing the property for a diverse mix of uses permitted by right or special use permit. To foster cooperation my client is seeking this amendment to 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 requests an amendment of 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, the 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 for that component use. However,

## Application for TEXT AMENDMENT

**recognizing the potential unnecessary duplication of parking requirements for each use, the planning commission may reduce the overall parking requirement on the parcel by up to 25% if they are satisfied with the sufficiency of the parking at the reduced amount proposed by the applicant.**

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 Article 10.

Consequently, my client respectfully requests that you notify the Village Clerk and Chair of the PC, pursuant to Article 10.01(C)2 that an amendment request has been made so that a public hearing may be scheduled by the planning commission. My client respectfully requests a public hearing at the PC's earliest convenience and if necessary, requests a special meeting to achieve same. If such a special meeting is necessary, please notify me of the cost for such a meeting and payment will be remitted to the village.

I believe the application and request is rather self-explanatory, but should you have any questions please feel free to contact me.

As always, thank you for your efforts in this matter.

Best regards,

**Marc S. McKellar II**

4033 Eastern Sky Drive

Traverse City, MI 49684

(231) 947-7900 Reception

(231) 941-5154 Fax

[msm@kuhnrogers.com](mailto:msm@kuhnrogers.com)

VILLAGE OF EMPIRE  
LEELANAU COUNTY, MICHIGAN  
ORDINANCE NO. \_\_\_\_\_

"AN ORDINANCE TO AMEND THE VILLAGE OF EMPIRE ZONING ORDINANCE  
EFFECTIVE [INSERT DATE] BY ADDING MIXED USES AS A PERMITTED / SPECIAL USE IN THE LIGHT  
INDUSTRIAL DISTRICT AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH"  
THE VILLAGE OF EMPIRE ORDAINS:

Section 1. Amendment to Article 4, Section 4.06.2 of the Village of Empire Zoning Ordinance.

Article 4, Section 4.06.2, of the Village of Empire Zoning Ordinance ("Ordinance") is hereby amended by the addition of a new subsection 3, as follows:

3. Combination of uses, subject to Section 4.06.5 (*recodify remaining subsections*)

Section 2. Amendment to Article 4, Section 4.06.5 of the Village of Empire Zoning Ordinance.

Article 4, Section 4.06 of the Village of Empire Zoning Ordinance ("Ordinance") is hereby Amended by the addition of a new subsection 5, as follows:

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, the 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 for that component use. However, recognizing the potential unnecessary duplication of parking requirements for each use, the planning commission may reduce the overall parking requirement on the parcel by up to 25% if they are satisfied with the sufficiency of the parking at the reduced amount proposed by the applicant.

Section 3. Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 4. Effective Date.

This ordinance shall be effective at 12:01 a.m. on the eighth day following its publication in accordance with the law.

**Section 4.06 Light Industrial District (LI)**

The following provisions shall apply to the Light Industrial District (LI).

**Section 4.06.1 - Intent**

The Light Industrial District is designed to primarily accommodate wholesale activities, warehouses and other medium scale business and other industrial operations whose external physical effects are restricted to this district and do not affect in a detrimental way any of the surrounding districts. The Light Industrial District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.

**Section 4.06.2 - Permitted Uses**

1. Food processing and packaging
2. Contractor facilities
3. Public utility buildings without storage yards
4. Public parks, playgrounds and recreation facilities
5. Accessory buildings and uses customarily incidental to the above permitted uses

**Section 4.06.3 – Uses Subject to Special Use Permit**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Article 6 - Uses Subject to Special Use Permit** and the applicable portions of **Article 7 - Supplemental Site Development Standards**.

1. Production, processing, assembly, manufacturing or packaging of goods or materials such as facilities may include testing, repair, storage, distribution and sale of such products.
2. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases
3. Contractor's equipment storage yard
4. Machine shop
5. Public utility buildings with outside storage yards
6. Vehicle, boat or recreational vehicle repair facilities
7. Planned Unit Development
8. Sexually oriented business
9. Telecommunication towers and facilities
10. Commercial wind turbine generators
11. Accessory buildings and uses customarily incidental to the above special uses

**Section 4.06.4 – Dimensional Requirements**

Structures and uses in the Light Industrial District are subject to the area, height, bulk and placement requirements in **Section 4.10 - Schedule of Regulations**



DRAFT

## PUBLIC NOTICE

### SCHEDULE OF REGULAR MEETINGS

Regular meetings of the Village of Empire Planning Commission are held on the first Tuesday of each month. Meetings begin at 7:00 pm, inside the Empire Township Hall located at 10088 W. Front St., Empire, MI 49630. Special meetings will be held as necessary and posted in accordance with the requirements of the Open Meetings Act (Act 267 of 1976).

Description	Day	Date	Time	Location
Regular Meeting	Tuesday	March 5, 2024	7:00 PM	Empire Township Hall
Regular Meeting	Tuesday	April 2	7:00 PM	Empire Township Hall
Regular Meeting	Tuesday	May 7	7:00 PM	Empire Township Hall
Regular Meeting	Tuesday	June 4	7:00 PM	Empire Township Hall
<i>No July Regular Meeting</i>				
<i>No August Regular Meeting</i>				
Regular Meeting	Tuesday	September 3	7:00 PM	Empire Township Hall
Regular Meeting	Tuesday	October 1	7:00 PM	Empire Township Hall
<b>Regular Meeting</b>	<b>Thursday</b>	<b>November 7</b>	<b>7:00 PM</b>	Empire Township Hall
<i>No December Regular Meeting</i>				
<i>No January Regular Meeting</i>				
Regular Meeting	Tuesday	February 4, 2025	7:00 PM	Empire Township Hall

Persons with questions or individuals with disabilities requiring auxiliary aids or services to effectively participate in meetings should contact the Deputy Clerk at (231) 326-5466, 11518 S. Lacore, Empire, MI 49630 or email: [deputyclerk@villageofempire.com](mailto:deputyclerk@villageofempire.com).