Milton Township
Planning Commission
Special Meeting

October 6, 2026
5:30 PM

7023 Cherry Ave. / Kewadin, MI

1. Call meeting to order. Note members, present, absent, or excused.

2. Public Comment

3. Approval of Agenda

4. Approval of Minutes – None (September 2, 2026, minutes will be approved at regular mtg. October 7, 2026)

5. Correspondence

6. Old Business

7. New Business
    a) Introduction for Zoning Ordinance Amendment ZOA #2026-06 – an amendment to allow Golf Courses in the Agricultural District

8. Reports – None (reports will be made at the regular mtg. on October 7, 2026)
    a) Zoning Administration Office Report
    b) Township Board Report– Renis
    c) Zoning Board of Appeals – Hefferan
    d) Planning Commission Updates – All

9. Adjourn

Active Subcommittees (created date)

project memorandum

B R i
Beckett&Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services

Date: 09.29.2026

From: Jenn Cram, AICP

To: Milton Township Planning Commission

Project: Zoning Ordinance Amendment 2026-06 to allow Golf Courses in the Agricultural District

initiative

Request:

Following the Sketch Plan Review with the planning commission on September 2, the applicant has decided to proceed with a zoning ordinance amendment to allow golf courses as an allowed use in the Agricultural District with supplemental use standards. The application and supporting material are attached after this memo as **Exhibit A**.

Background:

Golf courses are currently a permitted use in the Agricultural-Residential (A-R) District with site plan review and as a permitted use and in the Environmental (E) District with special use approval.

Per Section 117.2500 – Amendments, *any interested person may request, and the Township may approve or disapprove, an amendment to this Ordinance and/or zoning map* provided they follow the procedures outlined in Section 117.2501 and the Michigan Zoning Enabling Act.

Per Section 117.2501 – Application Procedure, the planning commission and board should consider the following when an amendment to the zoning ordinance is proposed:

C. Applicable Factors. When reviewing an amendment request, the Township may consider, but shall not be limited to:
1. Whether the proposed change is in accordance with the Township's Master Plan.
2. Whether the proposed change is a reasonable alternative to the Master Plan because it will promote land use policies of the Master Plan and will not conflict with present policies.
3. Although representing a change in the Master Plan for Future Land Use, whether the proposed district:
a. would be compatible with existing or future uses in the area.
b. would not have a negative impact on the policies of the Master Plan.
c. would further the objectives, goals or policies of the Master Plan.
d. would preserve an existing, unique natural area.
4. Other factors set forth in the Zoning Enabling Act

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734.663.2622 ph
734.663.6759 fx

Petoskey Office
113 Howard Street
Petoskey, MI 49770

231.347.2523 ph
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Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231.933.8400 ph
231.944.1709 fx

Grand Rapids Office
5211 Cascade Road SE
Suite 300
Grand Rapids, MI 49546

616.585.1295 ph

www.bria2.com

Master Plan:

Chapter 3 – Existing and Future Land Uses, Table 11 on page 31 compares Future Land Use and Existing Zoning. The intent for future land uses in the Agricultural District includes *preserving large properties that are used primarily for agricultural uses by maintaining large lot sizes and limiting residential densities*.

Chapter 9 - Implementation of the Master Plan discusses the goals and objectives to implement the master plan. The second bullet point on page 69 under Master Plan Goals is *to preserve the Townships natural features, water quality and shoreline.*

Under Economic Development on page 74 it is noted that *the Township should also continue to support small-scale local businesses and recreation-based businesses.*

Allowing golf courses within the Agricultural District is consistent with the Master Plan in that it preserves larger tracts of land and natural features, limits residential density, supports small-scale local businesses and recreation-based businesses.

Agricultural District Purpose:

117.1000 - The purpose of the A District is to accommodate farms and farm-related enterprise in the Township and to maintain the open and rural character of the community. The A District is intended to provide area for agricultural activities, preserve open space and scenic vistas, protect natural resources and sensitive lands, and encourage the continuation of farm operations. This zoning district recognizes the historic, economic and cultural contribution of agriculture to the region and the need to maintain unique and productive farmland to sustain the food production needs of the broader population.

Allowing golf courses in the Agricultural District is consistent with the purpose as they help to maintain the open, rural character, and preserve open space and scenic vistas.

Sections of Zoning Ordinance to be Amended:

If the planning commission supports allowing Golf Courses in the Agricultural District the following Sections of the zoning ordinance require amendment:

1. Section 117.603 A (45.) Uses Table

2. Section 117.1001 Permitted Uses in the Agricultural District or Section 117.1002 Special Land Uses

Proposed redlines are attached after this memo.

Permitted Use or Special Use:

Staff and the applicant would like the planning commission to provide additional feedback as to whether golf courses should be a Permitted use in the Agricultural District as in the Agricultural-Residential District or allowed with Special Use approval as in the Environmental District.

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If the planning commission supports Golf Courses as a Permitted use the proposed standards will be numbered as Section 117.327. If the planning commission supports Golf Courses with Special Use approval the proposed standards will be numbered as Section 117.1625.

Proposed Use Standards:

The applicant has proposed the following standards for golf courses in the Agricultural District:

1. The minimum lot size for a Golf Course is 40 acres.
2. The holes on a Golf Course shall be oriented so that the direction of play minimizes the potential for balls to leave the property.
3. Minimum Setbacks:
    a. From Greens to public rights-of-way = 100 feet
    b. From Grens to existing dwellings = 150 feet
    c. From Tee Boxes to existing dwellings = 100 feet

Staff has attached example standards from Torch Lake Township, Antrim County, as **Exhibit B** and Suttons Bay Township in Leelanau County, as **Exhibit C** for reference.

Staff has also found specific parking standards for the use. Parking requirements range from 4-5 spaces per hole + 1 space per 1-2 employees. The parking standards for the use will also need to be added in Chapter 18.

Summary:

This request has been scheduled for an Introduction for the special meeting on October 6, 2026. We look forward to reviewing the request with the commission and getting

feedback. If the Planning Commission is comfortable with the request, they may authorize staff to schedule a public hearing.

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DRAFT Zoning Ordinance Amendment to Allow Golf Courses in the Agricultural (A) District

Section 117.203
Commercial Recreation Facility: Any establishment whose main purpose is to provide the general public with a sport or recreational activity and where tickets are sold or fees are collected for the activity, including but not limited to, skating rinks, miniature golf, driving ranges, arcades, bowling alleys, billiard halls, go-cart tracks, tennis clubs, and similar uses.

Section 117.207
Golf Course: A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses.

Section 117.603 A 45.

USE		ZONING DISTRICTS						
		A	A-R	R-1	R-3	V	E	M
45	Golf Courses	P	P				S	
46	Greenhouse	P	P					

Section 117.1001

117.1001 PERMITTED USES. The following land uses shall be permitted in the A district, subject to the provisions of this Ordinance.

- Adult Family Day Care Home
- Adult Foster Care Family Home
- Child Family Day Care Home
- Agricultural warehouse and processing plant
- Dwellings, one-family
- Dwellings, two-family
- Farm
- Farm Market
- Farmers' Market
- Farm Stand
- Forest preserves/farm wood lots
- Greenhouses
- Golf Courses
- Harvesting Wild Crops and Timber
- Home Occupation, Minor
- Migrant worker facilities
- Nurseries
- On Site Wind Energy Systems
- Parks and Playgrounds
- Stable, Commercial

ZOA 2026-06

Exhibit A

MILTON TOWNSHIP

AMENDMENT TO ZONING ORDINANCE APPLICATION

P.O. Box 309, 7023 Cherry Avenue, Kewadin, MI 49648

(231) 264-6697 / fax: (231) 264-6728

zoning@miltontownshipmi.gov

ZOA# 2026 -06

Conditional Re-Zone

AG → AR or ZOA

*Applications must containing all the following information: Incomplete applications will not be processed

1. Completed application form with owner's signature
2. Site plan and or supporting documents
3. Cover letter describing the request
4. Escrow amount as determined by the planner
5. Fee - $500 when submitting, includes initial meeting and public hearing

$500pd 7.31.26 #2948

*Additional meetings will require additional fees. $150 per meeting with no public hearing, $200 per meeting with public hearing. Fee to be collected prior to being placed on next agenda. Failure to provide fee will result in delay in processing. Applications are to be submitted 30 days prior to the Planning Commission meeting. Regular meetings ar the 1st Wednesday of the month.

Owner Name: Richard Haller

Phone: _____

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Parcel Number: 05-12-535-014-31

Property Address 5664 CAIRD HWY - KEWADIN 49648

Applicant Name: Donald Smith

Phone: 810-287-1105 (if different than owner)

Applicant Address: 8837 Western Rd. Rapid City, MI 49676

Engineer / Surveyor Name: _____

Company Name: _____

Phone: _____

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Please specify to whom all communications should be sent;

Applicant: X Owner:_____ Other:_____

Are any conditions being voluntarily offered as part of this zoning amendment application? X YES ___NO

If yes, please attach a detailed description of the conditions being offered as part of this application.

-

-

-

-

-

ZONING MAP CHANGE

Property Address: _____

Parcel Number: 05-12-_-_____-____

Current Zoning District: Ag

Current Master Plan Designation:

Current Use of Property: Ag / Hay field

Adjacent Property **Uses**

North: Ag ~~Cherry Orchard~~ Res. dence / Hay Field

South: Ag Cherry Orchard.

East: Ag Farm

West: Ag Residence

Adjacent Property **Zoning**

North: Ag

South: Ag

East: Ag

West: Ag

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JUL 31 2026
AUG 10 2026
By
By

ZONING TEXT CHANGE

Section (s) of existing Ordinance: (attach sections)_____

Proposed Text including all necessary additions to or deletions from current Zoning Ordinance: (attach additional sheets if necessary):

Allow a conditional use of a golf course on this specific piece of property zoned Ag

Explain why the Text Amendment is being requested:

Golf courses are approved on Ag-R by right of use.
Golf courses are allowed on environmental by special use.

With Milton Township being mostly Ag we want to address only a conditional use on this piece of property

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By

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JUL 31 2026
By

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By

Affidavit:

The undersigned affirms that he/she or they is (area) the owner or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in

all respects true and correct. In addition, the undersigned represents that he/she/they are authorized and do hereby grant a right of entry to Township Officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.

Owner Signature

Date

Owner Signature

Date

Applicant Signature

Date 7/31/2026

OFFICE USE ONLY:

Rezoning Case Number:_____

Fee:_____ Paid (date):_____

Publication Date:_____

PC Decision:_____

Date:_____

ACPC

Decision:_____Date:_____

RECEIVED
AUG 10 2026
By_____

"The Cairn Club" Project Overview

We are seeking approval to develop "The Cairn Club" a nine-hole golf club on property that is currently zoned agricultural. The vision for this project is to create a thoughtfully designed golf course that respects the character of the land while preserving its natural beauty for generations to come.

The club will be intentionally limited in scale, with a maximum membership of approximately 150 members. Rather than a large commercial operation, the facility is intended to provide a quiet, low-density recreational amenity that complements the surrounding rural landscape. Public access will be allowed with a small number of daily tee times. The club would also plan to provide special opportunities for Antrim County residents.

The clubhouse will feature a modest yet elegant barn-style (barndominium) design that reflects the agricultural heritage of the area. The architecture will be intentionally understated, blending with the surrounding countryside, while utilizing and preserving the existing buildings/structures on property where appropriate.

Course construction has been planned with a minimalist philosophy. The existing topography will dictate the layout, require minimal earthmoving while preserving the property's natural contours, mature vegetation, drainage features, and scenic character. The intent is to work with the land, not reshape it, and to honor both its history and the surrounding landscape.

The golf course will primarily utilize fine fescue turfgrass, a traditional grass species commonly found on Scottish-style links courses, where the game originated. Fine fescue is well known for its ability to thrive with significantly reduced water, fertilizer, and pesticide requirements compared to conventional turfgrass species. This approach supports responsible environmental stewardship while maintaining exceptional playing conditions.

The club's name, architecture, and overall identity will pay tribute to the area's natural landmarks, local history, and native landscape. Every effort will be made to create a facility that feels uniquely connected to the community and its surroundings.

The club would operate seasonally, generally from May 1 through October 15.

The partners leading this project are all local residents with deep ties to Northern Michigan. They share a long-term commitment to preserving open space and believe this project represents a responsible alternative to future residential or higher-density development. Their vision is to create a destination that protects the rural character of the property while providing a lasting recreational and economic asset for the community.

This project is founded on the principles of conservation, thoughtful design, environmental responsibility, and respect for the land. Our goal is not simply to build a golf course, but to preserve an exceptional piece of property while creating a unique amenity that reflects the character, history, and natural beauty of the surrounding area.

The Cairn Club
Frequently Asked Questions (FAQ)
Milton Township Conditional Use Permit

The following information is intended to address common questions regarding the proposed development and operation of The Cairn Club, a private high-end 9-hole golf course.

1. What is the proposed construction timeline?

- Rough grading and irrigation installation (weather permitting): March 2027 – November 2027.
- Turf establishment (grassing): Completed during the 2027 construction season as weather permits.
- Clubhouse construction: October 2027 – July 2028.
- Projected golf course opening: September 1, 2028.

2. How will traffic and parking be managed?

- All traffic will enter and exit from the main entrance on Cairn Highway.
- The golf course is designed for a maximum of four tee times per hour, naturally limiting traffic volume.
- Patron arrivals and departures are staggered throughout the day, preventing periods of heavy congestion.
- Patron parking will take place adjacent to the clubhouse structure and will be limited to roughly a 200'x80' lot that can accommodate roughly 40 cars at a time max.
- All parking lots on property are planned to remain gravel to limit hard surfaces/runoff and will have dust managed.

3. Will there be outdoor lighting?

- Lighting will be minimal and used only where necessary for safety and security around the clubhouse, maintenance facilities, and parking areas.
- Decorative lighting will be modest and designed to complement the rural character of the area and no overnight lighting on the actual course will be necessary.

4. What are the proposed hours of operation?

- Season: Approximately May 1 through October 15, weather permitting.
- Operating hours: Generally, sunrise to sunset, depending on daylight and weather conditions.

5. How many employees will work at the facility?

- Full-time staff (3–4): Director of Agronomy, Golf Course Superintendent, Head Golf Professional, Clubhouse Manager.
- Seasonal/part-time staff (4–6): Grounds maintenance and clubhouse operations.
- Peak-season staffing: Approximately 10 employees.

6. What noise should neighbors expect?

- Construction will require heavy equipment during the building phase but will comply with all applicable local noise ordinances.
- During normal operations, maintenance equipment will be low-impact and electric whenever practical to minimize noise.

7. How will wetlands and neighboring agricultural operations be protected?

- To the best of our knowledge, there are no wetlands of concern on the property.
- There is a R4SBC stream bed that runs through the property and proper assessment of that waterway will be conducted with state and local officials as needed.
- Adjacent agricultural operations will be respected, and compatibility with neighboring farms will remain a priority.

8. How will stormwater be managed?

- Stormwater management practices will comply with all applicable local and State of Michigan regulations during construction and operation.

9. How will irrigation work?

- An irrigation pond is planned to provide a sustainable water source.
- A well will maintain pond levels as needed.
- Natural drainage and captured water will be utilized whenever practical to reduce groundwater demand.
- A pump station will distribute water from the pond through the irrigation system.

10. What is the environmental impact?

- **Approximately 55 of the 65-acre property (85%) will consist of tall and fine fescue turf.**
- Approximately 45 acres (53%) will be native un-mowed fescue turf rough grass areas
- Approximately 20 acres (30%) will be mowed fescue tees/fairway areas
- Approximately 3 acres (5%) will be bent grass putting surfaces.
- Approximately 7 acres (10%) acres around the clubhouse and maintenance area will be Kentucky bluegrass.
- Fescue is a low-input turf requiring significantly less irrigation, fertilizer, and pesticide than many traditional turf species.
- The course has been designed to preserve the existing landscape while minimizing earth movement and environmental disturbance.
- All pesticide and fertilizer applicators will be licensed by the State of Michigan with commercial applicator certifications.
- All mix/load areas for equipment and storage of products will meet state standards for compliance.
- Golf course maintenance will follow the Michigan Best Management Practices (BMP) program developed with support from the Golf Course Superintendents Association of America (GCSAA) and the Michigan Golf Course Superintendents Association (MiGCSA). This BMP will serve as an IPM (Integrated Pest Management) tool as well.
- Michigan BMP Reference: https://www.gcsaa.org/docs/default-source/environment/michigan-bmps.pdf

1 GOLF FITS IN MILTON'S AGRICULTURAL DISTRICT

OPEN SPACE. RURAL CHARACTER. LASTING VALUE.

PRESERVES LARGE AREAS OF OPEN SPACE
More green space, fewer buildings

MAINTAINS RURAL CHARACTER AND SCENIC VIEWS
Enhances the Township's natural beauty

LOW BUILDING DENSITY
Significantly less development than many alternative uses

COMPATIBLE WITH AGRICULTURAL NEIGHBORS
Golf and agriculture can coexist

PRESERVES NATURAL FEATURES
Works with existing topography, woods, wetlands and drainage

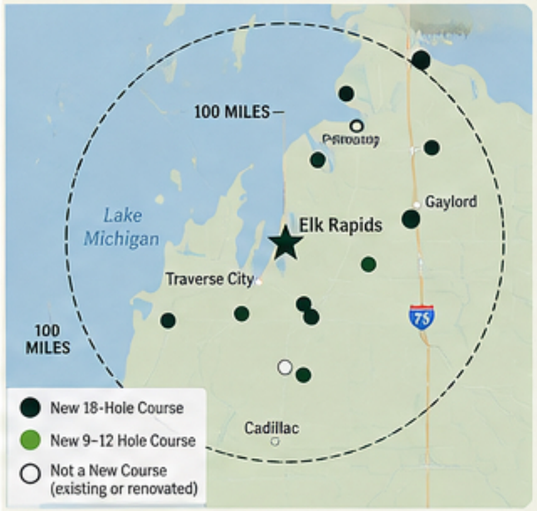
PROVIDES OUTDOOR RECREATION
A healthy community asset



Golf can preserve many of the characteristics Milton Township values in its Agricultural District.

2 A RARE DEVELOPMENT TYPE

NEW GOLF COURSES WITHIN 100 MILES OF ELK RAPIDS (2001 – 2025)



MILTON TOWNSHIP
No previous golf-course proposal that we are aware of.

NORTHERN MICHIGAN
Only a limited number of entirely new golf courses have been constructed over the past 25 years.

A GOLF COURSE REQUIRES A UNIQUE COMBINATION OF:

LARGE ACREAGE · SUITABLE LAND · SIGNIFICANT CAPITAL · WATER AVAILABILITY · MARKET DEMAND · REGULATORY APPROVALS · EXPERIENCED OPERATORS

The likelihood of another proposal is low.
The standards we establish are **permanent**.

3 REASONABLE STANDARDS

PROTECTING NEIGHBORS. PRESERVING RURAL CHARACTER.

MINIMUM PROPERTY
40 acres

GREENS TO PUBLIC ROAD ROW
100 feet

GREENS TO NEIGHBORING DWELLING
150 feet

TEES TO NEIGHBORING DWELLING
100 feet

GOLF HOLE ORIENTATION
Designed to minimize golf balls leaving the property or entering public roads

BUILDINGS
Existing AG District setbacks

PARKING
Contained on-site

EXTERIOR LIGHTING
Downward-directed and shielded

GOLF-COURSE LIGHTING
No lighted golf-course play

GOLF PLAY
Sunrise to sunset

MAINTENANCE
Normal golf maintenance permitted outside golf-play hours

NATURAL RESOURCES
Comply with applicable local, state and federal requirements

STORMWATER
Managed on-site per requirements

SCREENING
Reasonable vegetative/landscape screening near residences



REASONABLE PROTECTIONS
WITHOUT UNNECESSARILY RESTRICTING GOLF.

4 PERMITTED DOES NOT MEAN UNREGULATED

CLEAR STANDARDS. CONTINUED OVERSIGHT.

AN AMENDMENT WOULD:

- Establish golf as an acceptable use in the Agricultural District
- Create objective development standards
- Apply the same rules consistently
- Protect neighboring properties
- Preserve applicable Township review
- Provide long-term predictability for residents and property owners

AN AMENDMENT WOULD NOT:

- Guarantee another golf course will be developed
- Eliminate environmental permitting
- Eliminate building requirements
- Eliminate road/access requirements
- Override wetland, stream or water-resource regulations
- Give an applicant unlimited development rights



PERMITTED DOES NOT MEAN UNREGULATED.
GOLF REMAINS SUBJECT TO ALL APPLICABLE TOWNSHIP, STATE AND FEDERAL REQUIREMENTS.

5 THE CAIRN CLUB

LOCALLY LED. RESPONSIBLY DESIGNED. A LASTING ASSET.

- 65 Acres
- 9 Holes
- Low-Density Development
- Minimalist Design
- Limited Earthmoving
- Modest Clubhouse
- Limited Lighting
- Preservation of Natural Features
- Locally Led



WE ARE NOT ASKING FOR STANDARDS THAT APPLY TO EVERYONE EXCEPT US.

WE ARE WILLING TO BE THE FIRST PROJECT HELD TO THEM.

6 WHAT THIS LOOKS LIKE IN PRACTICE

THE CAIRN CLUB – 65 ACRES



GOOD STANDARDS CAN PROTECT OUR NEIGHBORS
WHILE ALLOWING RESPONSIBLE USE OF THE PROPERTY.

6

THE CAIRN CLUB

WHAT THIS LOOKS LIKE IN PRACTICE

65 ACRES | 9 HOLES | MILTON TOWNSHIP, ANTRIM COUNTY

Rooted in the land.
Built for what matters.

GOLF | LAND | COMMUNITY



SAME LAND. BRIGHTER FUTURE.

PRESERVES NATURAL FEATURES
Designed around existing topography, drainage and natural areas.

MINIMAL DISTURBANCE
Limited earthmoving and no unnecessary tree removal.

LOW-DENSITY DEVELOPMENT
9 holes, modest facilities, majority of land remains open space.

GOOD NEIGHBORS
Thoughtful setbacks and screening protect surrounding properties.

A golf course that respects the land, the neighbors and the community.

THE CAIRN CLUB



ZOA 2026-06

Exhibit B

D. The facility shall be so constructed and maintained that odor, dust, noise or drainage shall not constitute a nuisance or hazard to adjoining premises.

E. Animals shall be kept in a soundproof building between the hours of 10:00 p.m. and 8:00 a.m.

F. All principal use activities shall occur within an enclosed main building.

G. All required state and local licenses and permits shall be obtained and maintained in good standing at all times.

6.17 MOTELS AND HOTELS

A. Motels and hotels shall have a minimum lot width of one hundred fifty (150) feet at the road line.

B. There shall be at least eight hundred (800) square feet of lot area per guest room.

C. Each unit shall contain at least a bedroom and bathroom and a minimum gross floor area of two hundred fifty (250) square feet.

D. Motels and hotels shall provide customary motel services, such as maid service, linen service, telephone and/or desk service, and the use of furniture.

6.18 RELIGIOUS INSTITUTIONS

In recognition of many institutional uses that have been found to be reasonably compatible with residential uses, the Township may authorize the construction, maintenance, and operation of religious institutions subject to the following standards:

A. Religious institutions in the residential and agricultural zoning districts shall require a minimum lot size of one (1) acre.

B. Such uses shall be duly licensed by the Michigan Department of Licensing and Regulatory Affairs.

C. Religious institutions may include child care centers, educational institutions, convents, parsonages, parish houses, or other similar housing for clergy upon appropriate review and approval.

D. Fencing of outdoor play areas may be required, should it be determined that conditions exist in the immediate vicinity which could be hazardous to the user, children, or the public on the application for a special use permit indicates objectionable trespass could occur onto neighboring properties by the user children.

6.19 GOLF COURSES & FACILITIES

A. Golf Courses and Country Clubs:

1. These regulations shall not include stand-alone golf-driving ranges and miniature golf courses.

2. The site area shall be a minimum of fifty (50) acres and have its main ingress and egress from a major thoroughfare.

3. Development features shall be so located as to minimize any possible adverse effects upon adjacent property. All principal and accessory buildings, structures, and parking areas shall not be less than two hundred (200) feet from any property line.

4. Whenever a swimming pool is to be provided, said pool shall be located at least one hundred (100) feet from all property lines and shall be enclosed with a protective fence six (6) feet in height, with entry limited by means of a controlled gate.

B. Driving Ranges Not Part Of A Golf Course:

1. All sites shall be located on a major thoroughfare and all ingress and egress to the site shall be from said thoroughfare.

2. All points of entrance and exit for motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.

3. A transition strip at least two hundred (200) feet in width shall be provided between all operations and structures, including fences, and neighboring property. Plant materials, grass and structural screens or fences of a type approved by the Planning Commission shall be placed within said transition strip.

4. A minimum yard of one hundred (100) feet shall separate all uses and operations permitted herein, including fences, from any public street or highway used for access or exit purposes. This yard shall be landscaped in accordance with plans approved by the Planning Commission.

5. All exterior lighting, off-street parking, signs, and landscaping and buffering shall comply with the standards of this Ordinance.

6.20 SEXUALLY ORIENTED BUSINESS

A. Intent & Purpose: The purpose and intent of the Section of this Ordinance pertaining to the regulation of sexually oriented businesses is to regulate the location and operation of, but not to exclude, sexually oriented businesses within the Township, and to minimize their negative secondary effects. It is recognized that sexually oriented businesses, because of their very nature, have serious objectionable operational characteristics which cause negative secondary effects upon nearby residential, educational, religious, and other similar public and private uses. The regulation of sexually oriented businesses is necessary to ensure that their negative secondary effects will not contribute to the blighting and downgrading of surrounding areas and will not negatively impact the health, safety, and general welfare of Township residents. The provisions of this Ordinance are not intended to offend the guarantees of the First Amendment to the United States Constitution, or to deny adults access to sexually oriented businesses and their products, or to deny sexually oriented businesses access to their intended market. Neither is it the intent of this Ordinance to legitimatize activities which are prohibited by Township Ordinances, state or federal law. If any portion of this Ordinance relating to the regulation of sexually oriented businesses or referenced in those Sections is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced, and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Ordinance relating to regulation of sexually oriented businesses following the removal, reduction, or revision of any portion so found to be invalid or unconstitutional.

ZOA 2026-06

Exhibit C

9. Seasonal worker housing shall not be used for general rental housing.

10. Prior to receiving a special land use permit the developer shall have obtained all required State and local approvals related to the seasonal worker housing development."

E. Golf Courses, provided:

1. The site area shall have its main ingress and egress from a State or County road having a bituminous aggregate surfacing. Should the road not meet the above conditions, a plan shall be submitted indicating how the proprietor will meet the above conditions within a reasonable time limit. This plan and a surety bond, certified check or irrevocable bank letter of credit, in an amount sufficient to cover the cost of implementing the plan, will be considered as meeting the above conditions.

2. The site area shall be sixty (60) acres or more for a nine (9) hole course, and one hundred and twenty (120) acres or more for an eighteen (18) hole course.

3. Refer to Section 12.5.4.H for parking requirements.

4. All principal and accessory buildings, structures, and parking areas shall be not less than forty (40) feet from any road right-of-way, and not less than two hundred (200) feet from any adjoining property line.

5. The site shall be screened by open structure wooden or woven wire fences along all adjoining property lines, except along the road right-of-way. The fencing shall be a minimum of forty-six (46) inches in height but shall not exceed six (6) feet in height. The screening may consist of shrubs and/or trees, alone or in combination with structural screens. This requirement may be waived if the proprietor submits written waivers from adjoining property owners.

6. A clubhouse/pro shop, containing managerial facilities, toilets, lockers and food services, may be allowed in conjunction with the Golf Course. The clubhouse is intended to serve those individuals using the golf course; it is not intended to be used as a meeting/rental hall by the general public, nor are the food services intended to serve the general public.

F. Solid Waste Transfer Stations, subject to the following conditions in the interest of safety, reduction of noise and obnoxious odors, and of visually shielding such operations from adjacent rights-of-way and property owners: