

**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
TOWNSHIP BOARD**

**NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION OF A VARIANCE TO THE LAND  
DIVISION REGULATIONS ORDINANCE**

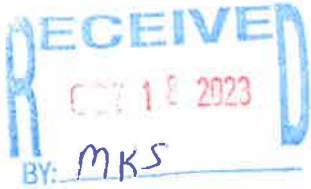
**NOTICE IS HEARBY GIVEN**, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Armada Township Board at 7:00 PM, Tuesday, November 21, 2023 at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005.

**NOTICE IS FURTHER GIVEN**, that the purpose of the public hearing is to hear and consider a variance to the proposed setbacks for two proposed parcels of land. The subject site is commonly known as 23625 33 Mile Road, between North Avenue and Omo Road (parcel ID# 13-02-25-300-016), consists of approximately 133 acres, and is zoned the R-1, Residential District. The applicant, 4 Grand Farms, LLC, requests a variance from the Land Division Ordinance, Article IX, Paragraph 2 and Paragraph 4(h), to split the property creating two, non-conforming side yard setbacks (each at 14.4-feet) for the existing barns (accessory structures). Per Section 9.03 of the Zoning Ordinance (Area, Height, and Placement Requirements of the R-1 District), a minimum side yard setback of 15-feet (one-side) is required.

**NOTICE IS FURTHER GIVEN**, that copies of the variance application may be examined at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the hearing. Written comments may be addressed to the Township Board at the Township Hall address. Oral comments will be taken during the hearing on November 21, 2023.

Mary K. Swiacki, CMMC, MiPMC  
Armada Township Clerk

Published: 11/1/23



# PLD 23-001

Armada Township – Macomb County – Michigan  
23121 East Main Street, Armada, MI 48005

Land Division Ordinance: Variance Request Application – FEE \$640 Paid

The Township Board may grant a variance from the provisions of the Armada Township Land Division Regulations Ordinance on a finding that undue hardship or practical difficulty will result from strict compliance with specific provisions or requirements of the Ordinance or that application of such requirement is impracticable. The Township Board shall only grant variances that if deems necessary to or desirable for the public interest. In making its findings, as required in this section (Article XI-Variance), the Township board shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Township Board finds that:

A) There are such special circumstances or conditions affecting the property that the strict application of the provisions of this Ordinance would clearly be impracticable or unreasonable. In such cases, the subdivider shall identify for the Township board, in writing, the specific provision or requirement involved in the variance request. Further, the subdivider shall clearly present to the Township Board, in writing, the special circumstances or conditions affecting the property that render compliance with the Ordinance to be impracticable or unreasonable. Applicant answer:

Setback Ordinance Requirement  
25' For Agricultural Barn  
15' For Residential Barn  
Only have 28 feet bunches between two barns.

B) The granting of the specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated. Applicant answer:

Only Two affected properties.  
1) Proposed Parcel "A" 2.978 Acres (Split - 23625 33mile)  
2) Remainder Parcel w/ barns = 130.125 Acres  
The Variance would not diminish property values

C) The variance will not violate the provisions of the Land Divisions Act. Applicant answer:

Meets all other requirements for division.  
Frontage, Acreage, Minimum Size, Minimum width  
Minimum depth

D) The variance will not have the effect of nullifying the interest and purpose of this Ordinance, the Master Plan of the Township or the comprehensive development plan of the Township. Applicant answer:

The proposed split is to allow the highest & best use of both parcels

This hardship is not a result of L Grand farms own actions

The Township Board shall record its findings and actions in the meeting minutes. The Township Board shall review the record prior to making a decision on any variance request. The Township Board shall either approve or deny the variance request based on the criteria outlined above. The Township Board shall clearly indicate, on the record, its reasons for approving or denying all variance requests.

Adopted by Armada Township Board of Trustees: August 11, 2021

**APPLICATION INFORMATION SHEET:**

**I. APPLICANT**

Applicant's Name 4 Grand Farms, LLC / Robert Grucz

Address 26135 Fox Creek

City/Township Richmond State MI Zip 48062

Phone 586 4133700 Email rgrucz@deltaconcrete.com

**II. APPLICANT'S REPRESENTATIVE (IF DIFFERENT FROM APPLICANT)**

Name \_\_\_\_\_

Address \_\_\_\_\_

City/Township \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**III. PROPERTY INFORMATION**

Property address 23625 33 mile Rd, Armada Twp

General location Between North Avenue & Ono Rd

Legal Description: Attached: X On plans: \_\_\_\_\_

Property ID Number 13-02-25-300-016

Property Size (acres) 133.103 Frontage (feet) 4351

Existing Zoning: R-1 Residential District

**IV. SIGNATURES** (This application must be signed by both the applicant and the legal owner of the property.) The undersigned deposes that the foregoing statements and answers and accompanied information are true and correct:

[Signature]  
Signature of Applicant

[Signature]  
Signature of Property Owner

Robert F. Grucz  
Printed/Typed Name of Applicant

4 Grand Farms, LLC  
Printed/Typed Name of Property Owner

**AFIDAVIT OF OWNERSHIP OF LAND**

State of Michigan,  
County of: Macomb

I/We (Name) Robert F Grucz  
of (Address) 231625 33 Mile Rd., Armada Twp 48065  
The owner / member of 4 Grand Farms

Being duly sworn, depose(s) and say(s) as follows:

**I. The owner(s) of the property described on the attached**

Warranty Deed X Land Contract \_\_\_\_\_ Other Document (specify) \_\_\_\_\_

Is/are as follows:

Name(s) and addresses:  
4 Grand Farms, LLC 24135 Fox Creek, Richmond MI 48062

This property is subject of a Variance  
Submitted to the Township of Armada, Michigan

**II. I/We authorize**

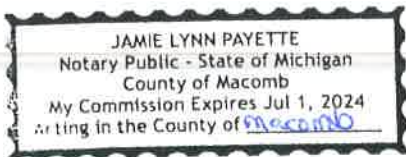
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Township \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

To be my/our designated representative(s) in the process of the application and to make representation and commitments on my/our behalf in connection with obtaining approval of my/our request.

Robert F. Grucz  
Signature of Property Owner(s)  
Robert F. Grucz

Printed/Typed Name of Property Owner(s)

Subscribed and sworn to me on  
The 17<sup>th</sup> day of October, 2023  
Jaimie Payette, Notary Public  
Macomb, County, Michigan



My commission expires:

7/1/24

## **NOTICE OF VARIANCE**

Property owners are required to file a Notice of Variance (Sample attached) with the Macomb County Register of Deeds. This is to be recorded with the Deed on all properties that a variance has been granted by the Armada Township Board of Trustees.

NOTICE OF VARIANCE

DATE: \_\_\_\_\_

\_\_\_\_\_, (Petitioner-Property Owner) of \_\_\_\_\_  
(address) is the owner of real property located at \_\_\_\_\_ (common address),  
Macomb County, Michigan, being more particularly described as: (legal description):

Petitioner requested a certain variance(s) from the terms of the Armada Township Land  
Division Ordinance to permit (describe the requested variance)

\_\_\_\_\_  
\_\_\_\_\_  
The Armada Township Board, at its meeting of \_\_\_\_\_, 20\_\_\_\_, approved the  
variance(s), subject to certain express conditions set forth in the Motion of Approval (the  
"Motion). A copy of the Motion including conditions of approval, if any, is attached as Exhibit A.

NOW THEREFORE, in consideration of the favorable decision of the Township Board of  
Armada in granting the requested variance(s) the Petitioner and Owner promise and agree to  
comply with all of the express conditions set forth in the Motion approving the variance. The  
Petitioner and Owner acknowledge that a breach of any or all of the specified conditions is  
grounds for termination of the variance.

The terms and conditions of this variance shall run with the land and shall inure to the  
benefit of and bind the Petitioner and Owner, their successors and assigns, and any subsequent  
transferees of the above described property.

WITNESSES:

PETITIONER/PROPERTY OWNERS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

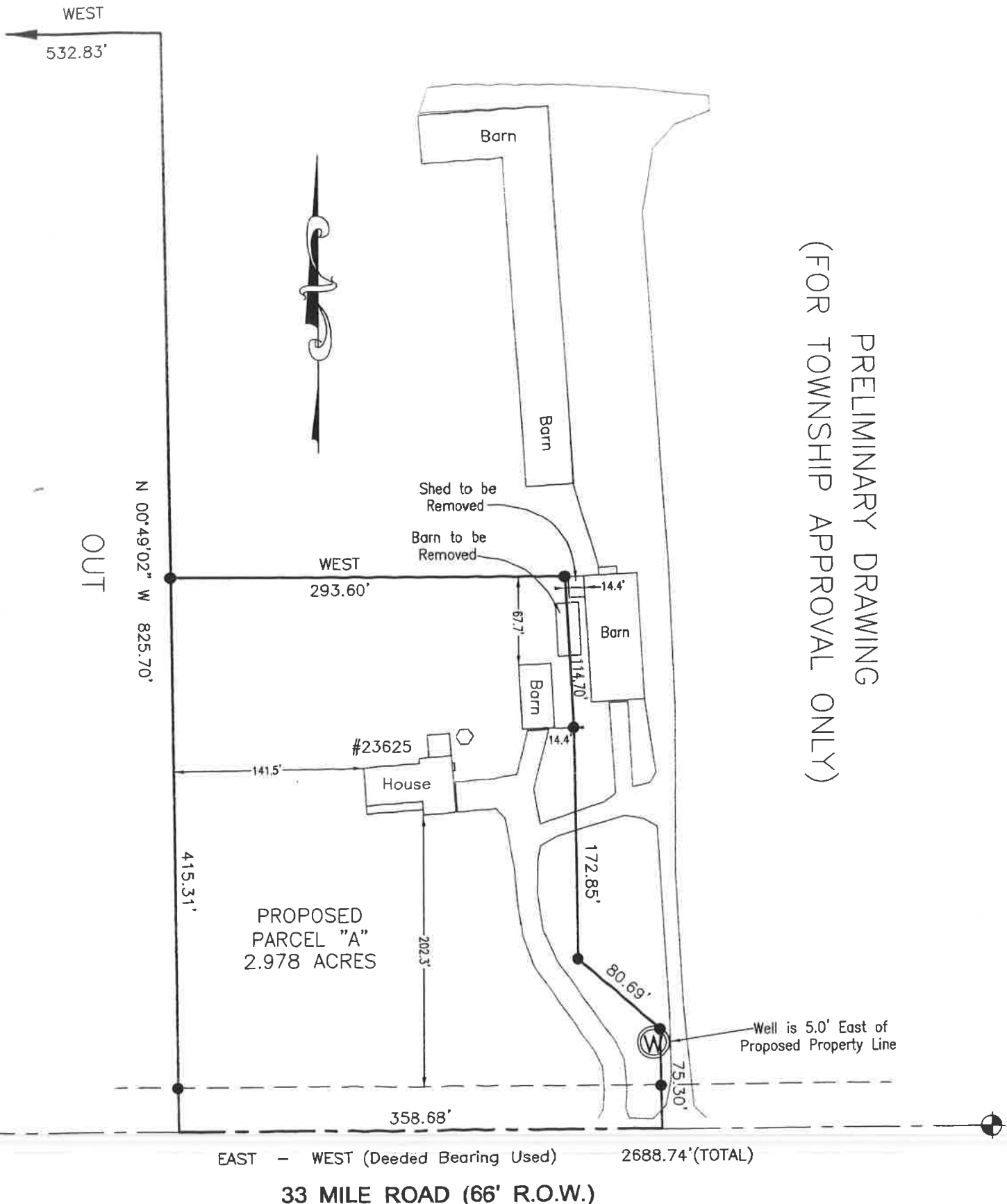
\_\_\_\_\_

# CERTIFICATE OF SURVEY PROPOSED SPLIT

BOB GRUCZ  
23625 33 MILE ROAD  
ARMADA, MI

Project No. ARMADA # ARMADA 1/50

PRELIMINARY DRAWING  
(FOR TOWNSHIP APPROVAL ONLY)





LEGEND

- SET CONC. MON.
- FOUND IRON
- SET IRON
- FND. CONC. MON.
- △ COMPUTED LOCATION
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- (PR) PRORATED

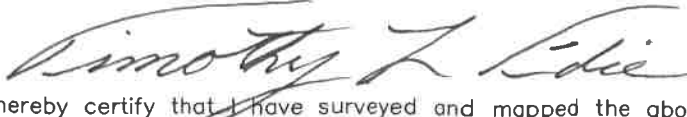
**POLARIS SURVEYING, P.L.L.C.**

7679 CAPAC ROAD

YALE, MICHIGAN 48097

PH: 810.395.8515 CELL: 810.650.2471

E-MAIL: tle.PolarisSurveying@gmail.com



I hereby certify that I have surveyed and mapped the above or attached described parcel(s) of land and that the error of closure is no greater than 1 in 5000 and that the survey is in full compliance with Section No. 3 Act 132 P.A. 1970




Date 09/18/23	Drawn by TLE JR	Approved by TLE	Page 2	of 3	Scale 1" = 100'	Timothy L. Edie, P.S. #4001053496
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ARMADA # ARMADA 1/50

**23625 33 Mile Rd, Armada, MI 48005-3902, Macomb County**

APN: 13-02-25-300-016 CLIP: 577723474

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	2	1	\$1,785,000	08/15/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	5,004	5,797,836	1974	FARMS	

OWNER INFORMATION			
Owner Name	4 Grand Farms LLC	Taxpayer Zip	48062
Tax Billing Address	26135 Fox Creek Ct	Taxpayer Address ZIP + 4 Code	3845
Taxpayer Address City & State	Richmond, MI	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$319,929	School District	ARMADA AREA SCHOOLS
Median Home Value Rating	6 / 10	Family Friendly Score	91 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	76 / 100	Walkable Score	39 / 100
Total Incidents (1 yr)	14	Q1 Home Price Forecast	\$330,040
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION			
School District	Armada Area	Township	05N
Census Tract	2120.00	Section	25
Census Block Group	3	Range	13E
Property Zip Code	48005	Flood Zone Code	X
Zip + 4	3902	Flood Zone Panel	26099C0134G
Property Carrier Route	R004	Flood Zone Date	09/29/2006
City/Village/Township	Armada Twp	Within 250 Feet of Multiple Flood Zone	Yes (A, X)

TAX INFORMATION			
Property ID	13-02-25-300-016	Summer Tax	\$7,545
Parcel ID	0225300016	Prior Summer Tax Year	2022
Assessment Year	2023	Prior Year Summer Tax	\$5,588
State Equalized Value (SEV)	\$421,800	Prior Winter Tax Year	2022
Tax Year	2023	Prior Year Winter Tax	\$3,296
Annual Tax	\$7,545	Prior Year Tax Amount	\$8,884
Summer Tax Year	2023	Exemption(s)	Homestead
Legal Description	SEC 25: COM AT SW COR SEC 25; TH E 60.0 FT ALG S SEC LINE TO POB; TH N0°49'02"W 2389.62 FT ALG E R/W LINE OF NORTH AVE; TH N89°42'01"E 930.86 FT; TH N89°44'35"E 1699.48 FT; TH S0°48'02"E 2101.03 FT ALG N-S 1/4 LINE; TH H W 120.0 FT; TH S0°48'02"E 300.0 FT; TH W 1044.63 FT ALG S SEC LINE; TH N0°49'02"W 825.70 FT; TH H W 532.83 FT; TH S0°49'02"E 825.70 FT; TH W 930.91 FT ALG S SEC LINE TO POB. 133.103 A.		
Homestead Percent	69.5%	Taxable Value	\$327,764

ASSESSMENT & TAX					
Assessment Year	2023		2022		2021
Assessed Value - Total	\$421,800		\$419,600		\$414,200
YOY Assessed Change (\$)	\$2,200		\$5,400		
YOY Assessed Change (%)	0.52%		1.3%		
State Equalized Value (SEV)	\$421,800				
Capped Value	\$289,355				
Tax Year			Total Tax		
2021			\$8,639		
2022			\$8,884		
2023			\$7,545		
Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2022	\$3,296			
Summer	2022	\$5,588			

PROPERTY MAP



\*Lot Dimensions are Estimated



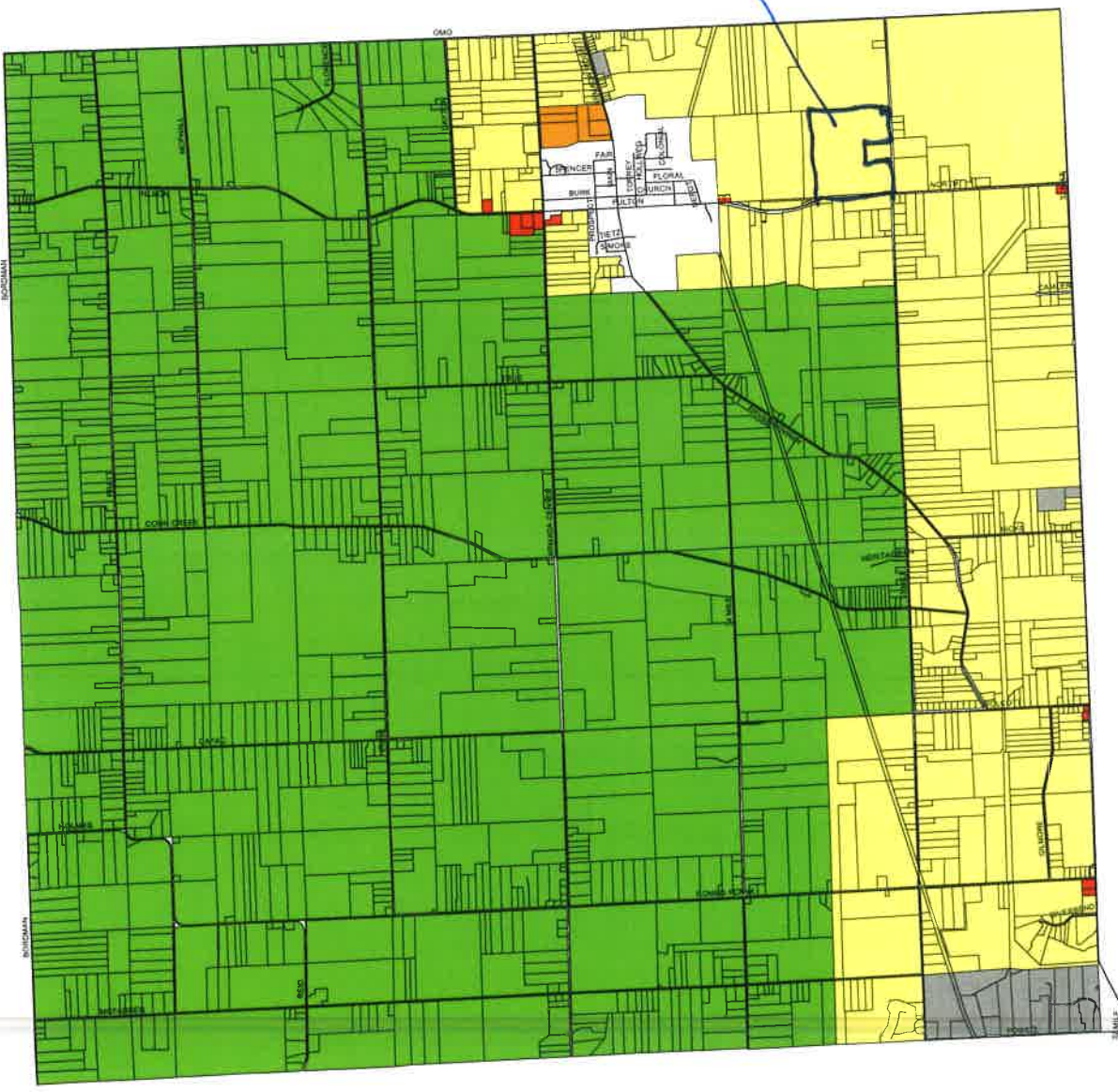
Frontage  
1042  
922  
2351  

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4351 Feet

# Legend

- AG AGRICULTURAL-PRESERVATION DISTRICT
- R-1 RESIDENTIAL DISTRICT
- RM MODERATE FAMILY RESIDENTIAL
- B-1 BUSINESS
- M-1 INDUSTRIAL



*Subject Property  
22625 33 mile Rd*

## ZONING MAP

Armada Township  
Macomb County, Michigan  
Prepared By: Armada Township Planning Commission  
Adopted By: Armada Township Board of Trustees on  
September 8, 2004



Copyright 2001, Macomb County, Michigan

RECD MACOMB CO 22 OCT 3 AM 9 11

202200123067 L: 28882 P: 189

RET'D FOR CORR. OCT 0 3 2022

Total Pages: 3  
11/01/2022 09:33 AM Fees: \$30.00  
Anthony G. Forlini, Clerk/Register of Deeds  
Macomb County, MI



RECD MACOMB CO 22 OCT 11 AM 11 20

This is to certify that according to the County Treasurer's records there are no tax liens on this property and that the taxes are paid for five years prior to the date on this instrument except to No. 92014 LAWRENCE ROCCA Macomb County Treasurer BY PHH  
This certification does not include current taxes now being collected. Date 9-22-2022

MICHIGAN REAL ESTATE TRANSFER TAX  
202200123067 Tax Stamp #1469311  
11/01/2022 09:33 AM Macomb County, MI

Receipt# R-22-95731  
County Tax: \$1963.50 State Tax: \$13387.50



RECD MACOMB CO 22 OCT 12 2022

WARRANTY DEED

50-22836579-GCM

KNOW ALL PERSONS BY THESE PRESENTS: That: Anne M. Klein Revocable Living Trust, Dated November 11, 1989, as amended and restated, ("Grantor")

the address of which is: 56804 Mound Road, Shelby Twp., MI 48316

convey(s) and warrant(s) to: 4 Grand Farms, LLC, a Michigan limited liability company, ("Grantee")

the address of which is: 26135 Fox Creek Court, Richmond, MI 48062

the following described premises situated in the Township of Armada, County of Macomb, State of Michigan, to wit:

SEE EXHIBIT A

also known as Property Address: Vacant North Ave., as to Parcel ID No. 13-02-25-100-005 (Parcel 1); 23625 33 Mile Rd., as to 13-02-25-300-016 (Parcel 2), Vacant 33 Mile Rd., as to Parcel ID No. 13-02-36-100-006 (Parcel 3), and Vacant North Ave., as to 13-02-26-200-029 (Parcel 4) Armada Township, MI 48005

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Million Seven Hundred Eighty Five Thousand and 00/100 Dollars (\*\*\*\$1,785,000.00\*\*\*)

Subject to existing building and use restrictions and easements of record and zoning ordinances, and rights of ways, including but not limited to: East Branch Cook Creek across the land as disclosed by the county tax map, Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of East Branch Coon Creek, Any adverse claim based upon the assertion that some portion of the Land is bottom land or Any adverse claim based upon the assertion that some portion of the Land is bottom land or has been created by artificial means or has accreted to such portion so created, and Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.

When Recorded return to:  
Robert F. Grucz  
26135 Fox Creek Court  
Richmond, MI 48062

Send Subsequent Tax Bills To:  
Grantee

Drafted By:  
Michael Larco  
56804 Mound Road  
Shelby Twp., MI 48316  
Assisted by: ATA National Title Group,  
LLC

ATA National Title  
36800 Gratiot Ave.  
Clinton Twp., MI 48035

3

15351/20

Dated this August 15, 2022

Signed by:

Anne M. Klein Revocable Living Trust, Dated November 11, 1989,  
and amended and restated




by: Michael Larco  
its: Co- Successor Trustee

State of Michigan )  
                                  )SS.  
County of Macomb  )

The foregoing instrument was acknowledged before me on this 15th day of August, 2022 by Michael Larco,  
Co-Successor Trustee the of Anne M. Klein Revocable Living Trust, Dated November 11, 1989, as amended and  
restated..

MATT WESORICK  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Feb 27, 2025  
ACTING IN COUNTY OF macomb

  
Notary Public:   matt wesorick    
Notary County: Wayne, State: MI  
Commission Expires: 2/27/25  
Acting In: Macomb

## EXHIBIT "A"

Land situated in the Township of Armada, County of Macomb, State of Michigan

### Parcel 1:

The South 1/2 of the Northwest 1/4 of Section 25, Town 5 North, Range 13 East, except the West 60.0 feet for relocation of North Avenue; also except commencing at West 1/4 post of Section 25; thence continuing North 89 degrees 39 minutes 42 seconds East 1687.83 feet along East-West line; thence North 88 degrees 23 minutes 53 seconds West 1689.13 feet; thence South 0 degrees 40 minutes 34 seconds East 59.19 feet to point of beginning.

### Parcel 2:

Town 5 North, Range 13 East, Section 25, commencing at the Southwest corner Section 25, thence East 60.0 feet along South section line to point of beginning; thence North 0 degrees 49 minutes 02 seconds West 2389.62 feet along East right of way line of North Avenue, thence North 89 degrees 42 minutes 01 seconds East 930.86 feet; thence North 89 degrees 44 minutes 35 seconds East 1699.48 feet, thence South 0 degrees 48 minutes 02 seconds East 2101.03 feet along North-South 1/4 line, thence West 120.0 feet, thence South 0 degrees 48 minutes 02 seconds East 300.0 feet, thence West 1044.63 feet along South section line, thence North 0 degrees 49 minutes 02 seconds West 825.70 feet, thence West 532.83 feet, thence South 0 degrees 49 minutes 02 seconds East 825.70 feet, thence West 930.91 feet along South section line to point of beginning.

### Parcel 3:

Part of the Northwest 1/4 of Section 36, Town 5 North, Range 13 East, Armada Township, Macomb County, Michigan described as beginning at the Northwest corner of said Section 36; thence due South 1068.73 feet along the West line of said section; thence South 89 degrees 39 minutes 45 seconds East 1084.00 feet; thence due North 1066.75 feet; thence North 89 degrees 30 minutes West 1084.00 feet along the North line of said section to the point of beginning.

### Parcel 4:

A parcel of land located in the Northeast 1/4 of Section 26, Town 5 North, Range 13 East, Armada Township, Macomb County, Michigan, and being more particularly described as follows: Commencing at the East 1/4 corner of said Section 26; thence North 59.20 feet along the East line of Section 26; thence North 87 degrees 42 minutes 59 seconds West 60.05 feet to the point of beginning; thence extending North 847.94 feet; thence North 87 degrees 03 minutes 54 seconds West 189.75 feet; thence South 00 degrees 14 minutes 00 seconds West 273.43 feet along the Easterly right-of-way line of North Avenue as relocated; thence 589.82 feet along the arc of a curve concave to the East (radius= 1,849.86 feet) and whose long chord is described as bearing South 08 degrees 54 minutes 04 seconds East 587.32 feet; thence South 87 degrees 42 minutes 59 seconds East 99.82 feet to the point of beginning.

Commonly known as Property Address: Vacant North Ave., as to Parcel ID No.13-02-25-100-005 (Parcel 1); 23625 33 Mile Rd., as to 13-02-25-300-016 (Parcel 2), Vacant 33 Mile Rd., as to Parcel ID No. 13-02-36-100-006 (Parcel 3), and Vacant North Ave., as to 13-02-26-200-029 (Parcel 4) Armada Township, MI 48005

- H. Two Family Dwelling (Section 16.34).
- I. Medium solar energy systems
- J. Large solar energy systems

**Section 9.03 AREA, HEIGHT AND PLACEMENT REQUIREMENTS.**

A. In the R-1 district, the following area, height, density, bulk and placement regulations shall apply:

Without Public Sewer

- Minimum parcel size: 43,560 square fee
- Minimum lot width: 165 feet, corner lots 215 fee
- Minimum lot depth: 200 feet

B. All parcels created after the adoption of this Ordinance shall have a maximum depth-to-width ratio of 5-to-1. This shall not apply to the remainder of the parent parcel or parent tract if such is retained by the proprietor. Lots that legally existed and were recorded prior to the amended Ordinance may be developed, provided they meet the yard setback requirements of this Article.

C. Maximum height of structures: Two (2) stories; thirty-five (35) feet. D.

D. Minimum lot setbacks:

Front yard (measured from each road centerline):	<i>MCDRZ - 33 mile rd - local -</i>
32 Mile Road, Capac Road Wolcott Road, Old Farm Trail	125 feet
Major Roadway -	110 feet
Collector Roadway -	93 feet
Local Roadway ..	80 feet

For sites fronting on two streets, a front yard setback in accordance with the requirement above shall be maintained on each street

	<i>Ord. 2011-114-24 Effective Date 08/03/11</i>
Least side yard:	15 feet
Total of both sides:	30 feet
Rear yard:	60 feet
Lot coverage:	25 percent

E. Minimum floor area in square feet:

	<u>1<sup>st</sup> floor</u>	<u>2<sup>nd</sup> Floor</u>
Total One (1) story	1,000 sq. ft.	1,000 sq. ft.
One and one-half (1½) story:	800 sq. ft.	1,200 sq. ft.
Two (2) story:	650 sq. ft.	1,300 sq. ft.

Where a single-family home is constructed without a basement, an additional one hundred (100) square feet shall be added to the minimum required first floor area requirement to provide space for utilities, such as, but not limited to, hot water heater, laundry tubs and the like.



## **ARTICLE IX - R-1 - RESIDENTIAL ZONING DISTRICT**

### **Section 9.00 STATEMENT OF INTENT**

This area provides for higher density, single-family development, limited commercial and industrial uses proximate to the Villages of Armada and Romeo. Limited utility extensions would be allowed in these areas, provided that the timing of any extensions coincide with the higher density. This residential district would provide for a range of housing choices with varying densities based upon the availability of utilities. Planned neighborhoods and subdivisions are anticipated in this district.

### **Section 9.01 USES PERMITTED**

- A. Single-Family Dwellings.
- B. Open Space Communities.
- C. Family Day-Care (1-6 children).
- D. Public Schools.
- E. Township Municipal Buildings and Uses.
- F. Home Based Business.
- G. Accessory buildings, structures and use customarily incidental to any of the uses when located on the same property.
- H. Farms as defined in 8.01 A., B., E., F. and G. ✱
- I. Small solar energy systems

### **Section 9.02 SPECIAL APPROVAL LAND USES.**

The following special approval land uses may be permitted by the Township Board after a recommendation by the Township Planning Commission:

- A. Bed and Breakfasts (Section 16.07).
- B. Cemeteries (Section 16.10).
- C. Churches (Section 16.11).
- D. Golf Courses, Ball Fields and Athletic Fields (Section 16.20).
- E. Group Day-Care (7-12 children) (Section 16.21).
- F. Private Clubs, Fraternal Organizations, Lodge Halls, Cultural Centers and Union Halls (Section 16.29).
- G. Public Utility Buildings (Section 16.30).