

Berlin Charter Township Planning Commission
Rezoning Application

Applicant Information:	
Name: <u>Cory McLaughlin</u>	Address: <u>8802 Bomiea Rd</u>
Telephone: <u>313-920-4801</u>	
Fax: _____	
Engineer/Architect Information:	
Name: _____	Address: _____
Telephone: _____	
Fax: _____	
Legal Council:	
Name: _____	Address: _____
Telephone: _____	
Property Information:	
It is requested that the property be rezoned from <u>R-2</u> to <u>AG</u>	Legal Description: <u>See attached deed</u>
Application Fee:	
Amount Paid: <u>\$590</u>	Date Paid: <u>8-6-2025</u>

Intent: Berlin Charter Township recommends that the applicant check off each item below as it is completed. This will assist in avoiding missing a required submittal item that could require resubmittal. The provisions below are intended to only be an outline of the requirements of the Ordinance. The application is not intended to be comprehensive. The appropriate sections of the Ordinance should be reviewed when developing the required information.

Planning Commission Schedule Provided to Applicant

Application Submitted. Twelve (12) copies must be submitted. All required applications, plans and materials must be included. An application which is not complete will not be accepted for review by the Township.

Additional Required Information:

- Proof of Ownership – provide either a copy of a warranty deed or a current title insurance policy
- Dimensional Plot Plan and Indication of the intended use.

Considerations of the Request. The Planning Commission must evaluate a number of considerations in reviewing a rezoning request. In order to assist the Commission understand your request. It is asked that you provide responses to the following three questions regarding the rezoning request. Attach additional pages if necessary.

1. Are there substantial reasons why the property cannot be reasonably used as currently zoned?

Yes, I am currently looking to install a ground-mounted solar panel system to help lower the cost of electric bills. I am also planning to make use of my barn for family purposes and to raise chicken, sheep and possible horses. The current zoning does not support these uses effectively. Additionally, approximately three-quarters of the property is currently being farmed by Gary Masserant, but I would like to expand the use of the land in a way that supports my family's needs and sustainability goals. Also no subdivision will come to submission.

2. Would a change of the present zoning district boundaries be compatible with existing land uses in the area? Will it adversely affect property values?

Yes, the change would be compatible with most other properties in the area. The property was rezoned back in 2012 in hopes that a subdivision would be developed, but that never occurred. The proposed use will not negatively affect surrounding property values, especially due to the proper upkeep and care of the land. The intended uses—solar panels, animals, and family-related purposes—are consistent with the rural character of the area.

3. Has there been a recent change in conditions that would support the proposed rezoning?

Yes, there has been a change in conditions that supports this rezoning request. Energy costs have significantly increased, making the installation of a solar panel system more financially beneficial and necessary. Additionally, there is a growing interest in sustainable, self-sufficient living, and I want to responsibly make full use of my property by housing animals and using the barn for family purposes. These are appropriate uses that reflect current rural living trends and personal needs.

Signature. I, have reviewed Zoning Ordinance Section 18-421 of Berlin Charter Township and have submitted all documents, data and other information as required; and further depose that this Application and accompanying documents, data and other information are true and accurate, and further grant permission to Berlin Charter Township to enter the above-described property for the purposes of gathering information related to this application. I also herby confirm that I am the fee holder for the property identified on this application.

Cory McLaughlin

Signature of Applicant/Property Owner

6-18-25

Date

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
SABO JOHN & CYNTHIA	MCLAUGHLIN CORY & EMILY	43,000	07/26/2017	WD	03-ARM'S LENGTH	2017R15601	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (Building Permit(s)		Date	Number	Status							
8802 BOMIEA RD		School: JEFFERSON SCHOOLS-MONROE CO.		ELECTRICAL		10/23/2024		PE240116									
Owner's Name/Address		P.R.E. 100% 09/10/2019		Res, Accessory Bld.		02/06/2023		PB220015									
MCLAUGHLIN CORY & EMILY		MAP #:				11/20/2018		PM180131	CLOSED								
8802 BOMIEA RD.		2025 Est TCV 526,177 TCV/TFA: 237.02				11/07/2018		PE180110	CLOSED								
NEWPORT MI 48166		X Improved		Vacant		Land Value Estimates for Land Table 00001.TOWNSHIP											
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
PART OF W 1/2 OF THE W 1/2 OF THE NE 1/4 OF SEC 5, T6S, R10E COMM AT THE N 1/4 COR OF SEC 5 TH S 00-18-31 E 1652.02 FT TO POB; TH N 89-42-00 E 635.58 FT; TH S 00-21-46 E 342.61 FT; TH S 89-42-00 W 635.91 FT; TH N 00-18-31 W 342.61 FT TO POB CONT 5.00 AMOL TAKEN FROM WD 2017R15601 DATED 7-24-2017		X		Dirt Road		ACREAGE TABLE 'A' 4.760 Acres 17,805 100 84,752											
Comments/Influences		X		Gravel Road		RATE TABLE RROW/DITCH 0.24 Acres 0 100 0											
2020 ROLL - ADDED HOUSE 100% COMPLETE		X		Paved Road		5.00 Total Acres Total Est. Land Value = 84,752											
2019 ROLL - FOUNDATION ONLY		X		Storm Sewer		Land Improvement Cost Estimates											
		X		Sidewalk		Description Rate Size % Good Cash Value											
		X		Water		Ad-Hoc Unit-In-Place Items											
		X		Sewer		Description Rate Size % Good Cash Value											
		X		Electric		XXL GRAVEL DRIVEWAY 1.00 3000 100 3,000											
		X		Gas		Total Estimated Land Improvements True Cash Value = 3,000											
		X		Curb													
		X		Street Lights													
		X		Standard Utilities													
		X		Underground Utils.													
		X		Topography of Site													
		X		Level													
		X		Rolling													
		X		Low													
		X		High													
		X		Landscaped													
		X		Swamp													
		X		Wooded													
		X		Pond													
		X		Waterfront													
		X		Ravine													
		X		Wetland													
		X		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		42,400		220,700		263,100		181,217C	
								2024		38,700		227,500		266,200		242,500M 175,769C	
								2023		33,200		203,600		236,800		163,590C	
								2022		32,600		123,200		155,800		155,800S	



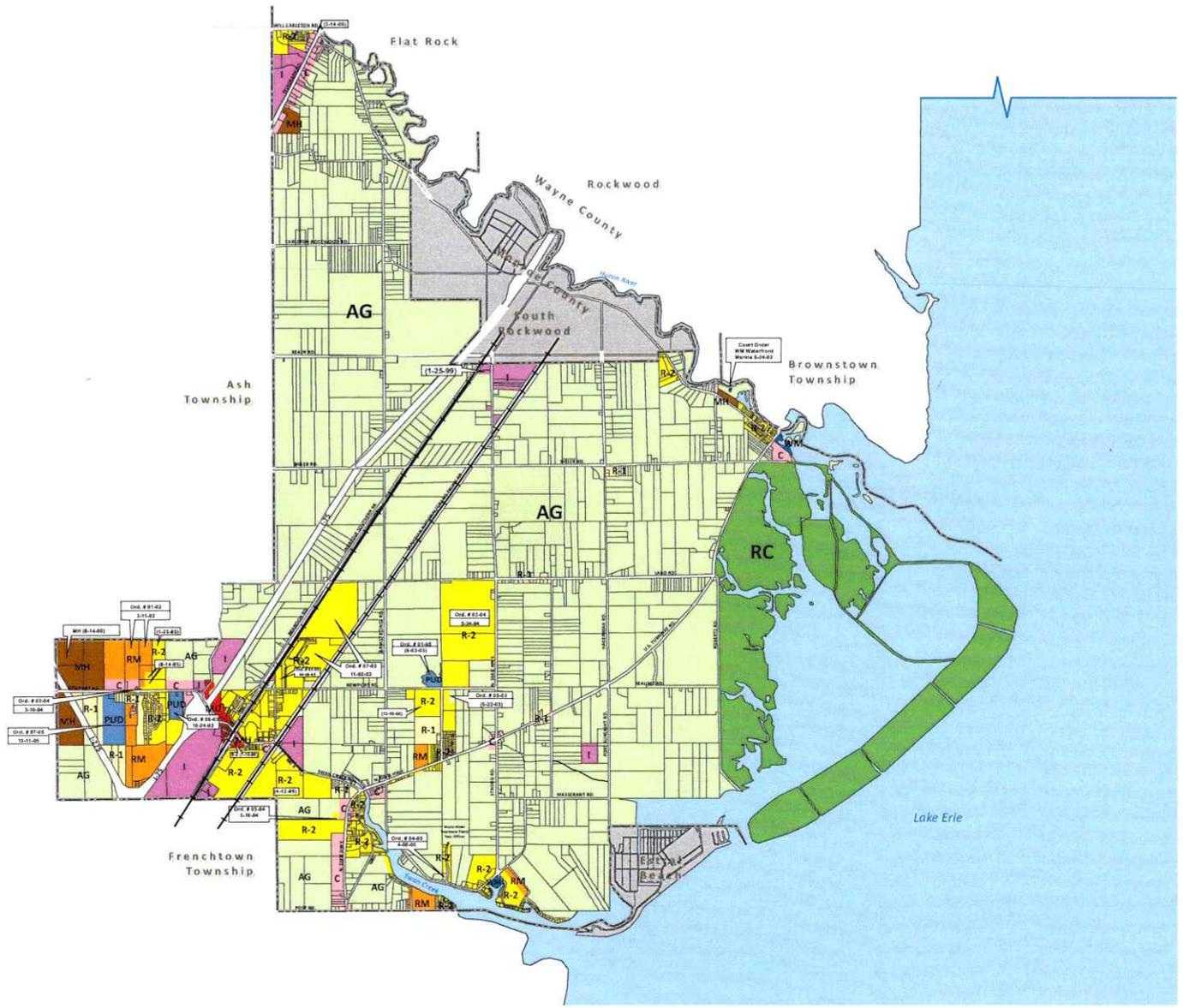
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 6 Front Overhang 6 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self-Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 28 288	Type CCP (1 Story) CCP (1 Story)	Year Built: 2019 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1147 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 5 Floor Area: 2,220 Total Base New: 399,247 Total Depr Cost: 379,589 Estimated T.C.V: 438,425		E.C.F. X 1.155		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No Heating/Cooling		E.C.F.		Bsmnt Garage:			
Yr Built 2019	Remodeled 0	Ex	X	Ord	Min	Size of Closets		Standard Range		E.C.F.		Bsmnt Garage:			
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace		Self-Clean Range		E.C.F.		Bsmnt Garage:			
Room List		Doors	Solid	X	H.C.	(12) Electric		Sauna		E.C.F.		Bsmnt Garage:			
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:			0 Amps Service		Trash Compactor Central Vacuum Security System		E.C.F.		Bsmnt Garage:		
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			No. of Elec. Outlets		Estimated T.C.V: 438,425		E.C.F.		Bsmnt Garage:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.			X		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		E.C.F.		Bsmnt Garage:		
X	Insulation	X	Drywall	Many		X		Ave.		E.C.F.		Bsmnt Garage:			
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing		Building Areas		E.C.F.		Bsmnt Garage:		
X	Many Avg. Few	X	Large Avg. Small	Basement: 2220 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 3 Vent Fan		Stories Exterior Foundation 1 Story Siding Basement		E.C.F.		Bsmnt Garage:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		10			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Plumbing 3 Fixture Bath 2 Fixture Bath Vent Fan Porches CCP (1 Story) CCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall Door Opener Base Cost Water/Sewer Public Water Public Sewer		E.C.F.		Bsmnt Garage:		
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2220 SF Floor Area = 2220 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		E.C.F.		Bsmnt Garage:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Stories Exterior Foundation 1 Story Siding Basement		E.C.F.		Bsmnt Garage:	
X	Asphalt Shingle	(10) Floor Support		3			Lump Sum Items:		Building Areas		E.C.F.		Bsmnt Garage:		
Chimney: Brick		Joists: Unsupported Len: Cntr. Sup:		10			Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall Door Opener Base Cost Water/Sewer Public Water Public Sewer		E.C.F.		Bsmnt Garage:		
Notes:												E.C.F.		Bsmnt Garage:	
ECF (TOWNSHIP) 1.155 => TCV:												E.C.F.		Bsmnt Garage:	

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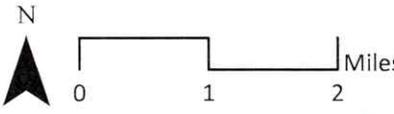


Zoning Districts

- RC Recreation Conservation
- AG Agricultural
- R-1 Single-Family Rural Non-Farm Residential
- R-2 Single-Family Suburban Residential
- RM Multiple-Family Residential
- MH Manufactured Housing Community
- C Commercial
- MU Mixed Use
- PUD Planned Unit Development
- I Industrial
- WM Waterfront Marina

ZONING DISTRICTS MAP
DRAFT

Berlin Charter Township
Monroe County

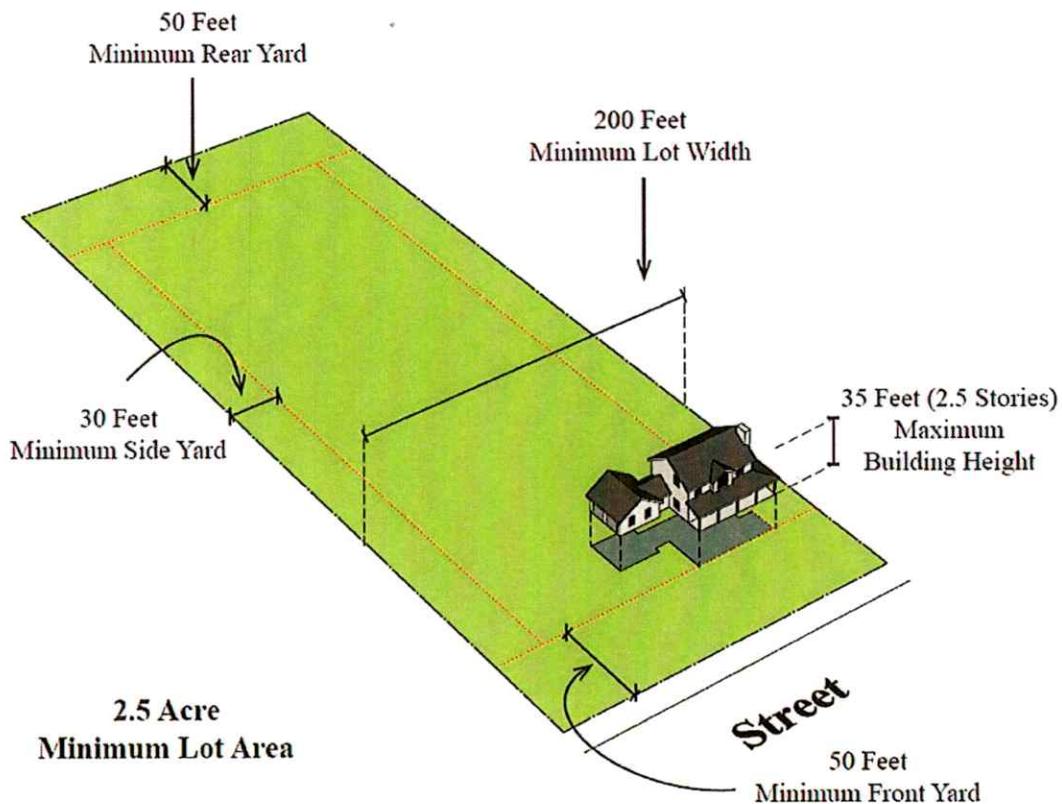


12-18-19
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



Table 18.57-C. AG Agricultural District Dimensional Requirements								
Minimum Lot Area & Width		Maximum Lot Coverage		Minimum Yards & Setbacks			Maximum Building Height	
Area in Acres	Width in Feet	Gross	Impervious Surface Ratio	Front Yard in Feet	Each Side Yard in Feet	Rear Yard in Feet	in Feet	in Stories
2.5	200	N/A	10%	50	30	50	35	2.5

Figure 18.57-C. AG Agricultural District Dimensional Requirements



D. Supplemental District Standards.

1. In addition to those bulk regulations listed in Section 18.57.C., all development shall conform to supplemental bulk regulations as listed in Section 18.67.
2. Where livestock are raised or kept, no structure, or storage of hay, feed, or manure, shall be located less than fifty (50) feet from a property line.