

Berlin Charter Township Planning Commission
Rezoning Application

Applicant Information:

Name: Cory McLaughlin

Address: 8802 Bomiea Rd

Telephone: 313-920-4801

Fax: _____

Engineer/Architect Information:

Name: _____

Address: _____

Telephone: _____

Fax: _____

Legal Council:

Name: _____

Address: _____

Telephone: _____

Property Information:

**It is requested that the property
be rezoned**

from R-2 to AG

Legal
Description: See attached
deed

Application Fee:

Amount Paid: \$590

Date Paid: 8-6-2025

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

Parcel Number: 5803 005 030 50

Jurisdiction: BERLIN CHARTER TOWNSHIP

County: MONROE

Printed on

08/19/2025

| 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 | | | | | |
| | P.R.E. 100% 09/10/2019 | | Res, Accessory Bld. | 02/06/2023 | PB220015 | | | | | |
| Owner's Name/Address | MAP #: | | | 11/20/2018 | PM180131 | CLOSED | | | | |
| MCLAUGHLIN CORY & EMILY 8802 BOMIEA RD. NEWPORT MI 48166 | 2025 Est TCV 526,177 TCV/TFA: 237.02 | | | 11/07/2018 | PE180110 | CLOSED | | | | |
| | X Improved | Vacant | Land Value Estimates for Land Table 00001.TOWNSHIP | | | | | | | |
| | Public Improvements | | * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value ACREAGE TABLE 'A' 4.760 Acres 17,805 100 84,752 RATE TABLE RROW/DITCH 0.24 Acres 0 100 0 5.00 Total Acres Total Est. Land Value = 84,752 | | | | | | | |
| | X Dirt Road | | Land Improvement Cost Estimates Description Rate Size % Good Cash Value Ad-Hoc Unit-In-Place Items Description Rate Size % Good Cash Value XXL GRAVEL DRIVEWAY 1.00 3000 100 3,000 Total Estimated Land Improvements True Cash Value = 3,000 | | | | | | | |
| | X Gravel Road | | | | | | | | | |
| | X Paved Road | | | | | | | | | |
| | X Storm Sewer | | | | | | | | | |
| | X Sidewalk | | | | | | | | | |
| | X Water | | | | | | | | | |
| | X Sewer | | | | | | | | | |
| | X Electric | | | | | | | | | |
| | X Gas | | | | | | | | | |
| | X Curb | | | | | | | | | |
| | Street Lights | | | | | | | | | |
| | Standard Utilities | | | | | | | | | |
| | Underground Utils. | | | | | | | | | |
| | Topography of Site | | | | | | | | | |
| | X Level | | | | | | | | | |
| | Rolling | | | | | | | | | |
| | Low | | | | | | | | | |
| | High | | | | | | | | | |
| | Landscaped | | | | | | | | | |
| | Swamp | | | | | | | | | |
| | Wooded | | | | | | | | | |
| | Pond | | | | | | | | | |
| | Waterfront | | | | | | | | | |
| | Ravine | | | | | | | | | |
| | Wetland | | | | | | | | | |
| | Flood Plain | | | | | | | | | |
| | Who | When | What | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| | | | | 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 |

Tax Description

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

Comments/Influences

2020 ROLL - ADDED HOUSE 100% COMPLETE
2019 ROLL - FOUNDATION ONLY



The Equalizer. Copyright (c) 1999 - 2009.
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County of Monroe, Michigan

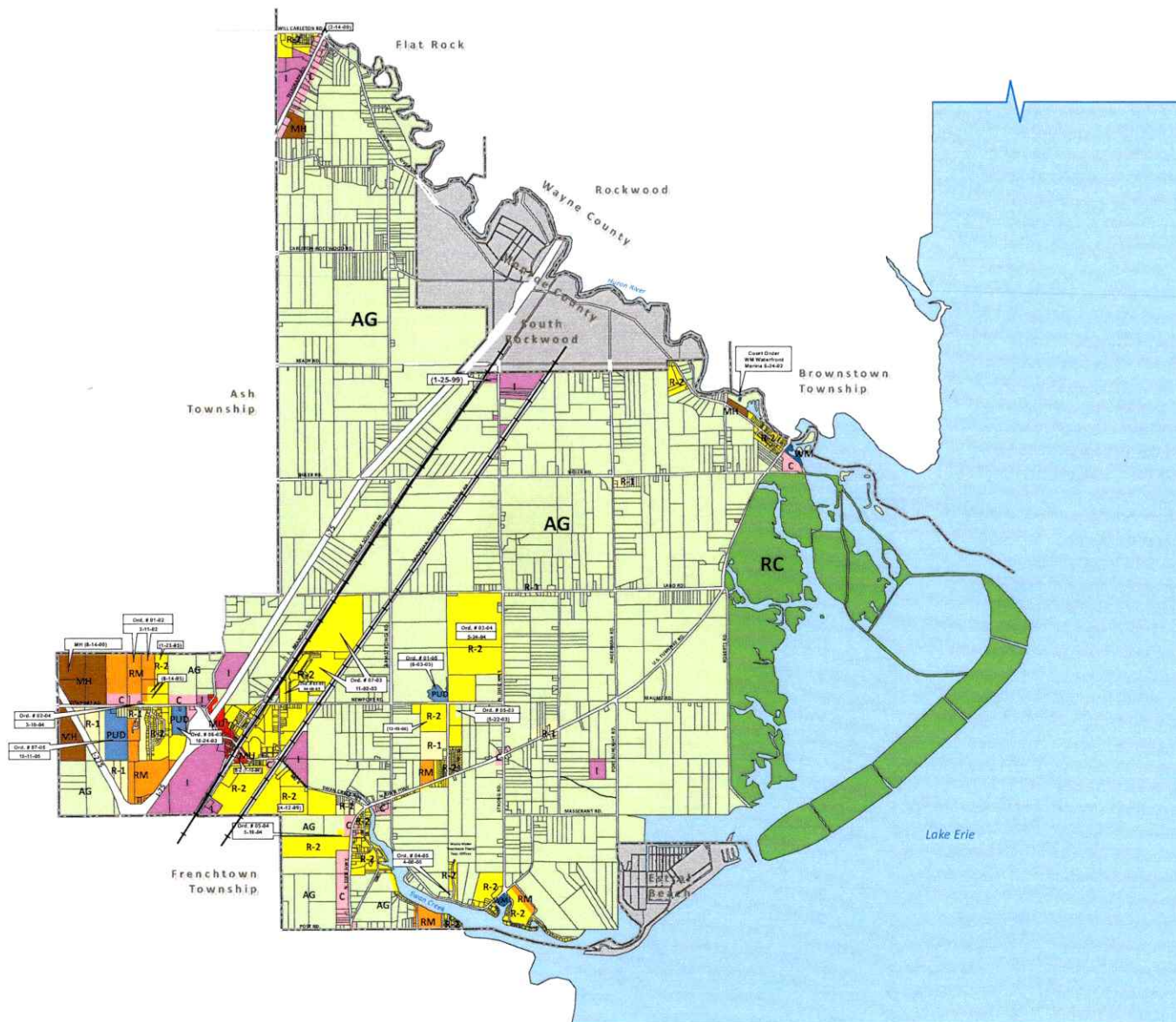
*** Information herein deemed reliable but not guaranteed***

| 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: | | | |
| Building Style: 1 STORY | | X | Drywall Paneled | Plaster Wood T&G | | | | | | | | | | |
| Yr Built 2019 | | Remodeled 0 | | Ex | | X | Ord | | | | | | | |
| Condition: Average | | Size of Closets | | Lg | | X | Ord | | | | | | | |
| Room List | | Doors | | Solid | | X | H.C. | | | | | | | |
| Basement 7 1st Floor 2nd Floor 3 Bedrooms | | (5) Floors | | (12) Electric | | | | | | | | | | |
| (1) Exterior | | Kitchen: Tile Other: Carpeted Other: | | 0 Amps Service | | | | | | | | | | |
| Wood/Shingle Aluminum/Vinyl Brick | | (6) Ceilings | | No./Qual. of Fixtures | | | | | | | | | | |
| X | | X Drywall | | Ex. | | X | Ord | | | | | | | |
| X | | Insulation | | No. of Elec. Outlets | | Many | | X | Ave. | | | | | |
| (2) Windows | | (7) Excavation | | (13) Plumbing | | | | | | | | | | |
| X | | Many Avg. | | 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 | | | | | | | | |
| X | | Large Avg. | | (8) Basement | | 10 | | | | | | | | |
| X | | Few Small | | Conc. Block Poured Conc. Stone Treated Wood Concrete Floor | | 14) Water/Sewer | | | | | | | | |
| X | | Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens | | (9) Basement Finish | | 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic | | | | | | | | |
| (3) Roof | | Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) | | Lump Sum Items: | | | | | | | | | | |
| X | | Gable Hip Flat | | (10) Floor Support | | | | | | | | | | |
| X | | Gambrel Mansard Shed | | Joists: Unsupported Len: Cntr.Sup: | | | | | | | | | | |
| Chimney: Brick | | | | | | | | | | | | | | |

| Cost Est. for Res. Bldg: 1 Single Family 1 STORY | | Cls C | | Blt 2019 | |
|--|----------|------------|-------|----------|------------|
| (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 | | | | | |
| Building Areas | | | | | |
| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
| 1 Story | Siding | Basement | 2,220 | | |
| Total: | | | | 327,841 | 311,451 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,909 | 4,664 |
| 2 Fixture Bath | | | 1 | 3,285 | 3,121 |
| Vent Fan | | | 3 | 801 | 761 |
| Porches | | | | | |
| CCP (1 Story) | | | 28 | 987 | 938 |
| CCP (1 Story) | | | 288 | 7,531 | 7,456 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,838 | -2,696 |
| Door Opener | | | 2 | 1,155 | 1,097 |
| Base Cost | | | 1147 | 52,418 | 49,797 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,579 | 1,500 |
| Public Sewer | | | 1 | 1,579 | 1,500 |
| Totals: | | | | 399,247 | 379,589 |
| Notes: | | | | | |
| ECF (TOWNSHIP) 1.155 => TCV: | | | | 438,425 | |

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





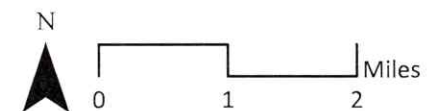
Zoning Districts

- 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

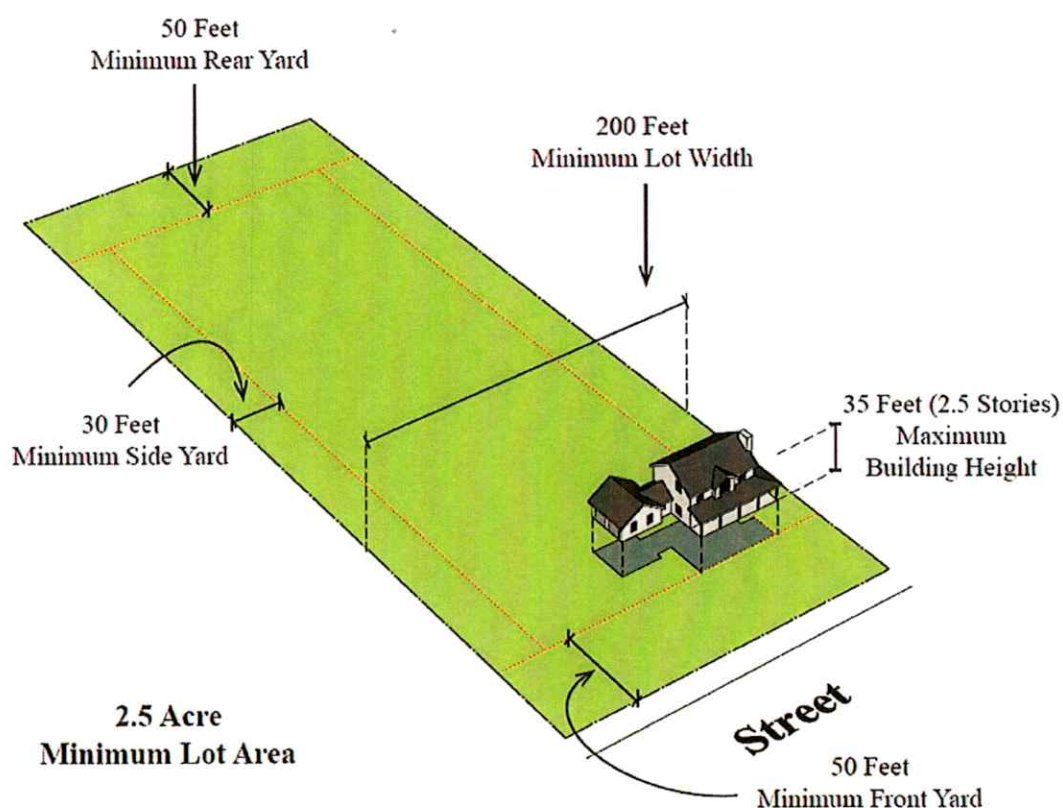


12-18-19
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



| 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.