



Milan Area Concerned Citizens

P.O. Box 22, Milan, MI 48160

The Zoning Ordinances for Milan Township provide legal protection for the residents and businesses of Milan Township. The statements in bold are found on p. 62 of the Zoning Ordinances.

SECTION 13.01 SPECIAL APPROVAL STANDARDS

Before formulating recommendations for a Special Approval Use application, the Township Board shall require that the following general standards, in addition to those specific standards established for each use, shall be satisfied:

A. The Township Board shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed site will:

1. “Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.”

- 400+ acres of asphalt parking lots
- 25,000 vehicles stored on the pavement
- Cyclone type fence with barbed wire on top
- A field full of 90 foot light poles
- Multi-story office building

Are these aspects of the proposed project **appropriate in appearance** with the **character of the general vicinity**?

Will the project **not change the essential character** of the area?

2. “Be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.”

- Excessive school bus delays and concerns for safety from extra trains and trucks
- No public water or sewer to facility – what if the project's drilled wells go dry as many area wells have?
- Extra policing required for potential increase of crime

3. “Not create excessive additional requirements at public cost for facilities and services.”

- Additional public cost to maintain roads due to increase truck traffic
- Road replacement normally every 20 years – there is no provision in place for AARR to pay
- More policing due to overcrowded roadways, possible thievery etc.
- Costs to monitor air, water, noise and other compliance issues
- No performance bond to insure compliance with laws or closure bond to close the site if necessary
- Additional burden of legal fees for the township to keep facility in compliance

4. “ Not involve uses, activities, processes, materials and equipment or conditions or operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.”

- 1,400+ truck trips daily increasing traffic congestion
- 75.4 average daily decibels allowed at south border of complex
- 60 decibels on other borders allowed
- Diesel exhaust from trains, 1400+ truck trips and hundreds of automobiles loaded and unloaded daily

5. “Be consistent with the intent and purpose of the Zoning District in which it is proposed to locate such use.”

- Master Plan was formed to preserve farmland
- Master Plan amendment was disapproved by Monroe County, so rezoning to industrial will be in conflict with Township Master Plan
- The rest of the Township requires 40 acres for one residence to preserve rural development

The Milan Township Board of Trustees may vote to approve or disapprove the Special Use Permit. If the Board members believe the proposed project will:
**change the essential character of the area or
create excessive additional requirements at public cost or
be detrimental . . . by reason of excessive production of traffic, noise,
smoke, glare or odor**

THE LAW REQUIRES THE BOARD TO VOTE NO.