

CITY OF GRAND LEDGE

Zoning Administrator

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NOTICE

The Grand Ledge Planning Commission will conduct its regular meeting on **Thursday, January 3, 2013 at 7:00 p.m.** The meeting will be held at Grand Ledge City Hall, 200 E. Jefferson St., Grand Ledge, MI.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of minutes of regular meeting held December 6, 2012
5. Notice of Agenda Item Conflicts
6. Business from the Floor

Old Business

7. Storm Water Control Ordinance – Public Hearing
8. Zoning Ordinance Amendments – Exterior Lighting

New Business

9. Election of Officers

Other Business

10. Joint Planning Committee Report
11. Review of Violation Report
12. Zoning Administrator's Report
13. Zoning Board of Appeals Representative's Report
14. Council Representative's Report
15. Mayor's Comments
16. Comments from Commissioners
17. Chairman's Report

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, December 4, 2012

Chairman Mike Stevens called the meeting to order at 7:00 p.m.

Attendance: Mike Stevens, Bob Doty, Ann Lawrence, Jamie Malecki, Todd Gute, Bill Kane, Steve Willobee and Ron Graber. Absent: Steve Baribeau. Also present: Zoning Administrator Sue Stachowiak and City Administrator Jon Bayless.

Pledge of Allegiance – Mr. Gute led those present in the pledge of allegiance.

Approval of the Agenda

Mr. Doty made a motion, seconded by Ms. Lawrence to approve the agenda as written. Motion carried 8 - 0.

Approval of the Minutes

Mr. Doty made a motion, seconded by Mr. Kane to approve the minutes from the regular meeting held on October 4, 2012, as printed. Motion carried 8 - 0.

Notice of Agenda Items Conflicts - None

Business from the Floor – None

NEW BUSINESS

Site Plan Review, 5607 E. Saginaw Highway, Vision Collision auto body shop

Ms. Stachowiak stated that the site plan is for the construction of a single story, 9,750 square foot, auto body shop building with related site improvements at 5607 E. Saginaw Highway. She stated that the site complies with the requirements of the zoning ordinance and with the conditions of the rezoning approval. Ms. Stachowiak stated that staff is recommending approval of the site plan with the standard conditions that it must comply with the applicable requirements of the City Engineer, Public Service Director and Fire Department reviews.

Mr. Graber asked about the reason for eliminating the 2 parking spaces.

Ms. Stachowiak stated that the purpose is to provide additional space for the berm. She also said that the recommendation includes continuing the landscape pattern along the west property line.

Mr. Doty questioned why the sidewalk does not extend along the private drive.

Ms. Stachowiak stated that the ordinance only requires sidewalk along public rights-of-way.

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Mr. Willobee asked if the easement referenced in Mr. Foster's letter has been executed.

Ms. Stachowiak stated that it has not yet been received.

Mr. Kane stated that the building is a pre-engineered metal building whereas the Dewitt Building is masonry. He said that one of the conditions of approval of the rezoning was that the building was to be very similar to the building in Dewitt. He said that the east and north walls are just insulated metal siding and therefore, the only masonry is on the south and west elevations. He said that as you approach Grand Ledge from the east, you are not going to see the masonry. He also said that there needs to be a 3rd bolster in the dumpster enclosure to prevent damage to the enclosure when the dumpsters are being emptied.

Troy Yensen, General Manager, Vision Collision, distributed a color elevation of the building and a photograph of what the fence will look like. He said that Vision Collision has a business model that is community oriented, respectful of its neighbors and environmentally responsible. Mr. Yensen said that Vision Collision does not collect junk cars and their parking lots look like any other business. He said that they will be mimicking many of the architectural elements of the medical building. In fact, the brick will be the same as what is being used for the medical building. He also said that Vision Collision uses water borne paint which reduces volatile emissions by over 85%. Vision Collision has reduced its hazardous waste reduction by over 70% at its other facilities and does not even qualify as a small quantity hazardous waste generator by the State of Michigan Dept. of Environmental Quality. All of its' locations have received exemptions from the EPA's new 6H laws designed to regulate the airborne release of volatile organic compounds and heavy metals because its PPG paint does not contain any of these compounds. With a combination of the water borne paint and the highly efficient paint booth, odors are virtually undetectable beyond 15 feet of the exhaust stack.

Troy Yensen said that the hours of operation will be 8-6, Monday through Friday. He said that Vision Collision supports local sport teams and schools and works with other local businesses to improve and help the local community.

Mr. Willobee asked about the brick being only on the south and west facades of the building.

Mr. Yensen said that their intent was to only have the brick on the sides of the building facing roads. He also said that the east and north facades are blocked by the existing vegetation that is already on the site.

Mr. Stevens said that this building is going to be the first building people see coming into Grand Ledge and the east façade will be visible from Saginaw Highway. He said that the trees could be removed.

Mr. Yensen said that they would be willing to extend the brick down the east façade of a building for a certain distance.

Mr. Gute asked Mr. Yensen to explain the materials on the building.

Mr. Yensen said that there is wood or concrete based siding, steel, brick and block. He said that it is consistent with the Dewitt building.

Mr. Stevens said that the south and west facades are very nice but it should be continued around the east side, to the south edge of the third overhead door/bay.

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Mr. Gute stated that he likes the idea of the swale in front of the building because it does not immediately dump into the storm water system. As it travels across grass, it is being filtered and cleaned before it goes into the storm system. He said that the civil engineer should look at it to ensure that it is done properly so that it works well and vegetation can still grow.

Mr. Yensen said that they were also considering some gravel or boulders to slow down the flow of the water. He also said that the fence will be 16 feet wide and it will have a wood sliding gate. He showed the Commission some photographs of some of the fences that they are considering. He said that the gate will match the rest of the fence. Mr. Yensen said that the fence will be a neutral color, although the fence will be mostly obscured by the berm and the landscaping.

Mr. Willobee said that the difference between this site and the Dewitt location is that this is a green site whereas, the Dewitt location previously contained a blighted Dunkin Donut's building and anything would have been better than what was there.

Mr. Gute encouraged the applicant to work on their own palate rather than feeling like they have to mimic other buildings in the area.

Mr. Kane made a motion, seconded by Mr. Doty to approve the site plan prepared by Kebs, Inc., dated November 15, 2012, is for the construction of a single story, 9,750 square foot, auto body shop building with related site improvements at 5607 E. Saginaw Highway, subject to compliance with the applicable items contained in the staff report and the following:

1. Compliance with the applicable items contained in the City Engineer's letter dated November 27, 2012 and the Public Service Director's letter;
2. Compliance with the items contained in the Grand Ledge Area Fire Department's letter dated November 30, 2012;
3. A 3rd bollard be added to the dumpster enclosure;
4. The façade pattern along the south elevation be continued around to the east elevation, just past the 3rd overhead door/bay; and
5. The wood fence and gate be of non-see-through construction.

On a roll call vote, the motion carried unanimously (8-0).

Storm Water Control Ordinance

Mr. Bayless stated that this emanates from the 1970 US Clear Water Act which, along with the US EPA has brought forward the Phase 2 Clean Water Requirements. Phase 1 was the improvements to the waste water treatment plan to eliminate the sanitary sewer overflows into the Grand River. With the 2000 US Census, Grand Ledge became part of the Lansing Metropolitan Urban Area and then became under the rule making of the Phase 2 requirements. Grand Ledge has been working with all municipalities in the Lansing area since about 2003. It becomes more and more complicated all the time and the City engaged Greg Minshall's services

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about one year ago when MDEQ reported that Grand Ledge was going to be audited for compliance with the Phase 2 requirements. Mr. Bayless said that he spoke with MDEQ today and they are very pleased that the Planning Commission is getting involved in this matter. The reason it is before the Planning Commission is because it affects site plan reviews. One of the violations of the storm water program is the failure to come up with a good post-construction control enforcement mechanism and that is what the proposed ordinance strives to achieve. The ordinance is not perfect as it contains a few editing errors but in order for Grand Ledge to comply with the law, the City needs to move forward with this ordinance. This ordinance was developed by the City Attorney with input from the state and other municipalities in the Lansing area. Mr. Minshall is already working on the application for the next 5 year permit. The permit allows Grand Ledge to discharge its storm water into the Grand River which is under the jurisdiction of the State. Mr. Bayless said that all communities in the area are moving forward in different ways but pretty much at the same pace.

Mr. Stevens asked if the proposed ordinance follows boilerplate language that all municipalities are utilizing.

Mr. Minshall said that the proposed ordinance does follow a template that is easily adapted to each community. He said that the State is simply stating that each municipality must have a mechanism in place to deal with the issues that Mr. Bayless mentioned. He said that the recommendation is to follow the proposed ordinance rather than develop some other rule making procedure or trying to amend several existing ordinances. The proposed ordinance is easy, very similar to other communities and it will comply with MDEQ since they already signed off on the ordinance for other municipalities.

Mr. Bayless said that he told MDEQ that this ordinance could be adopted in January and MDEQ told him that if it is done by May, the City would be doing really well.

Mr. Stevens said that every municipality has different regulations and it would be nice to have more continuity between one municipality and another.

Mr. Minshall said that the things in the ordinance are best management practices and that they are things that engineers would address in any good design. He also said that the city already implements a lot of these requirements. The problem is that there is no tracking right now.

Mr. Kane stated that he is categorically opposed to this. He said that the City can be fined if it does not comply with the ordinance. Mr. Kane said that he does not want the City of Grand Ledge to be one of the first ones to implement this ordinance but rather one of the last communities to do so. He said a designer is going to have a hard time implementing this and a reviewer will have an equally difficult time. He also said that the requirements are constantly changing.

Mr. Minshall said that the City will be in a 5 year cycle and will therefore, be set for that time frame. He said that at the end of 5 years, there will likely be more changes. He said that people are learning as they go along and the City of Grand Ledge was the first City in this area to be audited because Grand Ledge is small and is already fairly compliant.

Mr. Gute asked Mr. Minshall to review the highlights as to what is different from current practices.

Mr. Minshall stated that the change will be that when reviewing a site plan, there will be specific storm water treatment requirements that become part of the site plan design and review. Most site plan

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designers will incorporate these requirements any way, particularly those that work in Eaton or Ingham County. He said that detention will be sized not just for volume but for water quality. He also said that from a review standpoint, it should not take much more time. The cost should be very minimal and it should not cost much more to develop in Grand Ledge than anywhere else.

Mr. Willobee said that taking steps to ensure good water quality and being the first to do so is a good thing for Grand Ledge. As greenfield space begins to develop, it becomes even more important.

Mr. Minshall said that once every 5 years, the City Public Service Dept. has to go out and visually inspect every storm sewer and if there is any flow when there shouldn't be, they get caught and can be dealt with.

Mr. Kane said that he read the entire document and most of it is unnecessary and redundant, not to mention costly. He said that he is all for clean water, clean air, etc., but this is a horrible imposition on a municipality. Mr. Kane said that he is inclined to table this document indefinitely or the document should be significantly reduced. He stated that if this is not tabled, he will be voting no.

Ms. Stachowiak stated that the request this evening is to schedule a public hearing for January 3, 2013.

Mr. Doty made a motion, seconded by Ms. Malecki to schedule a public hearing on the proposed storm water management ordinance for January 3, 2013. On a roll call vote, the motion carried (5-3). Mr. Kane, Mr. Graber and Mr. Stevens cast the dissenting votes.

OLD BUSINESS

Todd Gute – Update on Greenwood School Renovation

Mr. Gute left the Commission desk and went to the podium. He stated that there will be a Christmas party at Greenwood School, at which several of the neighbors have been invited, where the plans for the School will be discussed. Mr. Gute said that the school is very strongly stating that they expect to be leaving the school at the end of the year. The first page that Mr. Gute presented is the site plan. He said that they expect to be presenting the site plan to the Commission in the next month or so. The police garage is a building addition to what is currently there, it will park 4 police cars and will include indoor storage, mostly for bicycles. He said that there are 16 police vehicles. He also said that one of the reasons for the garage is so that a suspect can be released from the police vehicle in an enclosed, controlled environment.

Mr. Gute said that there will be 18 parking spaces for staff parking. Visitors are not expected to park in the lot. The intent was to preserve green space and minimize the amount of on-site parking. He said that most of the police cars are on patrol, the DARE vehicle will be at the school and therefore, the proposed amount of on-site parking should be adequate. The parking lot empties onto Clinton Street. This traffic pattern was studied and it was felt that Clinton would be most appropriate. It is an arterial street, it is wider and already receives a fair amount of traffic. Also, there is a controllable blinking light at Clinton/Bridge so that they can stop traffic at the light just like the Fire Dept. does not. Mr. Gute said that the parking lot of the funeral home also allows them to have a clear view of the intersection. At the intersection of Clinton and Greenwood, there is a dashed, curved line shown on the plan. There is a proposal to modify this intersection to make it more safe, functional and efficient. He said that it will slow traffic down at this intersection.

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Mr. Gute said that there are no proposed changes to the parking conditions on any of the streets. There is currently parking on Main Street and Clinton Street, with the intention that the main entrance for the public will be at the north end of the building facing Clinton Street. The public entrance for the police dept. will be from Main Street. There is currently no on-street parking on the building side of Greenwood Street, although there is parking on the residential side. He said that there is a lot of parking around this building.

Mr. Gute said that there is a proposed sidewalk along the south side of the site as one does not currently exist in that location right now. He said that there they are going to work with the Police Dept. to determine where the basketball court should be located. Mr. Gute said that there will be handicap sidewalk entrances around the site and every entrance to the building will be handicap accessible.

Mr. Gute stated that the Council Chambers will be multi-functional as it can be used for formal meetings as well as receptions and it will look out over the courtyard.

Mr. Gute reviewed the floor plans for the building. He said that the lobby will contain a seating area and there will be several working areas. There will also be several enclosed offices for which walls would have to be constructed. The non-loadbearing walls will be taken down. Mr. Gute said that there is going to be another entrance on the far west side of the building where the building and zoning offices will be located.

Mr. Gute said that for the police department, there will be a door that goes directly from the garage to the evidence storage room. He said that this architecturally, leaves the exterior alone.

Mr. Gute said that there are 3 undesignated rooms at the northwest corner of the building that are labeled "class rooms". He said that they can be used for a multitude of community purposes.

Mr. Gute said that the dais will not be a perfect "U" but will be opened up a bit so that those sitting at the dais will have a better view of the audience. He said that there will be 40 chairs in the Chambers, all of which can be moved and none of which will have an obstructed view of the dais. He also said that the dais will seat 10 people. There will be a conference room right in the chambers that can be used for closed session meetings.

Mr. Doty asked about the gym and the stage.

Mr. Gute said that there are no plans for the gym and the stage at this point.

Mr. Doty asked that they be made handicap accessible.

Mr. Stevens asked if Mr. Gute has started working on the exterior of the building.

Mr. Gute said that he has not because the focus so far has been on the floor plan and the entrances.

Zoning Ordinance Amendment – Waste Receptacles

Ms. Stachowiak stated that this matter was referred back to the Commission by the City Council because of a concern about requiring a pedestrian entrance for all dumpster enclosures. It was felt that the City

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should not mandate a pedestrian entrance but rather just allow for it and leave it up to the owner as to whether they want to install one or not. To that end, Ms. Stachowiak changed item "D" to read:

"WASTE RECEPTACLE ENCLOSURES MAY HAVE A MAZE STYLE PEDESTRIAN ENTRANCE OR A PEDESTRIAN ENTRANCE WITH AN OPAQUE ACCESS GATE."

Mr. Graber asked what would happen if the Commission just refers it back to the City Council without changing it to make pedestrian entrances an option rather than a mandate.

Ms. Stachowiak said that it may fail completely if this change is not made.

The Commission agreed that a pedestrian entrance makes sense but this issue is not important enough to allow the entire ordinance to fail.

Mr. Willobee made a motion, seconded by Mr. Graber to approve the revised ordinance amendment allowing pedestrian entrances on dumpster enclosures as an option rather than a mandate. On a roll call vote, the motion carried (6-1). Mr. Kane cast the dissenting vote.

Zoning Ordinance Amendments – Recreational Vehicles

Ms. Malecki said that the Commission should postpone any further discussion or action on this matter until Spring. She said that a lot of people who own recreational vehicles are out of state for the winter and it would not be appropriate to deal with an ordinance that directly affects them until they can provide input.

The Commission agreed to postpone anything further regarding this ordinance until Spring.

Zoning Ordinance Amendments – Exterior Lighting

The Commission agreed to delay discussion on this matter until the next meeting when Mr. Gute is present.

2013 Meeting Schedule

Mr. Doty made a motion, seconded by Ms. Malecki to approve the 2013 meeting schedule as printed. On a voice vote, the motion carried unanimously (7-0).

OTHER BUSINESS

Joint Planning Committee Report

Mr. Doty stated that he and Mr. Kane attended the last 2 Finance Committee meetings. He said that the City is moving forward with the Parks and Recreation Master Plan and the consultant will seek input from the Planning Committee. He said that Greg Minshall will be looking into the Dam and talking to the State regarding options such as using bolders instead of a typical dam. Mr. Doty said that it would result in lowering the river about one foot. Another option is to change the number of locks from 6 to 3 which

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would cost about \$200,000 to \$250,000. He also said that Dimondale, Williamston and Chesaning, among others, have all utilized bolders in lieu of a dam.

Review of Violation Report

Mr. Doty stated that there is a lot of junk on the property at 800 N. Clinton Street.

Mr. Graber stated that there is still an issue of the 2 fences located right next to each other at 1201 DeGroff Street.

Ms. Stachowiak stated that she would look into both of these matters.

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report - None

Council Representative's Report - None

Mayor's Comments

Mayor Smith stated that the City is in the process of installing the new street signs which was an unfunded mandate by the State of Michigan, from the Federal Government. He said that the City will be installing about 50 new signs each year until finished. Mayor Smith stated that the signs look good and are easier to read. He also said that the signs will be sold on a first come, first serve basis.

Mayor Smith spoke about an issue with the utility billing and stating that the City is seeking a solution to the problem.

Mr. Stevens asked about the sidewalk in front of McDonalds.

Mayor Smith stated that at the time it seemed easier to get an easement for the walkway but it has been very difficult to work through the McDonald's bureaucracy. Just as the contractors were finished for the season, McDonald's over-nighted the easement documents. Since then, Larry LaHaie has been working to get the contractor back but at this point, it may have to be graveled.

Mayor Smith said that everyone on the Commission is doing a great job and he intends to reappoint everyone. However, if anyone is interested in resigning, he has a couple of people who would really like to be on the Commission.

Comments from Commissioners

Mr. Willobee said that it is worth visiting the Grand Adventure Facebook page as there are great photographs on there of the City.

Mr. Doty said that MDOT did a great job. They did the striping at the intersection and by the Church. The left turn land at Jefferson and Clinton has been striped as well. Mr. Doty wished everyone a Merry Christmas and a Happy New Year.

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Mr. Stevens said that it is great to see 3 lanes on Jefferson Street finally come to fruition. He said that it is a lot quieter with the asphalt versus the concrete.

Mayor Smith stated that it has been recommended by the Police Dept. and Larry LaHaie that Jenne Street be restriped to have a left turn lane. He said that there are some issues and it has been delayed until Spring.

Mr. Kane stated that the Jefferson/Clinton/Willow intersection is functioning must better but there are black tire marks against the curb because the turn is a little bit too tight.

Mr. Graber stated that he is a Friends' of the Library officer and once a month they have a sale at the Library on Friday night. The sale has generated about \$3,900 per year which has paid for chairs, carpeting, etc. He said that the kids section is very popular.

Chairman's Report

Mr. Stevens stated that he is very excited about the new city hall and that he is looking forward to seeing everyone next week.

Mr. Stevens said that Don Keller's building is for sale on N. Bridge Street.

Mr. Stevens said that Chuck Pantera is raising money for a new projector and he has already raised \$10,000.

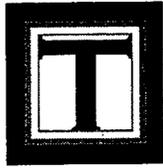
Adjournment

Ms. Lawrence made a motion, seconded by Mr. Doty to adjourn the meeting at 9:40 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

Ann Lawrence, Secretary
Planning Commissioner



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Re: *Revisions to Post-Construction Stormwater Control Ordinance*

Gentlemen:

Enclosed is the latest draft of the Post-Construction Stormwater Control Ordinance which contains the changes discussed in our meeting of August 9, 2012. As you can see, we have reformatted the Ordinance to be consistent with the numbering system in the Code.

Your attention is invited to Section 176-14(a) which provides that the City Council shall establish and from time to time may revise application fees and escrow requirements concerning technical review costs, etc., relating to post construction stormwater management plans. I do not see a category for this charge in the existing City Code, and therefore consideration should be given to the adoption of this fee structure by Resolution when the Ordinance is adopted.

Upon review of Article I of the City Code, it appears that the default fines for civil infractions, unless otherwise specifically designated in the Ordinance, is \$100.00 for the first offense, plus cost of prosecution; for repeat violation, \$200.00 plus cost of prosecution; second repeat violation, \$350.00 plus cost of prosecution; and for the third or any subsequent repeat violations, \$500.00 plus cost of prosecution. If the City desires to increase these civil penalties for violation of this particular ordinance it will be necessary to establish a schedule of such fines in the Ordinance itself. Please advise as to whether that is contemplated.

Very truly yours,

THRUN LAW FIRM, P.C.

J. Richard Robinson

JRR/mjb
Enclosure

CITY OF GRAND LEDGE ORDINANCE NO. _____

PREAMBLE

AN ORDINANCE TO AMEND THE GRAND LEDGE CITY CODE TO ADD A CHAPTER 176 ENTITLED "POST CONSTRUCTION STORMWATER MANAGEMENT"; TO RECITE FINDINGS AND ORDINANCE PURPOSE; TO DEFINE TERMS; TO ESTABLISH PROCEDURES FOR SUBMISSION AND APPROVAL OF POST CONSTRUCTION STORMWATER MANAGEMENT PLANS AND ESTABLISH CRITERIA FOR SUCH PLANS AND PROJECTS, AND TO DESIGNATE CITY OFFICIALS AND ENTITIES RESPONSIBLE FOR PLAN REVIEW, PROCESSING AND APPROVALS; TO REQUIRE PERFORMANCE AND MAINTENANCE GUARANTEES AND AGREEMENTS; TO PROVIDE FOR CIVIL FINES, EQUITABLE REMEDIES AND CRIMINAL SANCTIONS AND COSTS FOR VIOLATION OF THIS ORDINANCE, NUISANCE ABATEMENT, COST REIMBURSEMENT TO THE CITY, AND ESTABLISHMENT OF LIENS; AND TO ESTABLISH AN EFFECTIVE DATE HEREOF.

THE CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN, ORDAINS:

ARTICLE I. TITLE, FINDINGS, & PURPOSE

Section 176-1 Title.

(a) This ordinance shall be known as the "City of Grand Ledge Post Construction Stormwater Management Ordinance".

Section 176-2 Findings.

(a) The City of Grand Ledge finds that:

(1) The constitution and laws of the State of Michigan authorizes local units of government to provide stormwater management services and systems that will contribute to the protection and preservation of the public health, safety, and welfare and to the protection of our natural resources.

(2) Water bodies, roadways, structures, and other property within and downstream of City of Grand Ledge are at times subjected to flooding.

(3) Land development alters the hydrologic response of watersheds, which may result in increased stormwater runoff rates volumes, and duration, increased flooding, increased stream channel erosion, and increased sediment transport and deposition.

- (4) Stormwater runoff produced as a consequence of land development contributes to increased quantities of water-borne pollutants.
- (5) Increases of stormwater runoff, soil erosion, and nonpoint source pollution have occurred as a result of land development, and have impacted the water resources of the Grand River Watershed.
- (6) Increased stormwater runoff rates and volumes, and the sediments and pollutants associated with stormwater runoff from future development projects within the City of Grand Ledge will, absent reasonable regulation and control, adversely affect the City of Grand Ledge water bodies and water resources, and those of downstream communities.
- (7) Stormwater runoff, soil erosion, and nonpoint source pollution can be controlled and minimized by the regulation of stormwater runoff from development.
- (8) Impervious surfaces allow less water to percolate into the soil, thereby decreasing groundwater recharge and stream baseflow.
- (9) Adopting the standards, criteria and procedures contained in this ordinance and implementing the same will address many of the deleterious effects of stormwater runoff.
- (10) Substantial economic losses can result from adverse impacts on the waters of the City of Grand Ledge and the watershed.
- (11) Improper design and construction of stormwater best management practices (BMPs) can increase the velocity of stormwater runoff thereby increasing stream bank erosion and sedimentation.
- (12) The regulation of stormwater runoff discharges from land development activities is necessary in order to control and minimize increases in stormwater runoff rates and volumes, stream channel erosion, and nonpoint source pollution associated with stormwater runoff.
- (13) The regulation of land development by means of stormwater management policy and procedures and effective site planning will produce development that is compatible with the natural functions of the land or an entire watershed and thereby mitigate the adverse effects of excessive stormwater runoff from development.

Section 176-3 Purpose.

- (a) The purpose of this ordinance is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in the City of Grand Ledge and the watersheds to which it drains and to

comply with the City's National Pollution Discharge Elimination System (NPDES) permit and other applicable federal and state regulations..

(b) This ordinance seeks to meet that purpose by minimizing the negative impacts of increased stormwater discharges from new land development and redevelopment through the following objectives:

- (1) To minimize increased stormwater runoff rates and volumes from identified land development and redevelopment.
- (2) To minimize nonpoint source pollution.
- (3) To minimize the deterioration of existing watercourses, culverts and bridges, and other structures.
- (4) To encourage water recharge where geologically favorable conditions exists.
- (5) To maintain the ecological integrity of stream channels.
- (6) To minimize the negative impacts of development on downstream channel stability.
- (7) To preserve and protect water supply facilities and water resources by controlling increased flood discharges, stream erosion, and runoff pollution.
- (8) To reduce the adverse impact of changing land use on water bodies and, to that end, this ordinance establishes minimum standards to protect water bodies from degradation resulting from changing land use where stormwater management controls may be insufficient to meet water quantity and quality goals.
- (9) To ensure that storm drains and stormwater BMPs are adequate to address stormwater management needs within a proposed development, and for protecting downstream landowners from flooding and degradation of water quality. The procedures, standards, and recommendations set forth in this Ordinance and the City of Grand Ledge's Post Construction Stormwater Management Guidance Manual (Guidance Manual) are designed for these purposes.
- (10) To ensure that all stormwater facilities necessary for a proposed development will have an appropriate governmental unit responsible in perpetuity for performing maintenance or; for overseeing the performance of maintenance by other entities.
- (11) To facilitate the integration of stormwater management and pollution control with other ordinances, programs, policies, and the comprehensive plans of the City of Grand Ledge.

(12) To establish legal authority to carry out all of the inspection and monitoring procedures necessary to ensure compliance with this ordinance.

ARTICLE II. DEFINITIONS

Section 176-4 Definition of Terms.

The following terms, phrases, words, and derivatives shall have the meaning defined below:

- (a) Applicant. Any person proposing or implementing the development or redevelopment of land.

- (b) BMP or Best Management Practice. A practice, or combination of practices and design criteria that comply with the City of Grand Ledge Post Construction Stormwater Management Guidance Manual, the Michigan Department of Environmental Quality's Guidebook of BMPs for Michigan Watersheds, the Low Impact Development Manual for Michigan, or equivalent practices and design criteria that accomplish the purposes of this Ordinance (including, but not limited to minimizing stormwater runoff and preventing the discharge of pollutants into stormwater) as determined by the City of Grand Ledge and/or, where appropriate, the standards of the Eaton County Drain Commissioner.

- (c) Channel. A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

- (d) Conveyance Facility. A storm drain, pipe, swale, or channel.

- (e) Designer. The licensed professional engineer, landscape architect or professional surveyor responsible for the design of the stormwater management plan.

- (f) Detention. A system which is designed to capture stormwater and release it over a given period of time through an outlet structure at a controlled rate. The goals of this BMP are to control peak discharge rates and provide gravity settling of pollutants.

- (g) Developed or Development. The installation or construction of impervious surfaces on a development site that require, pursuant to state law or local ordinance, City of Grand Ledge approval of a site plan, site condominium, special land use, planned unit development, rezoning of land, land division approval, private road approval, or other approvals required for the development of land or the erection of buildings or structures. Significant alteration of land topography which increases the rate of water flow or concentration in a manner which increases the likelihood of soil erosion and flooding; provided, however, that for the purposes of this Article only, developed or development shall not include the actual construction of, or an addition, extension, or modification to, an individual single-family or a two-family detached dwelling that disturbs less than one acre.

(h) Easement. A legal right granted by a landowner to a grantee allowing the use of private land for conveyance or treatment of stormwater runoff and access to stormwater practices.

(i) Engineered Site Grading Plan. A sealed drawing or plan and accompanying text prepared by a registered engineer or landscape architect which shows alterations of topography, alterations of watercourses, flow directions of stormwater runoff, and proposed stormwater management and measures, having as its purpose to ensure that the objectives of this Ordinance are met.

(j) Erosion and Sediment Control Plan. Means a plan that is designed to minimize the accelerated erosion and sedimentation runoff at a site during construction.

(k) Fee in Lieu Contribution. Means a payment of money in place of meeting all or part of the stormwater performance standards required by this ordinance.

(l) Grading. Any stripping, excavating, filling, or stockpiling of soil or any combination thereof and the land in its excavated or filled condition.

(m) Impervious Surface. Surface that does not allow stormwater runoff to slowly percolate into the soil.

(n) Infiltration. The percolation of water into the ground, expressed in inches per hour.

(o) Land Disturbing Activity. Means any activity that changes the volume or peak flow discharge of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity that bares soil or rock or involves the diversion or piping of any natural or man-made watercourse.

(p) Maintenance Agreement (Covenant). A binding agreement which runs with the land that establishes the terms, measures, and conditions for the maintenance of stormwater systems and facilities.

(q) MDEQ. Michigan Department of Environmental Quality.

(r) National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit. Means the permit issued to the City of Grand Ledge by the Michigan Department of Natural Resources and Environment for point source discharges of stormwater from municipal separate storm sewer systems.

Add nonpoint source pollution:

(s) Non-Structural Measure. A stormwater control and treatment technique that uses natural processes, restoration or enhancement of natural systems, or design approaches to control

runoff and/or reduce pollutant levels. Such measures are used in lieu of or to supplement structural practices on a land development site.

(t) Offsite Facility. All or part of a drainage system that is located partially or completely off the development site which it serves.

(u) Peak Rate of Discharge. The maximum rate of stormwater flow at a particular location following a storm event, as measured at a given point and time in cubic feet per second (CFS).

(v) Permanent Stormwater BMP. Means a stormwater best management practice (BMP) that will be operational after the construction phase of a project and that is designed to become a permanent part of the site for the purposes of managing stormwater runoff.

(w) Plan. Written narratives, specifications, drawings, sketches, written standards, operating procedures, or any combination of these which contain information pursuant to this Ordinance.

(x) Post Construction Stormwater Management Concept Plan (Stormwater Plan). Drawings and written information prepared by a licensed Professional Engineer, Licensed Landscape Architect, or licensed Professional Surveyor which describe the way in which accelerated soil erosion and/or stormwater flows from a particular site are proposed to be controlled, both during and after construction, having as its purpose to ensure that the objectives of this Ordinance are met.

(y) Post Construction Stormwater Management Guidance Manual. A detailed explanation of the policies, procedures and design criteria for complying with the City's Post Construction Stormwater Ordinance.

(z) Receiving Stream or Channel. The body of water or conveyance into which stormwater runoff is discharged

(aa) Recharge. The replenishment of underground water reserves through percolation.

(bb) Redevelopment. Means a change to a previously existing, improved property, including but not limited to the demolition or building of structures, filling, grading, paving, or excavating, but excluding ordinary maintenance activities, remodeling of buildings on the existing footprint, resurfacing of paved areas, and exterior changes or improvements that do not materially increase or concentrate stormwater runoff or cause additional nonpoint source pollution.

(cc) Responsible Party. Means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock, company, trust, estate, governmental entity, or any other legal entity; or their representatives, agents, or assigns that is named on a stormwater maintenance agreement as responsible for long-term operation and maintenance of one or more stormwater BMPs.

(dd) Retention. A holding system for stormwater, either natural or man-made, which does not have a direct outlet to adjoining watercourses or wetlands.

(ee) Runoff. That part of precipitation, which flows over the land.

(ff) Sediment. Mineral or organic particulate matter that has been removed from its site of origin by the processes of soil erosion, is in suspension in water, or is being transported.

(gg) Stormwater BMP. Any facility, structure, channel, area, process or measure which serves to control stormwater runoff in accordance with the purposes and standards of this Ordinance.

(hh) Stream Buffer. An area of land at or near a streambank, wetland, or waterbody that has intrinsic water quality value due to the ecological and biological processes it performs or is otherwise sensitive to changes which may otherwise result in significant degradation to water quality.

(ii) Watercourse. Any natural or manmade waterway or other body of water having reasonably well defined banks. Rivers, streams, creeks, brooks, and channels, whether continually or intermittently flowing, as well as lakes and ponds are watercourses for purposes of stormwater management.

(jj) Watershed. An area of land draining to a common outlet otherwise known as a drainage or catchment area.

(kk) Wetlands. As defined by Michigan's wetland statute, Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

ARTICLE III. GENERAL PROVISIONS

Section 176-5 Applicability.

(a) This Post Construction Stormwater Management Ordinance shall be applicable to all land development (new development and redevelopment), including but not limited to, site plan, plot plan and plat applications as well as any grading applications, that meet one or more of the following criteria unless exempt pursuant to Section 3.02:

(i.) Projects that disturb one (1) acre or more.

(ii.) Projects less than one (1) acre that are part of a larger common plan of development or sale that would disturb one (1) acre or more.

(b) The procedures and standards set forth in this Post Construction Stormwater Management Ordinance, and the policies, procedures, and design data specified in the City of Grand Ledge Post Construction Stormwater Management Guidance Manual (Guidance Manual) provide the

minimum standards to be adhered to by developers and shall not be construed to limit the authority of the City of Grand Ledge to adopt or publish and/or enforce higher standards as a condition of approval of developments. Copies of the Guidance Manual shall be available to the public at the Grand Ledge City Hall. This Ordinance shall be construed as providing minimum standards and should be construed in conjunction with the Guidance Manual. All plans and construction specifications shall be approved by the City of Grand Ledge Public Services Director or the designee of the Director, unless the project involves an established County drain. Projects involving an established County drain shall adhere to the requirements of the Eaton County Drain Commissioner.

(c) No site plan, plot plan, or plat disturbing one (1) acre or more shall be approved until that said development or redevelopment meets all:

- (i.) Soil erosion and sedimentation control measures consistent with the requirements of the Eaton County Drain Commissioner,
- (ii.) Requirements for an approved Post Construction Stormwater Management Concept Plan (Stormwater Plan) as outlined in Article IV of this Ordinance, and
- (iii.) Related land development regulations.

(d) No certificate of occupancy for any building will be issued, unless the applicant for said certificate shall have obtained a certification of completion indicating compliance with all applicable grading plans, specifications, and requirements, this Post Construction Stormwater Management Ordinance and the Guidance Manual.

(e) For an existing retention or detention basin constructed prior to the effective date of this ordinance, an approved Stormwater Plan must be secured prior to any significant expansion, repair, or maintenance of said basin.

Section 176-6 Exemptions.

(a) Notwithstanding the requirements of Section 3.01, a Stormwater Plan shall not be required for activities protected by the Right to Farm Act 93 of 1981, as amended.

(b) The installation or removal of individual manufactured homes within a manufactured home park. This exemption shall not be construed to apply to the construction, expansion, or modification of a manufactured home park.

(c) Plats that have received preliminary plat approval and other developments with final land use approval prior to the effective date of this Ordinance, where such approvals remain in effect.

(d) Any emergency project that is immediately necessary for the protection of life, property, or natural resources.

(e) Linear construction projects, such as pipeline or utility line installation, that do not result in the installation of any impervious cover, as determined by the Director of Public Works.

Section 176-7 Liability.

(a) Any person who undertakes or causes to be undertaken any land development shall ensure that soil erosion, sedimentation, increased pollutant loads and changed water flow characteristics resulting from the activity are controlled so as to minimize pollution of receiving waters, or erosion of channels connecting thereto. The requirements of this ordinance and other applicable City of Grand Ledge ordinances are minimum standards and a person's compliance with the same shall not relieve such person from the duty of enacting all measures necessary to minimize pollution of receiving waters or such erosion to the maximum extent practicable.

Section 176-8 Stormwater Enforcement: Powers and Duties of Enforcing Officials.

(a) The Director of Public Services shall administer and enforce this Ordinance, and may furnish additional policy, criteria and information including specifications and standards, for the proper implementation of the requirements of this ordinance and may provide such information in the form of a Guidance Manual.

(b) The City of Grand Ledge Post Construction Stormwater Management Guidance Manual (Guidance Manual) may be updated and expanded from time to time, at the discretion of the City Council based on improvements in engineering, science, monitoring and local maintenance experience.

(c) Representatives of the City shall have the right to enter upon any land for the purposes of making an inspection or acquiring information to determine whether or not the property conforms to the requirements of this ordinance.

**ARTICLE IV. POST CONSTRUCTION STORMWATER MANAGEMENT
CONCEPT PLAN REQUIREMENTS (STORMWATER PLAN)**

Section 176-9 Pre-application Conference.

(a) A pre-application conference may be held with the City of Grand Ledge Department of Public Works prior to the submittal of a Stormwater Plan and before any alterations to the land. The purpose of the pre-application conference is to provide information about the City of Grand Ledge's regulations, plan submittal requirements, and any additional requirements imposed on that site due to downstream restrictions.

Section 176-10 Contents of Post Construction Stormwater Management Concept Plan (Stormwater Plan).

(a) The Stormwater management Concept Plan (Stormwater Plan) shall utilize to the maximum extent practicable site planning and design techniques that reduce runoff rates, volumes, and pollutant loads. Such techniques include, but are not limited to, minimization and/or disconnection of impervious surfaces; development design that reduces the rate and volume of runoff; restoration or enhancement of natural areas such as riparian areas, wetlands, and forests; and distributed practices that intercept and treat runoff from developed areas.

(b) The Stormwater Plan shall be presented as follows:

(1) Through plans, illustrations, reports, and calculations, the Stormwater Plan shall display the required information specified in the Guidance Manual.

(2) The Stormwater Plan must be sufficiently detailed to specify the type, location, and size of stormwater management facilities, using preliminary calculations. Detailed construction drawings are not required at the Stormwater Plan review stage.

(3) If it is proposed to develop a parcel in two or more phases, the Stormwater Plan shall be prepared and submitted for the total project.

(c) Plan Preparation- The Stormwater Plan shall be prepared by a licensed Professional Engineer, Landscape Architect or Professional Surveyor in accordance with the requirements outlined in the City of Grand Ledge Post Construction Stormwater Management Guidance Manual. Other persons and professionals may assist in the preparation of the plan. All plans shall be properly sealed.

Section 176-11 Standards for Post Construction Stormwater Management Concept Plan (Stormwater Plan) Approval.

(a) All developments requiring a Stormwater Plan shall be designed, constructed, and maintained to prevent flooding, minimize stream channel impacts, protect water quality, and achieve the purposes of this Ordinance, as stated above. The City of Grand Ledge has adopted performance standards to meet the objectives of managing the quantity and quality of stormwater runoff from a site as detailed below and/or in the Guidance Manual.

(b) Designers may select any combination of stormwater BMPs which meet the performance standards provided the selections:

(1) Comply with the requirements identified in this Ordinance and the Guidance Manual;

(2) Comply with all other local, county, state, or federal requirements; and

(3) Do not conflict with the existing local stormwater management and watershed plans.

(c) The particular facilities and measures required on-site shall take into consideration the natural features, upland areas, wetlands, and watercourses on the site; the potential for on-site and offsite adverse stormwater impacts, water pollution, and erosion; and the size of the site.

(d) The following On-Site Stormwater Management concepts must be followed:

(1) Natural topography and site drainage shall be preserved and site grading shall be minimized to the maximum extent reasonably achievable considering the nature of the development.

(2) The preferred conveyance strategy is to transport, wherever possible, untreated and treated runoff in conveyance facilities open to the atmosphere (e.g. swales, vegetated buffer strips, energy-dissipating structures, etc.), rather than through enclosed pipes, so as to decrease runoff velocity, allow for natural infiltration, allow suspended sediment particles to settle, and to remove pollutants.

(3) Watercourses shall not be deepened, widened, dredged, cleared of vegetation, straightened, stabilized, or otherwise altered without applicable permits or approvals from the Director of Public Works, relevant county agencies and the applicable State of Michigan Department(s).

(4) The following volume/channel protection criteria shall be met. No net increase in runoff from storm events up to the two year 24-hour event from predevelopment conditions. Specific details for compliance with this requirement are outlined in the City of Grand Ledge Guidance Manual.

(5) The following peak rate/flood control criteria shall be met. The peak discharge rate from all storms up to the 100-year, 24-hour event shall not be greater than predevelopment discharge rates. Where the runoff volume is not increased from the predevelopment condition, the peak rate corresponding to the same storms is considered controlled. If specific watershed conditions require additional peak rate control, the City of Grand Ledge may, in its discretion, upon the recommendation of its Director of Public Works: a) restrict the peak discharge from the 100-year, 24 hour event to a fixed release rate; or b) require additional runoff volume reduction. Specific details for compliance with this requirement are outlined in the Guidance Manual.

(6) The following water quality criteria shall be met. Water quality criteria are met when (a) the minimum treatment volume control criteria of one (1) inch of runoff from the entire site is retained and (b) when the following Total Suspended Solids criteria is met:

- (i.) A minimum of 80 percent of Total Suspended Solids has been removed as compared with uncontrolled runoff, or
- (ii) A minimum discharge concentration of TSS not to exceed 80 mg/l is met.

If the required minimum TSS levels are not met by the capture of one inch of runoff from the entire site, then additional treatment methods must be designed to meet the minimum TSS removal requirements. Specific details for compliance with this requirement are outlined in the Guidance Manual.

(7) Under certain conditions, the City of Grand Ledge, upon recommendation by the Director of Public Works, may impose the following additional restrictions on stormwater discharges:

(i.) Peak discharge may be further restricted when it can be shown that a probable risk to downstream structures or unique natural areas exists or that existing severe flooding problems could be negatively impacted.

(ii.) Measures may be imposed to protect against ground or surface water pollution where the nature of the soils or bedrock underlying a stormwater management structure constitutes substantial risk of contamination, such as might be the case in limestone formations. Special provisions to be followed in these cases will be provided by the Director of Public Works.

(iii.) Where groundwater yields are very low or where a groundwater supply already is heavily used, the City of Grand Ledge may require that the entire volume of the two-year, 24-hour rainfall event be retained and infiltrated. If substantial irrigation needs are anticipated, portions of stored stormwater may be reused for irrigation purposes.

(e) Stormwater "Credits" for Onsite Stormwater Management may be considered in accordance with the provisions provided in the Guidance Manual.

Section 176-12 Stormwater Management Concept Plan (Stormwater Plan) Submission.

(a) The Stormwater Plan shall be submitted to the Department of Public Works for review in accordance with the requirements specified in the Guidance Manual.

(b) Compliance with the requirements of this Ordinance does not eliminate the need for the proprietor to obtain required permits and approvals from county and state agencies.

(c) Compliance with the requirements of this Ordinance does not eliminate the need for the proprietor to comply with other applicable City of Grand Ledge ordinances and regulations.

(d) Upon submission of a Stormwater Plan, as provided above, such plan shall be reviewed by the Department of Public Works and a written response prepared and submitted to the Planning Commission for approval. If the site plan, subdivision plat, or other earth change plan is revised, then the Stormwater Management Concept Plan shall also be revised and rereviewed by the Department of Public Works to ensure continued compliance with all other applicable ordinances.

Section 176-13 Stormwater Management Plan Review Procedures.

(a) All Stormwater Plans shall receive engineering and environmental review.

(1) If the proposed plan is not sufficient as originally submitted, the Director of Public Services, or the designee of the Director, shall notify the applicant in writing, setting forth the reasons for withholding a recommendation for approval.

(b) Planning Commission Review

(1) The Planning Commission shall apply and incorporate the Department of Public Works' review and approval of the Stormwater Plan prior to proceeding with its formal action on the proposed development or redevelopment.

(2) If the Planning Commission determines that all of the required information has not been received, the proprietor may request that the matter be tabled to allow for the submittal of the required information.

(3) If all the required information has been received, the Planning Commission shall recommend approval, recommend approval with conditions, or recommend denial of the proposed development and its accompanying Stormwater Plan. Recommendations for action on the Stormwater Plan can be part of the recommendation for action on the site plan or subdivision plat.

(c) City of Grand Ledge Council Review

(1) The City Council shall, following recommendation by the Planning Commission, review the plans for the development/redevelopment including the Stormwater Plan.

(2) The City Council shall approve, approve with conditions, or deny approval of the development/redevelopment and its accompanying Stormwater Plan.

(3) If the Stormwater Plan is approved, the City Council will require the following as a condition of approval:

(i.) Before approval of the final stormwater BMP construction plans, copies of all necessary Wetland, Floodplain, Inland Lakes and Streams, Erosion Control or other needed state, federal, or local permits relating to stormwater management have been provided by the applicant for the City of Grand Ledge's files.

(ii.) A satisfactory maintenance agreement in accordance with this ordinance that assures long-term maintenance of all drainage improvements will be in place before approval of the final plan. Documentation of maintenance agreement will be supplied to the Department of Public Works and approved by the Director of Public Works.

- (iii.) Before approval of the final stormwater BMP construction plans, the applicant will post cash or a letter of credit in an amount not less than 10 percent of the cost of the stormwater facilities for projects of less than \$100,000 or five percent of the cost for projects over \$100,000. This deposit will be held for one year after the date of completion of construction and final inspection of the stormwater facilities, or until construction on all phases in the development are completed, whichever time period is longer (see Section 8.05 of this Ordinance).
- (iv.) This deposit will be returned to the applicant (in the case of cash) or allowed to expire (in the case of a letter of credit), as provided above, provided all stormwater facilities are clean, unobstructed, and in good working order, as determined by the City Director of Public Works.
- (v.) Electronic files (in AutoCAD format) of the as-built storm drains and stormwater BMPs will be submitted by the applicant or his/her engineer to the Department of Public Works along with the final plan for existing systems, or upon completion of system construction for new systems.
- (vi.) Complete development agreements (including deed restrictions) must be submitted for the City of Grand Ledge review and approval prior to recording.

Section 176-14 Review Fees.

- (a) The City of Grand Ledge City Council shall establish and from time to time may revise application fees and escrow requirements by resolution. Fees and escrow account payments shall be sufficient to cover administrative and technical review costs anticipated to be incurred by the City including the costs of on-site inspections.

Section 176-15 Reserved For Future Use.

Section 176-16 Revision of Stormwater Management Plan.

- (a) If it becomes necessary to alter a development or earth change proposal after the Stormwater Plan has been approved, a revised Stormwater Plan must be submitted, reviewed, and approved in accordance with the procedure set forth above. All requirements and standards for a Stormwater Plan shall apply. The foregoing notwithstanding, a minor change in the Post Construction Stormwater Management Plan may be approved administratively by the Director of Public Services or the Director's designee. For purposes of this section, a "minor change" shall mean a revision that does not relate to the function or intent of applicable standards.

Section 176-17 Drains Under the Jurisdiction of the Drain Commissioner.

- (a) Drainage districts will not be altered when designing development drainage, except as provided under Sections 425 or 433 of Act 40, Public Act 1956 as amended.

(b) Existing county drain easements will be indicated on the Stormwater Plan as well as the final stormwater BMP construction plans and will be designated as "Eaton County Drain", "Clinton County Drain", or the appropriate inter-county drain as applicable. County drain easements prior to 1956 were not required by statute to be recorded immediately; therefore, it may be necessary to check the permanent records of the Drain Office to see if a drain easement is in existence on the subject property.

(c) A permit will be obtained from the appropriate Drain Commissioner's Office prior to discharging into, tapping or crossing any county or inter-county drain. The permit must be obtained prior to final plan approval.

(d) Proposed relocations of county drains will be processed through the office of the appropriate Drain Commissioner.

ARTICLE V. STORMWATER BEST MANAGEMENT PRACTICES (BMP) CONSTRUCTION PLANS

Section 176-18 Submittal, Review and Approval Procedures Requirements.

(a) The applicant will submit five copies of the stormwater BMP construction plans with a letter of transmittal to the City of Grand Ledge Department of Public Works with the final site plan for the development/redevelopment.

(b) The stormwater BMP construction plan submittal shall contain a completed application form provided by the City of Grand Ledge; the fee required by Section 4.06; stormwater BMP construction plans that satisfies the requirements of this section and the City's Post Construction Stormwater Management Guidance Manual (Guidance Manual); a stormwater maintenance plan; and a certification stating that all requirements of the approved plan will be complied with. Failure of the owner to demonstrate that the project meets these requirements, as determined by the City of Grand Ledge, shall be reason to deny approval of the stormwater BMP construction plans.

(c) The City of Grand Ledge shall check the stormwater BMP construction plans for consistency with the Post Construction Stormwater Management Concept Plan (Stormwater Plan) and may require a revised Stormwater Plan if substantive changes in the site development proposal have been made.

(d) The Grading and Soil Erosion Sedimentation Control Permit shall be obtained from the appropriate jurisdiction.

(e) The stormwater BMP construction plans shall be prepared in accordance with the provisions provided in this Ordinance.

(f) Construction drawings and engineering specifications shall be subject to review and approval by the City Department of Public Works in order to ensure that the construction plan

conforms with the approved Stormwater Plan; that adequate storm drainage will be provided; that the proposed stormwater management system provides adequately for water quantity and quality management; and to ensure protection of property owners and watercourses both within the proposed development and downstream.

(g) The following information is required to be submitted where applicable:

(1) A grading and soil erosion permit under "The Michigan Soil Erosion and Sedimentation Control Act", P.A. 451, Part 91 Public Acts of 1994 as amended, will be obtained from the Eaton County Drain Commissioner prior to any construction.

(2) For developments that will result in disturbance of five or more acres of land, a complete Notice of Coverage must be submitted to the Michigan Department of Environmental Quality, Water Bureau, to have the discharge deemed authorized under a National Pollutant Discharge Elimination System permit.

(3) The applicant will make arrangements acceptable to the Department of Public Works for inspection during construction and for final verification of the construction by the designer prior to approving Certificate of Occupancy.

(4) Review of final construction plans by the Department of Public Works will not proceed until site plan approval has been granted.

(5) Approval of the stormwater BMP construction plans by the City of Grand Ledge is valid for one calendar year. If an extension beyond this period is needed, the applicant will submit a written request to the City of Grand Ledge for an extension. The City may grant one year extensions of the approval, and may require updated or additional information if needed. City action under this provision may be taken administratively provided that no changes to the stormwater BMP construction plans and/or standards have occurred. In the event one or more such changes have occurred, City of Grand Ledge action under this provision shall be taken by the final reviewing body. Financial guarantees pursuant to Section 405(c)(3) and deposits shall remain in place during all such extension periods.

(6) For site condominiums, complete Master Deed documents (including "Exhibits" drawings) must be submitted for the City's review and approval prior to recording.

(h) No substantive changes shall be made to an approved stormwater BMP construction plan without review and written approval by the City of Grand Ledge. The Department of Public Works may request additional data with a plan amendment as may be necessary for a complete review of the stormwater BMP construction plan and to ensure that changes to the plan will comply with the requirements of this ordinance.

(i) The stormwater BMP construction plans shall be prepared by a designer and must be signed by the professional preparing the plan, who shall certify that the design of all stormwater BMPs meet the requirements of this ordinance.

(j) The owner shall agree that all land clearing, construction, land development and drainage will be done according to the approved stormwater BMP construction plan.

Section 176-19 As-Built Certification.

(a) An as-built certification for stormwater BMPs must be provided to the Department of Public Works prior to final approval of the development. The certification shall include all of the requirements noted in the Guidance Manual applicable to the specific project involved.

ARTICLE VI. ENGINEERED SITE GRADING PLANS

Section 176-20 Contents of Engineered Site Grading Plans.

(a) The Engineered Site Grading and Soil Erosion and Sedimentation Control Plans for a development shall be submitted by the owner to the appropriate County agency.

(b) In addition to the requirements outlined in the Engineered Site Grading Plan shall include the following information:

(1) The general stormwater management scheme for the proposed development indicating how stormwater management will be provided and where drainage will outlet.

(2) A description of the off-site outlet and evidence of its adequacy. If no adequate watercourse exists to effectively handle a concentrated flow of water from the proposed development, discharge will be reduced to sheet flow prior to exiting the site, and shall not exceed the allowable outlet rate defined in the Engineering Design Standards. Additional volume controls may be required in such cases and/or acquisition of rights-of-way from downstream property owners receiving the stormwater flow.

(3) Identification of any on-site and/or off-site stormwater management facilities and appropriate easements, granted to the entity that will be responsible for future maintenance.

(4) Any drainage originating outside of the development limits that flows onto or across the development. (In general, drainage from off-site shall not be passed through on-site stormwater BMPs).

(5) Any natural watercourses, the City of Grand Ledge and County drains that traverse or abut the property.

Section 176-20 Grading Plan Review Procedures and Standards.

(a) The following performance standards shall be met by the applicant:

(1) The increased volume of water discharged from a development shall not create adverse impacts to downstream property owners, wetlands and watercourses (e.g., flooding; excessive soil saturation; crop damage; erosion; degradation in water quality or habitat).

(2) Natural topography and site drainage shall be preserved and site grading shall be minimized to the maximum extent reasonably achievable considering the nature of the development.

(3) Watercourses shall not be deepened, widened, dredged, cleared of vegetation, straightened, stabilized, or otherwise altered without applicable permits or approvals from the City of Grand Ledge, relevant county agencies and the applicable State of Michigan Department(s).

(b) Review procedures:

(1) Engineered Site Grading Plans shall be subject to review and approval by the Director of Public Works or his/her designee(s) to assure compliance with this Ordinance.

(2) Engineered Site Grading Plans shall be reviewed and approved by the Director of Public Works or his/her designee prior to the issuance of a building permit.

(3) Construction Plans shall be reviewed by the Department of Public Works to ensure that the construction plan conforms to the approved Post Construction Stormwater Management Concept Plan.

ARTICLE VII. CONSTRUCTION & MAINTENANCE INSPECTION FOR PERMANENT STORMWATER MANAGEMENT BMPs

Section 176-21 Notice of Construction Commencement.

The applicant must notify the City of Grand Ledge Department of Public Works before the commencement of construction. In addition, the applicant must notify the City of Grand Ledge Department of Public Works in advance of construction of critical components of the stormwater practices shown on the approved stormwater BMP construction plans. The City may, in its discretion, issue verbal or written authorization to proceed with critical construction steps, such as installation of permanent stormwater BMPs based on stabilization of the drainage area and other factors.

Section 176-22 Construction Inspections by City of Grand Ledge or its Representatives.

The City of Grand Ledge Department of Public Works or its representatives may conduct periodic inspections of the stormwater practices shown on the approved stormwater BMP construction plan, and especially during critical installation and stabilization steps. All inspections shall be documented in writing. The inspection shall document any variations or discrepancies from the approved plan, and the resolution of such issues. Additional information regarding inspections can be found in the City of Grand Ledge's Stormwater Management Guidance Manual. A final inspection by the City of Grand Ledge is required before any performance bond or guarantee, or portion thereof, shall be released.

Section 176-23 Maintenance Inspections.

The City of Grand Ledge Department of Public Works or its representatives may conduct periodic inspections for all stormwater practices constructed as part of the approved BMP construction plans. All inspections will be documented in writing. The inspection shall document maintenance and repair needs and discrepancies from the stormwater maintenance agreement and stormwater maintenance plans. Failure to list a defect shall not relieve the owner of requirements for compliance with applicable regulations.

ARTICLE VIII. PERFORMANCE GUARANTEES, EASEMENTS, AND MAINTENANCE

Section 176-24 Applicability of Requirements.

(a) Requirements of this Article concerning performance guarantees, easements, and maintenance agreements shall apply to owners required to submit a Post Construction Stormwater Management Concept Plan (Stormwater Plan) to the City of Grand Ledge for review and approval.

Section 176-25 Performance Guarantees.

(a) The applicant shall post an acceptable performance bond or irrevocable letter of credit or cash to guarantee performance. The performance guarantee shall be an amount determined by the Director of Public Works. Required performance guarantees shall be provided to the City of Grand Ledge after the Stormwater Plan, but prior to the final approval of the stormwater BMP construction plans and initiation of any earth change.

(b) After determination by the Director of Public Works that all facilities are completed in compliance with the approved Stormwater Plan and the stormwater BMP construction plans, the posted performance guarantee remaining shall be released.

Section 176-26 Stormwater Management Easements.

(a) Necessity of Easements for On-site Stormwater BMPs:

(1) Stormwater management easements shall be provided in a form required by the City of Grand Ledge and the City Attorney (see Guidance Manual), and recorded as directed as part of the approval of the City of Grand Ledge to assure (i) access for inspections; (ii) access to stormwater BMPs for maintenance purposes; and (iii) preservation of primary and secondary drainageways which are needed to serve stormwater management needs of other properties.

(b) Easements for Off-site Stormwater BMPs:

(1) The owner shall obtain easements assuring use of and access to all areas used for off-site stormwater management, including undeveloped or undisturbed lands.

(c) Recording of Easements:

(1) Easements required by this article shall run with the land and shall be recorded with the County Register of Deeds according to county requirements.

(d) Recording Prior to Building Permit Issuance:

(1) The applicant must provide the City Clerk with evidence of the recording of the easement prior to final subdivision plat or condominium approval or other applicable final construction approval.

(e) Right-of-Entry:

(1) The easements must contain a provision granting the City of Grand Ledge and its representatives the right of entry for the purpose of conducting periodic inspections of

stormwater BMPs at reasonable times and in a reasonable manner. In addition, such easements shall be deemed to include the right to enter a property when the City of Grand Ledge has a reasonable basis to believe that a violation of this Ordinance is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this Ordinance.

Section 176-27 Maintenance Bond.

- (a) A maintenance bond shall be provided to the City of Grand Ledge.
- (b) The maintenance bond shall be provided for a period of one year commencing from the date of final approval of the Stormwater Plan.

Section 176-28 Maintenance Agreement.

(a) Purpose of Maintenance Agreement

- (1) The purpose of the maintenance agreement is to provide the means and assurance that maintenance of stormwater BMPs shall be undertaken.

(b) Responsible Party

- (1) The responsible party named in the recorded stormwater maintenance agreement shall maintain in good condition and promptly repair and restore all structural and non-structural stormwater BMPs and all necessary access routes and appurtenances. Such repairs or restoration and maintenance shall be in accordance with the approved stormwater management design plan, the stormwater maintenance agreement, and the stormwater maintenance plan.
- (2) The responsible party shall make records of installation and of all maintenance and repairs, and shall retain the records for at least five (5) years. These records shall be made available to the City of Grand Ledge during inspection of the practice and at other reasonable times upon request.

(c) Maintenance Agreement Required

- (1) A maintenance agreement shall be submitted to the City of Grand Ledge, for review by the Director of Public Works and his/her designee and the City Attorney, for all development, and shall be subject to approval in accordance with the Stormwater Plan. A formal Maintenance Plan shall be included in the maintenance agreement.
- (2) Maintenance agreements shall be approved by the City of Grand Ledge Council prior to final subdivision plat or condominium approval, as applicable, and prior to construction approval in other cases.

(3) A maintenance agreement is not required to be submitted to the City of Grand Ledge for drains that will be maintained by the County Drain Commissioner.

(d) Maintenance Agreement Provisions

(1) The maintenance agreement shall include a plan for routine, emergency, and long-term maintenance of all stormwater BMPs, with a detailed annual estimated budget for the initial three years, and a clear statement that, except for maintenance required as a result of an emergency, only future maintenance activities in accordance with the maintenance agreement plan shall be permitted without the necessity of securing new permits. Written notice of the intent to proceed with non-routine maintenance shall be provided by the party responsible for maintenance to the City of Grand Ledge Department of Public Works at least 14 days in advance of commencing work.

(2) The maintenance agreement shall be binding on all subsequent owners of land served by the stormwater BMPs and shall be recorded in the office of the County Register of Deeds prior to the effectiveness of the approval of the City of Grand Ledge Council.

(3) If it has been found by the City of Grand Ledge Council, following notice and an opportunity to be heard by the property owner, that there has been a material failure or refusal to undertake maintenance as required under this ordinance and/or as required in the approved maintenance agreement as required hereunder, the Director of Public Works shall then be authorized, but not required, to hire an entity with qualifications and experience in the subject matter to undertake the monitoring and maintenance as so required, in which event the property owner shall be obligated to advance or reimburse payment (as determined by the City of Grand Ledge) for all costs and expenses associated with such monitoring and maintenance, together with a reasonable administrative fee. The maintenance agreement required under this Ordinance shall contain a provision spelling out this requirement and, if the applicant objects in any respect to such provision or the underlying rights and obligations, such objection shall be resolved prior to the commencement of construction of the proposed development on the property.

ARTICLE IX. SEVERABILITY

Section 176-29 Severability.

(a) If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in force and effect.

Section 176-30 Sanctions for Violations.

(a) Any person violating any provision of this ordinance shall be responsible for a municipal civil infraction and subject to a fine for a first offense and enhanced fines for subsequent offense(s), plus costs, damages, expenses, and other sanctions authorized by the Grand Ledge City Code and Chapter 87 of the Revised Judicature Act of 1961 and other applicable laws, including, without limitation, equitable relief. Each day such violation occurs or continues shall be deemed a separate offense and shall make the violator liable for the imposition of a fine for each day. The rights and remedies provided for in this section are cumulative and in addition to any other remedies provided by law. An admission or determination of responsibility shall not exempt the offender from compliance with the requirements of this ordinance.

For purposes of this section, "subsequent offense" means a violation of the provisions of this ordinance committed by the same person within 12 months of a previous violation of the same provision of this ordinance for which said person admitted responsibility or was adjudicated to be responsible.

The City of Grand Ledge is authorized to issue municipal civil infraction citations to any person alleged to be violating any provision of this Ordinance.

(b) Any person who neglects or fails to comply with a stop work order issued under this ordinance shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not more than Five Hundred and no/100 Dollars (\$500.00) or imprisonment in the County jail for not more than 93 days, or both such fine and imprisonment, and such person shall also pay such costs as may be imposed in the discretion of the court.

(c) Any person who aids or abets a person in a violation of this ordinance shall be subject to the sanctions provided in this section.

Section 176-31 Stop Work Order.

(a) Unless otherwise specified, any person violating any provisions of this Ordinance shall be responsible for a municipal civil infraction and subject to a fine or fines provided by Chapter 1, Article II, of the Code of the City of Grand Ledge, including equitable remedies to enjoin such conduct.

(b) Any person who neglects or fails to comply with a stop work notice or order issued under this ordinance shall be guilty of a misdemeanor punishable as provided in Chapter 1, Article II of the Code of the City of Grand Ledge.

(c) Any person who aids or abets a person in violation of this ordinance shall be subject to the sanctions provided in this section.

Section 176-32 Failure to Comply; Completion.

(a) In addition to any other remedies, should any owner fail to comply with the provisions of this Ordinance, the City of Grand Ledge may, after the giving of reasonable notice and opportunity for compliance, have the necessary work done, and the owner shall be obligated to promptly reimburse the City for all costs of such work, and the amount thereof, if unpaid, may be placed as a lien against the property and collected at the time and by the method available for collection of property taxes.

Section 176-33 Emergency Measures.

(a) When emergency measures are necessary to abate or moderate a nuisance, to protect public safety, health and welfare, and/or to prevent loss of life, injury or damage to property, the City of Grand Ledge is authorized to carry out or arrange for all such emergency measures, including the obtaining of injunctive relief. Property owners shall be responsible for the cost of such measures made necessary as a result of a violation of this Ordinance, and shall promptly reimburse the City for all such costs.

Section 176-34 Cost Recovery for Damage to Storm Drain System.

(a) A discharger shall be liable for all costs incurred by the City of Grand Ledge as the result of causing a discharge that produces a deposit or obstruction, or causes damage to, or impairs a storm drain or receiving waters, or violates any of the provisions of this Ordinance. Costs include, but are not limited to, those penalties levied by the Environmental Protection Agency or Michigan Department of Environmental Quality for violation of an NPDES permit, actual attorney fees, and other costs and expenses.

Section 176-35 Collection of Costs; Lien.

(a) Costs incurred by the City of Grand Ledge and either of the Drain Commissioners pursuant to this ordinance shall be a lien on the premises which shall be enforceable in accordance with Act No. 94 of the Public Acts of 1933, as amended from time to time. Any such charges which are delinquent for six (6) months or more may be certified annually to the City of Grand Ledge Treasurer who shall enter the lien on the next tax roll against the premises and the costs shall be collected and the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the roll and the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the City or the appropriate Drain Commissioner shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended.

Section 176-36 Effect of Approval on Remedies.

(a) The approval or disapproval of any Post Construction Stormwater Management Concept Plan shall not have any effect on any remedy which may be available to any person at law or in equity.

Section 176-37 Effective Date.

(a) This Ordinance shall become effective as provided by the Grand Ledge City Charter.

Introduced by the City Council of the City of Grand Ledge this ____ day of _____, 2012.

MOTION BY

SECOND BY

AYES:

NAYS: None

ABSENT: None

Approved by the City Council of the City of Grand Ledge this ____ day of _____, 2012.

MOTION BY

SECOND BY

AYES:

NAYS:

ABSENT:

APPROVED:

KALMIN SMITH, MAYOR

I, Gregory Newman, City Clerk of the City of Grand Ledge, certify this is Ordinance # _____ adopted by the City Council of the City of Grand Ledge, at a meeting held on the day of _____, 2012; a meeting held according to the Open Meetings Act, Act No. 267, Public Acts of Michigan, 1976, as amended; and subsequent to its adoption, Ordinance # _____ was published in the Grand Ledge Independent, a newspaper of general circulation in the City of Grand Ledge, the ____ day of _____, 2012.

EXISTING ORDINANCE:

Section 220-70. Exterior lighting.

- ~~A. All outdoor lighting in all use districts used to illuminate the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences.~~
- ~~B. All outdoor lighting in all use districts shall be directed toward and confined to the ground area of lawns or parking lots.~~
- ~~C. All lighting of nonresidential uses for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.~~
- ~~D. All illumination of signs and any other outdoor features shall not be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.~~
- ~~E. Parking lot lighting shall not exceed an intensity of five footcandles, nor shall it be less than 1.5 footcandles.~~
- ~~F. Exterior lighting shall in no way imitate directional or traffic lighting.~~

PROPOSED ORDINANCE:

Section 220-70. Exterior lighting.

- A. Lighting definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Canopy structure: Any overhead protective structure which is constructed in such a manner as to allow pedestrians/vehicles to pass under.

Flood or spot light: Any light fixture or lamp that incorporates a reflector or refractor to concentrate the light output into a directed beam in a particular direction.

Glare: Direct light emitted by a lamp, luminous tube lighting or other light source.

Lamp: The component of the luminaire that produces the actual light including luminous tube lighting.

Light fixture: The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting.

Light pollution: Artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties.

Light trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Luminaire: The complete lighting system including the lamp and light fixture.

Luminous tube lighting: Gas filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

Outdoor light fixtures: Outdoor artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement.

Shielded fixture: Outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, e.g. "shoebox-type" fixtures. A luminaire mounted in a recessed fashion under a canopy or other structure such that the surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this article.

B. Lighting standards.

Unless otherwise exempted by this Section, all lighting must comply with the following standards:

1. *Freestanding pole lighting.*

- a. Exterior lighting shall be fully shielded and directed downward to prevent off-site glare. Fixed (not adjustable), downward-directed, metal halide shoebox fixtures shall be used in an effort to maintain a unified lighting standard throughout the city and prevent "sky glow."
- b. The intensity of light shall not exceed 5 footcandles within any site. For sites abutting a residential district or use, the intensity of light cannot exceed 0.5 footcandles at the property line. A maximum of 10 footcandles is permitted within a site for gasoline stations and automobile dealerships as long as the light intensity does not exceed the allowable intensities at the property line.
- c. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures are necessary to preserve the intended character of the site.

- d. The maximum height of parking lot light fixtures shall be 20 feet, except that the Planning Commission may permit a maximum height of 30 feet within commercial, industrial, and office zoning districts and for institutional uses in residential districts when the poles are no closer than 150 feet to a residential district or use.

2. *Building-mounted lighting.*

- a. Building-mounted lighting shall be fully shielded and directed downward to prevent off-site glare. Fixed (not adjustable), downward-directed, metal halide fixtures shall be used in an effort to maintain a unified lighting standard throughout the city and prevent "sky glow."
- b. The intensity of light shall not exceed 5 footcandles within any site. For sites abutting a residential district or use, the intensity of light cannot exceed 0.5 footcandles at the property line. A maximum of 10 footcandles is permitted within a site for gasoline stations and automobile dealerships as long as the light intensity does not exceed the allowable intensities at the property line.
- c. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.
- d. Luminous-tube and exposed-bulb fluorescent lighting is prohibited as an architectural detail on all buildings, e.g. along the roof line and eaves, around windows, etc. The planning commission may approve internally illuminated architectural bands when it can be shown that the treatment will enhance the appearance of the building or is necessary for security purposes.

3. *Window lighting.*

- a. Any light fixtures visible through a window must be shielded to prevent glare at the property line.
- b. Luminous tube and exposed bulb fluorescent lighting (visible from the property line) is prohibited unless it is part of a sign that meets the requirements of Section 220-78, Signs.

C. Exemptions.

The following are exempt from the lighting requirements of this article, except that the Building Official/Zoning Administrator may take steps to eliminate the impact of the exempted items when deemed necessary to protect the health, safety and welfare of the public:

1. Sports field lighting, in use no later than 10:00 p.m., provided they are located at least 1,000 feet away from any existing residential zone or use. Other sports field

lighting may be approved by the Planning Commission after a determination that compliance with the standards in this Section have been met to the greatest extent possible, and that all efforts possible were made to minimize any negative impacts to surrounding uses.

2. Swimming pools.
3. Holiday decorations.
4. Window displays without glare.
5. Shielded pedestrian walkway lighting.
6. Residential lighting with no off-site glare.
7. Street lights.

MEMO

TO: Planning Commission

FROM: Susan Stachowiak
Zoning Administrator

DATE: December 27, 2012

RE: Ordinance Violations - December, 2012

Anthony & Rebecca Ramos 118 W. Front Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Robert Therrian 411 W. Main Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Miri Properties LLC 1052 E. Saginaw Hwy.	Violation of Ord. 220-78 Temporary Signs	Owner has not complied Final notice has been sent
James & Amy Waldrop 115 Kennedy Place	Violation of Ord. 220-57 Parking on lawn	Owner has complied
Sam Gay 330 N. Clinton Street	Violation of Ord. 220-57 Parking on lawn	Owner has complied
Douglas Robinson 442 Union Street	Violation of Ord. 220-64 Carport not in compliance with front yard setback	Owner still has time to comply
Edythe E. Brunger Estate 629 Maple Street	Violation of Ord. 198-1 Dead Tree	Owner's representative has contacted me and will be complying