The City of Grand Ledge

Kalmin D. Smith – Mayor | Adam R. Smith – City Administrator

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NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, February 2, 2017 at 7:00 p.m.** The meeting will be held at Grand Ledge City Hall, 310 Greenwood 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 January 5, 2017
5. Notice of Agenda Item Conflicts
6. Business from the Floor

NEW BUSINESS

7. Review of Library Parking Lot Design Plans
8. Zoning Ordinance Amendment – Article XI, B-1 Highway Service District
9. Zoning Ordinance Amendment – Article X: CBD, Central Business District
10. Zoning Ordinance Amendment – Article IX: OS, Office Service District
11. Election of Officers – Chair, Vice-Chair & Secretary

OTHER BUSINESS

12. Zoning Administrator's Report
13. Zoning Board of Appeals Representative's Report
14. Council Representative's Report
15. Comments from Commissioners
16. Chairman's Report
17. Adjournment

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
320 E. River Street	Tangent Enterprises	Junk Vehicle	1/24/2017	2/7/2017	Open
265 S. Clinton Street	Richard Kempf	Junk Vehicles	1/24/2017	2/7/2017	Open
505 N. Clinotn Street	Mark Waldrop	Junk Vehicles	1/24/2017	2/7/2017	Open
710 W. Jefferson Street	David Hall	Junk	1/24/2017	2/7/2017	Open
214 Franklin Street	Charles Smith	Parking in yard	1/20/2017	2/3/3017	Open
117 Edwards Street	Matt McGill	Junk	1/20/2017	1/27/3017	Open
202 E. Main Stret	Lanny & Sue Preston	Junk	1/20/2017	1/27/3017	Open
713 Maple Street	713 Maple LLC	Junk	1/12/2017	1/19/2017	Complied
220 Edwards Street	Toby & Dana Hartwick	Junk	1/12/2017	1/19/2017	Complied
411 W. Main Street	Wells Fargo Bank	Junk	1/11/2017	1/18/2017	Complied
217 W. Washington	Jacob Gonzales	junk	1/4/2017	1/11/2017	Complied
325 W. Washington Street	Nathan Floyd	Front Yard Parking	1/4/2017	1/11/2017	Complied
603 N. Clinton Street	Lyle's Party Store	Illegal Sign	12/29/2016	1/9/2017	Final notice sent
620 N. Clinton Street	ZJW Enterprises LLC	Illegal Signs	12/29/2016	1/9/2017	Complied
803 N. Clinton Street	Tommy Hufnagle	Junk	12/29/2016	1/9/2017	Complied
203 W. Main Street	Bao Nguyen	Junk	12/29/2016	1/9/2017	Complied
506 S. Bridge Street	Keith Kris	Junk	12/27/2016	1/9/2017	Complied
414 Jenne Street	Jessica Buffenbarger	Junk	12/27/2016	1/9/2017	Final notice sent
138-144 Grand Manor Drive	Kevin & Lori Rademacher	Junk	12/27/2016	1/9/2017	Complied
326 W. Main Street	Jennifer Botek	Junk	12/27/2016	1/9/2017	Final notice sent
412 West	Estaban & Allena Tapia	Junk	12/5/2016	12/12/2016	Complied
921/923 Degroff Street	Richard Kellogg	Front Yard Parking	12/19/2016	12/27/2016	Complied
176 McMillan Street	Karen Hummel	Junk	12/15/2016	12/27/2016	Complied
732 W. Jefferson Street	Colleen Shunk	Junk	12/13/2016	12/22/2016	Complied
325 W. Washington Street	Nathan Floyd	Junk	12/13/2016	12/22/2016	Complied
128-134 Grand Manor	Christopher Barnett	Junk	12/6/2016	12/13/2016	Complied
715 N. Clinton Street	GL Body & Paint	Junk	12/5/2016	12/12/2016	Complied
11 Willard Court	Maxwell Stauffer	Junk Vehicles	12/5/2016	12/19/2016	Final notice sent
226 INgersoll	Mark Moline	Junk	12/5/2016	12/12/2016	Complied
121 Marsh Drive	Garry Miller	Junk	11/23/2016	12/1/2016	Complied
817 N. Clinton Street	Grand Oaks Village	Dead tree	11/22/2016	12/13/2016	Compled
325 Union Street	Matthew & Tavia Zerman	Front Yard Parking	11/22/2016	11/30/2016	Complied
716 W. Jefferson Street	James Daly	Junk	11/18/2016	12/2/2016	Complied

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, January 5, 2017

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

Attendance - Present: Mike Stevens, Bill Kane, Todd Gute, Matt Salmon, Eric Morris, David Rademacher, Rodney VanDeCasteele & Stephen Rivet. Absent: Paul Viles. Also present: Council Representative Keith Mulder, City Administrator Adam Smith & Zoning Administrator Sue Stachowiak.

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

Approval of the Agenda

Mr. Gute made a motion, seconded by Mr. Rademacher to approve the agenda as written. On a voice vote, the motion carried (8-0).

Approval of the Minutes

Mr. Gute made a motion, seconded by Mr. Morris to approve the December 1, 2016 minutes, with the following correction:

Page 3 – 4th line of the 7th paragraph – change "tired" to "tied".

On a voice vote, the motion carried 9-0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

OLD BUSINESS

Commercial Building Architectural Standards

Ms. Stachowiak said that she made the following changes to the ordinance based on the discussion at the last meeting:

- Section 1: Change "Smooth-faced concrete block" to "standard faced concrete block"
- Section 2: Change "4 sides" to "exposed sides"
- Section 7: Remove "…and at least 10% of all side walls that are visible from a public street…"

Mr. Morris asked why the architectural standards only apply to new buildings. He said that the way the proposed ordinance is written, someone could completely change the façade of a building in the downtown and they would not have to comply with any of the proposed standards.

Mr. Stevens said that he and Mr. Kane are on the DDA Façade Grant Committee and they can require compliance with the standards as part of their approval process, although it would only apply when grant funds are being sought for the façade improvements.

Ms. Stachowiak stated that she changed "smooth-faced concrete block" as a prohibited material to "standard-faced concrete block". She asked if that is consistent with what the Commission wanted. She also asked Mr. Gute is allowing the list of materials in section 1 as accent features covering not more that 25% of the exterior walls is acceptable.

Mr. Gute said that they do use standard-faced concrete block as an accent feature on buildings and that 25% seems reasonable. He also pointed out that the ordinance gives the Commission the ability to waive or modify any of the standards.

Mr. Stevens opened the public hearing at 7:28. Seeing no one wishing to speak, Mr. Stevens closed the public hearing at 7:28.

Mr. Stevens said that he was concerned about the words "…and maintained" in paragraph 8.

Ms. Stachowiak said that it was to prevent someone from altering the structure in a manner that is inconsistent with the proposed standards after it is constructed and has been given its final approvals.

Mr. Morris said that it is unlikely that someone would alter a building that complies with the proposed standards in a manner that does not, such as putting a lot of stucco on the building.

The Commission agreed to remove the words "…and maintained" in paragraph 8.

Mr. Gute asked Mr. Mulder if there was support on the City Council for establishing architectural design standards.

Mr. Mulder said that he has not spoken with the other Council member individually about it but the standards are pretty basic and only apply to new buildings. He said that he is supportive of the proposed standards and he is the one that is usually the most concerned about imposing a lot of regulations on property owners.

Mr. Morris made a motion, seconded by Mr. Gute to recommend approval of the proposed amendments to the Zoning Ordinance establishing architectural design standards for commercial and office buildings. On a voice vote, the motion carried unanimously (8-0).

NEW BUSINESS

1. Zoning Ordinance Amendment – Article XI, B-1 Highway Service District

Ms. Stachowiak said that the only proposed change to this section of the zoning ordinance is regulations on food trucks. She said that there is one on the Red Salamander property right now but she has had inquiries about having them on other properties as well. Ms. Stachowiak said that the City Administrator has suggested removing the words"...required parking space..." from paragraph (J)(2) on page 4. She said that even though it says "required" parking, we would not want someone to have to install new pavement to accommodate a food truck when we already have seas of parking that never get used and are there just to fulfill a parking requirement.

The Commission agreed to make the change suggested by the City Administrator.

Ms. Stachowiak asked Mr. VanDeCasteele if prohibiting vending within 15 feet of a fire hydrant is adequate.

Mr. VanDeCasteele said that 15 feet is adequate.

Ms. Stachowiak asked if "grey water" should be included in the ordinance as one of the things that cannot be disposed of onto or into public property, including drains.

Mr. Gute said that it should be included as grey water should not be disposed of into the City's drain system.

Ms. Stachowiak said that one of the requirements is that the food trucks must observe the required setbacks for permanent buildings in the "B-1" district.

Mr. Morris said that the food truck at the Red Salamander does not comply with the side yard setback as it appears to be right on the property line. He said that the truck seems to be in a good location on that site.

Ms. Stachowiak said that she believes that food trucks should not be allowed in a required front yard but projecting in a required side yard setback does not seem to be a problem. She said that she would revisit that requirement.

Mr. Salmon said that there needs to be additional restrictions if food vendors are going to be permitted to operate on a public sidewalk in the downtown.

Ms. Stachowiak said that this section would only permit food trucks in the "B-1" district which is Saginaw Highway and S. Clinton Streets.

Mr. Stevens asked about food vendors that are only on a particular site, including public parking lots, for a special event.

Ms. Stachowiak said that those are regulated under the Zoning Ordinance as temporary uses. She said that she would make the necessary changes to the ordinance and bring it back to the Commission at its next meeting.

2. Zoning Ordinance Amendment – Article XII: P, Parking District

Ms. Stachowiak said that there are no properties in the City zoned "P" Parking. She said that the changes she made to the ordinance are relatively minor but she is questioning why this section is even necessary. Ms. Stachowiak said that the "CBD" allows parking lots and therefore, the regulations contained in the "P" district could just be folded into the "CBD" section of the ordinance. She said that no property owner is going to request that their property be rezoned to the "P" district because it would not make sense for them to do so since the only use allowed in the "P" district is parking.

The Commission agreed to fold the language from the "P" Parking district into the "CBD" section of the ordinance.

Ms. Stachowiak said that she would make this change and bring it back to the Commission at its next meeting.

OTHER BUSINESS

Zoning Administrator's Report

Ms. Stachowiak stated that O'Reilly Auto Parts is requesting a modification to its approved site plan relative to the location of the driveway and the elimination of the parking lot connection stub at the north property line. She said that the Commissioners have a copy of the plan that was approved and a copy of the plan with the proposed changes. Ms. Stachowiak said that she told the applicant that the changes were too dramatic for her to approve administratively but that she would discuss the changes with the Commission at this meeting and get back with him tomorrow. She stated that the Planning Commission has the authority under the Zoning Ordinance to require access from one parking lot/site to another to reduce the number of curb cuts on public streets.

Mr. Morris said that even though Charlevoix Drive is right in and right out, the proposed driveway location is still too close to that intersection and could cause problems.

Mr. Gute said that he does not have a problem with allowing parking in the connection stub to the north as long as it is understood that the parking will have to be removed when the site to the north develops so that the parking lots can be connected.

Mr. Morris said that allowing them to use the parking lot connection for parking will make it difficult to get it removed when the property to the north develops.

Mr. Gute asked if Speedway was receptive to installing a driveway connection from its site to the O'Reilly property.

Ms. Stachowiak stated that they will not be installing that connection. She said that it would be a fairly drastic change to their site because of the grade change that occurs at the Speedway/O'Reilly property line and was not requested during the site plan review process for the Speedway property.

The Commission agreed to deny the proposed changes and inform the applicant that the property must be developed in accordance with the approved site plan.

Zoning Board of Appeals Representative's Report

Ms. Stachowiak said that the ZBA did not meet in December.

Council Representative's Report

Mr. Mulder said that the Council is developing a plan to get the pending zoning ordinance amendments approved. He also said that the items that were forwarded to the Council at the December meeting have been approved.

Comments from Commissioner's - None

Comments from Chairman - None

Adjournment

Mr. Stevens adjourned the meeting at 8:03 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

Article XI: B-1, Highway Service District

§ 220-38 Purpose.

The B-1 Highway Service Districts are generally designed to provide areas for business types that are located so as to serve passerby traffic. This would primarily be along Saginaw, a state highway. In addition, other businesses of a nonretail nature that do not depend on proximity to other similar uses to generate customers are included within the district.

§ 220-39 Principal uses permitted.

In the B-1 Highway Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

A. Restaurants.

B. Financial institutions.

C. Any retail business or service establishment whose principal activity is the sale of merchandise in an enclosed building.

D. Fur- and dry-cleaning establishments, dealing directly with the customer and provided that nonflammable and odorless cleaning fluid or solvent is used.

E. Passenger terminals.

F. Funeral homes.

G. Commercial recreation facilities including health clubs, bowling alleys, pool or billiard halls or clubs, indoor tennis clubs and other similar indoor commercial recreation establishments.

H. Outdoor golf driving ranges and miniature golf facilities.

I. Offices.

J. Veterinary facilities.

K. Accessory structures and uses customarily incident to the above permitted use.

§ 220-40 Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

A. Automatic car washes when the following conditions are met:

(1) All cleaning operations, except vacuuming and drying facilities shall be completely enclosed within a building.

(2) One stacking space shall be provided for each twenty (20) feet of building length.

(3) Ingress and egress points shall be located a minimum of sixty (60) feet from the intersection of any two (2) streets.

(4) A building setback of at least forty (40) feet must be maintained from any road right-of-way.

(5) The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or streets.

B. Self-service car wash facilities when the following conditions are met.

(1) Four stacking spaces shall be provided for each wash stall.

(2) The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or streets.

(3) Ingress and egress points shall be located a minimum of 60 feet from the intersection of any two streets.

C. Oil change facilities upon the condition that three (3) stacking spaces shall be provided for each stall, rack or pit.

D. Light automobile repair when the following conditions are met:

(1) All activities shall be conducted within a completely enclosed building.

(2) Outside storage of vehicles or parts must be completely screened in accordance with § 220-67, Walls and berms.

(3) No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.

E. Drive-through facilities when a minimum of five (5) stacking spaces are provided per service lane or window.

F. Motor vehicle sales or showroom when the following conditions are met:

(1) Open air display of vehicles is permitted as an accessory use and must meet all applicable setbacks as specified in Article XVI, Schedule of Regulations.

However, display of vehicles may be permitted within a required street yard provided that a landscaped greenbelt is provided. Such greenbelt shall be a minimum of 15 feet in width as measured from the road right-of-way and the display of vehicles is not permitted within this area.

(2) Display areas must be paved and landscaped in accordance § 220-66, Landscaping.

(3) Parking must be provided in accordance with Article XVII, Off-Street Parking and Loading Requirements, and shall be completely separated from any display use.

(4) No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.

(5) Outside loud speaker systems or outside public address systems are not permitted within 300 feet of a residential district.

(6) A minimum road frontage of 150 feet shall be provided.

G. Truck and automobile leasing when the following conditions are met:

(1) The outdoor storage of vehicles is permitted in a rear yard only.

(2) For outdoor storage of vehicles, the height of screening walls will be determined in accordance with § 220-67, Walls and berms.

(3) Open air display of vehicles is permitted as an accessory use and must meet all applicable setbacks as specified in Article XVI, Schedule of Regulations.

H. Motels/hotels, subject to the following conditions:

(1) Each unit shall contain no less than 250 square feet of floor area.

(2) No guest shall establish permanent residence at a motel for more than thirty (30) consecutive days within any calendar year.

I. Child-care centers, when the following conditions are met:

(1) The site shall contain a minimum of 1/2 acre.

(2) The outdoor play space shall have a total minimum area of not less than 1,200 square feet for up to six children.

(3) There shall be provided and maintained an additional area of 100 square feet of outdoor play space for each child licensed in the facility in excess of six.(6) Such

space is not permitted in a required front yard or required side yard when such side yard abuts a street.

(4) All play areas shall be fenced. Such fence shall be a minimum of five (5)feet in height.

(5) Play areas shall be screened from adjacent residential areas with a suitable fence, landscaping or some combination thereof.

(6) Access shall be provided in accordance with § 220 77, Access to major or collector thoroughfare.

J. MOBILE FOOD VENDORS

(1) MOBILE FOOD VENDOR VEHICLES MUST BE PARKED ON A PAVED SURFACE THAT DOES NOT EXTEND INTO A REQUIRED FRONT YARD BUILDING SETBACK.

(2) MOBILE FOOD VENDOR VEHICLES AND ANYTHING ASSOCATED THEREFWITH, INCLUDING, BUT NOT LIMITED TO WASTE RECEPTACLES AND SEATING AREAS SHALL NOT OCCUPY OR OBSTRUCT ANY MANEUVERING AISLE, FIRE LANE, DRIVEWAY OR ENTRANCE TO A PERMANENT STRUCTURE ON OR ADJACENT TO THE PROPERTY UPON WHICH IT IS LOCATED.

(3) WASTE CONTAINERS FOR PUBLIC USE SHALL BE PROVIDED AND ALL WASTE SHALL BE DISPOSED OF BY THE VENDOR TO PREVENT UNSANITARY OR UNSIGHTLY CONDITIONS. VENDORS ARE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL GREY WATER, GREASE, AND OTHER FOOD WASTE, WHICH SHALL NOT BE DUMPED OR DISPOSED OF ON OR INTO PUBLIC PROPERTY INCLUDING DRAINS.

(4) NO MOBILE FOOD BUSINESS SHALL MAKE OR CAUSE TO BE MADE ANY UNREASONABLE OR EXCESSIVE NOISE. NO LOUD MUSIC OR AMPLIFIED ANNOUNCEMENTS ARE PERMITTED.

(5) SIGNS ARE PERMITTED ON THE MOBILE FOOD VENDOR VEHICLE ONLY. NO FREESTANDING SIGNS ARE PERMITTED.

(6) NO POWER CABLE SHALL EXTEND ON OR ACROSS ANY PARKING LOT, DRIVEWAY OR SIDEWALK EXCEPT IN A SAFE, CONCEALED MANNER DESIGNED TO PREVENT TRIPPING.

(7) NO VENDING IS ALLOWED WITHIN 15 FEET OF A FIRE HYDRANT.

§ 220-41 Required conditions.

A. For uses that must provide stacking spaces, the following requirements shall be met:

(1) Stacking lanes shall have a minimum width of eight (8) feet and shall not conflict with parking or ingress and egress drives.

(2) The length of one stacking space is twenty (20) feet.

(3) Stacking shall not be permitted within a required front yard.

B. Except as specifically permitted by other provisions of this section, all business, servicing or processing, not including off-street parking or loading, shall be conducted within a completely enclosed building. The temporary outdoor sale and display of merchandise shall be permitted as an accessory use for any retail business whose principal activity is the sale of merchandise within an enclosed building, subject to the following requirements:

(1) Any materials displayed outside of an enclosed building shall not extend into the required landscaped area or occupy any required parking or maneuvering areas for vehicles.

(2) Lighting of outdoor display areas shall be shielded so as to deflect light away from any residential use or district. Such lighting shall also be deflected away from any adjacent street so as not to interfere with traffic. Compliance with all other requirements of § 220-70, Exterior lighting.

C. Warehousing or indoor storage of goods or material in quantity greater than normally incidental to the above permitted uses shall be prohibited.

D. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

Chapter 220. ZONING

Article X. CBD: Central Business District

§ 220-34. Purpose.

The CBD Central Business District is intended to be a distinct area containing a unique collection of retail shops, activities and services that benefit from a synergistic relationship to one another. The district regulations are designed with a special focus on providing businesses that can flourish in an environment that is largely pedestrian-oriented. The district is also intended to provide special attention to assure that the area's unique architectural and historical character is preserved either through the rehabilitation of existing buildings or the construction of buildings in a similar style and with a high attention to details.

Section 220-35, Principal Uses Permitted

In the CBD Central Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

A. All principal uses permitted in the OS Office Service Districts.

B. Retail food establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the retail store.

C. Retail businesses such as drug, variety, clothing, secondhand stores, dry goods, furniture, music, book or hardware stores which supply commodities on the premises.

D. Personal service establishments which perform service on the premises, such as barber- or beauty shops, repair shops for shoes, interior decorators, radio, television, jewelry, photographic studios.

E. Fur- and dry-cleaning establishments, dealing directly with the customer and provided that nonflammable and odorless cleaning fluid or solvent is used.

F. Restaurants and taverns where the patrons are served while seated within a building occupied by such establishment, and wherein said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in restaurant or open-front store.

G. Theaters when completely enclosed.

H. Offices and office buildings of an executive, administrative, **MEDICAL** or professional nature.

I. Public buildings including post offices, libraries and governmental administrative offices.

J. Financial institutions~~, not including drive-through facilities~~.

K. Business schools, or private schools including, but not limited to, dance schools, music and voice schools, and art studios.

L. Newspaper offices, not including press operations.

M. Commercial recreational facilities including bowling alleys, billiard halls, indoor skating rinks.

~~N. Warehouse and storage facilities when incidental to and physically connected with any principal use permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment.~~

~~O~~ N. Buildings for public assembly.

~~P~~ O. Other uses which are similar to the above and subject to the required conditions as noted in § 220-37 below.

Section 220-36 Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

A. Offices and showrooms of plumbers, electricians, decorators or similar trades when the following conditions are met:

(1) Not more than 25% of the floor area of the building or part of the building occupied by said establishment shall be used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise.

(2) The ground floor premises facing upon, and visible from, any abutting street shall be used only for entrances, offices, or display.

(3) All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

B. Small-animal veterinary offices and pet shops provided that animals are kept entirely within the building at all times.

C. Off-street parking lots ~~as regulated by Article XII, P: Parking District~~ UNDER THE FOLLOWING TERMS AND CONDITIONS:

(1) PARKING LOTS SHALL BE USED SOLELY FOR PARKING OF PRIVATE PASSENGER VEHICLES.

(2) A 4.5 FOOT HIGH WALL SHALL BE LOCATED ALONG ALL LOT LINES THAT ARE ADJACENT TO RESIDENTIALLY ZONED PARCELS OF LAND.

(2) A 3 FOOT HIGH WALL IS REQUIRED BETWEEN THE PARKING LOT AND THE ROAD RIGHT-OF-WAY. SUCH WALLS SHALL BE SET BACK AT LEAST 5 FEET FROM ALL RIGHT-OF-WAY LINES AND ENTRANCE DRIVES.

(3) WALL SHALL BE CONSTRUCTED WITH A FACE OF BRICK OR STONE. WOOD FENCES AND CONCRETE BLOCK WALLS ARE NOT PERMITTED.

(4) THE LAND BETWEEN THE WALL AND THE STREET RIGHT-OF-WAY LINE SHALL BE PLANTED IN ACCORDANCE WITH § 220-66, LANDSCAPING.

(5) UPON REVIEW OF THE SITE PLAN, THE PLANNING COMMISSION MAY WAIVE OR MODIFY THE WALL REQUIREMENTS IF IT IS DETERMINED THAT A NATURAL MEANS OF SCREENING WOULD SERVE THE PURPOSE MORE EFFECTIVELY.

(6). PARKING LOTS SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE XVII, OFF-STREET PARKING AND LOADING REQUIREMENTS.

D. To encourage and provide for the economic vitality of the Central Business District, residential occupancy shall be permitted ~~in buildings of two stories in height or greater~~ AS FOLLOWS:

(1) UNLESS THE ENTIRE BUILDING IS USED AS A SINGLE FAMILY RESIDENTIAL DWELLING, No dwelling unit shall occupy any portion of the FIRST FLOOR OF THE building at THE STREET FRONT ~~ground level or below ground level~~. Businesses may occupy any number of total floors.

~~(2) In those instances where residential uses are proposed to occupy the same floor as a business use the Planning Commission shall review such mixed use and may approve such mixed use based on findings that compatibility of the business with residential occupancy will occur. Such findings may include but are not limited to:~~

~~(a) Compatible hours of operation.~~
~~(b) Noise of operation or occupancy that would be detrimental to the business operation or vice versa.~~
~~(c) Excessive foot traffic.~~

~~(3) A use once established shall not require Planning Commission review when a change of occupancy occurs provided such change of occupancy is to the same or a similar type of use.~~

(4 2) Each dwelling unit shall have a minimum floor area as follows:
(a) Efficiency dwelling unit: 350 square feet.
(b) One-bedroom dwelling unit: 600 square feet.
(c) Two-bedroom dwelling unit: 800 square feet.
(d) Three-bedroom dwelling unit: 1,000 square feet.

~~(5) Each dwelling unit shall comply with all Building Codes.~~

E. In the interest of promoting business by increasing activity and improving the general business climate, the Building Inspector or his/her designee may issue revocable permits to businesses that apply for a permit to operate a sidewalk cafe as an extension of, or compatible with, the existing business on a portion of a City sidewalk adjacent to the business. The permit may be issued under the following terms and conditions:

(1) In the CBD District, sidewalk cafe permits shall be issued if the Zoning Administrator or his/her designee determines the occupancy will not:

(a) Interfere with the use of the street for pedestrian or vehicular travel.
(b) Unreasonably interfere with the view of, access to or use of property adjacent to said street.
(c) Reduce any sidewalk width to less than five feet.
(d) Interfere with street cleaning or snow removal activities.
(e) Cause damage to the street or to sidewalks, trees, benches, landscaping or other objects lawfully located therein.
(f) Cause a violation of any state or local laws.
(g) Be used for off-premises advertising.
(h) Be attached to or reduce the effectiveness of or access to any utility pole, sign or other traffic control device.
(i) Cause increased risk of theft or vandalism.
(j) Be adjacent to property zoned for single-family residential use.

(2) All businesses selling food or beverages to be consumed in a public sidewalk area adjacent to the business shall enclose the area with a temporary structure approved by the Zoning Administrator. Prior to approval, written plans shall be submitted to the Zoning Administrator. All construction shall conform with existing building codes and regulations of the City and shall not be permanent. Such plans shall also include the location of adequate trash receptacles.

~~(3) Prior to the issuance of a sidewalk cafe permit a fee will be required. Such fee will be established by resolution of the City Council.~~

(~~4~~ 3) Prior to the issuance of a sidewalk cafe permit the applying business must provide the City with a certificate of liability insurance in an amount to be determined solely by the City. The certificate of insurance must be in effect for at least the period of the permit to be issued. In addition, the applying business shall, by written agreement with the City, indemnify and hold harmless the City from all claims or damages incident to the establishment and operation of a sidewalk cafe.

(~~5~~ 4) The period of a sidewalk cafe permit shall not exceed ~~180~~ 210 days. The dates and duration shall be specified on the permit. The permit shall be subject to immediate revocation for failure to properly maintain the area being used as a sidewalk cafe, or for any other violation of this chapter.

F. Motels/hotels where, by prearrangement and for definite periods of time, transient guests are provided a sleeping room in return for payment, shall be permitted subject to the following conditions:

(1) At least one parking space is provided for each room either on the site or within 300 feet of the site.

(2) 24 hour on-site management is provided when one or more of the rooms are occupied.

(3) No guest shall establish permanent residence at a motel/hotel for more than 60 consecutive days within any calendar year.

(4) Motel/hotel rooms may be permitted as a secondary use to a primary permitted use in the central business district.

G. Accessory structures customarily incidental to the above permitted uses subject to the following conditions:

(1) Accessory structures are permitted in a rear yard only.

(2) An accessory structure must be located directly behind the building containing the principal use to which it is associated.

(3) No more than one accessory structure per parcel shall be permitted.

(4) Accessory structures may not obstruct or in any way interfere access to a building.

(5) Accessory structures cannot be located on or in a trailer or other mobile device.

(6) Accessory structures must be completely enclosed, unless they are intended to be used for human occupancy.

(5) Accessory structures must be compatible in design, color and materials with the general character of the central business district.

H. **WAREHOUSE AND STORAGE FACILITIES WHEN INCIDENTAL TO AND PHYSICALLY CONNECTED WITH ANY PRINCIPAL USE PERMITTED, PROVIDED THAT SUCH FACILITY IS LOCATED WITHIN THE CONFINES OF THE BUILDING OR PART THEREOF OCCUPIED BY SAID ESTABLISHMENT.**

Section 220-37 Required conditions.

A. Unless otherwise provided in this chapter, all business, servicing, or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.

B. All business establishments shall be retail or service establishments dealing directly with consumers.

C. All goods produced on the premises shall be sold at retail from premises where produced.

D. Outdoor storage of commodities shall be expressly prohibited.

E. All permitted uses shall be subject to Article XVIII, General Provisions, and other applicable sections of this chapter.

~~**F. All permitted uses shall be subject to review by the Architectural Review Committee.**~~

~~G~~ F. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

Article IX. OS: Office Service District

§ 220-30. Purpose.

The Office Service District (OS) is designed to accommodate limited types of office uses performing administrative, professional and personal services. These are typically small office buildings which can serve as a transitional use between more intensive uses of land, such as the traffic on major thoroughfares and/or commercial districts, and the less intensive uses of land such as single-family residential development. This district is specifically intended to prohibit commercial establishments of a retail nature or other activities which require constant short-term parking and traffic from the general public. The OS District is designed to provide alternative, nonresidential uses for areas which front a major thoroughfare without changing the exterior character of the area and without adversely affecting adjacent land uses.

§ 220-31. Principal uses permitted.

In an OS Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

A. Professional offices for architects, engineers, artists, and others employed in the graphic arts field.

B. Administrative offices in which personnel will be employed in one or more of the following fields: executive, municipal, (excluding post offices), administrative, legal, writing, clerical, stenographic, accounting, insurance, real estate and similar enterprises.

C. Medical offices, including medical clinics.

D. Studios for professional work or teaching of interior decorating, photography, music, drama or dancing.

E. Galleries for the display and sale of art.

F. Data processing and computer centers but not including retail sales/service of electronic data processing equipment.

G. **Barber ~~and~~ SHOPS, beauty shops, NAIL SALONS AND TANNING SALONS.**

H. Libraries and museums.

I. Funeral homes and mortuaries.

J. Single-family residences. Height, bulk and area requirements of the **R-MD, Single-Family Residential district ~~having the greatest common linear boundary with the OS District~~ will apply.**

K. Churches.

L. Accessory structures customarily incident to the above permitted uses.

§ 220-32. Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

A. Large and small adult foster care group homes as defined in § 220-4, when the following conditions are met:

(1) The use shall be registered with the City and shall continually have documentation of a valid license as required by the state on file with the City.

(2) Signage shall be in compliance with § 220-78.

(3) Access shall be directly from a major or secondary thoroughfare.

B. Adult foster care congregate facilities, convalescent or nursing homes as defined in § 220-4, when the following conditions are met:

(1) The use shall be registered with the City and shall continually have documentation of a valid license as required by the state on file with the City.

(2) No building shall be closer than 40 feet to any property line. The Planning Commission may modify the required forty-foot front yard setback in instances where existing buildings on adjacent or nearby lots are setback less than 40 feet from the front lot line. In these instances, the required setback may be reduced to become consistent with existing building lines as determined by the Planning Commission.

(3) There shall be provided on the site, not less than 500 square feet of open space for each bed in the home.

(4) Signage shall be in compliance with § 220-78.

(5) Access shall be directly from a major or secondary thoroughfare.

C. State-licensed child and adult day-care facilities, when the following conditions are met:

(1) The site shall contain a minimum of 1/2 acre.

(2) The outdoor play space shall have a total minimum area of not less than 1,200 square feet for up to six children.

(3) There shall be provided and maintained an additional area of 100 square feet of outdoor play space for each child licensed in the facility in excess of six. Such

space is not permitted in a required front yard or required side yard when such side yard abuts a street.

(4) All play areas shall be fenced. Such fence shall be a minimum of five feet in height.

(5) Play areas shall be screened from adjacent residential areas with a suitable fence, landscaping or some combination thereof.

(6) Access shall be provided in accordance with § 220 77, Access to major or collector thoroughfare.

D. Bed-and-breakfast establishments as regulated by Article V, R-LD, R-MD: One-Family Residential Districts, § 220-13.

§ 220-33. Required conditions.

A. Unless otherwise provided in this chapter, all uses within this district must be wholly conducted within a permanent, fully enclosed building, except utility structures not usually enclosed.

B. No interior display shall be visible from the exterior of the building.

C. The outdoor storage of goods or materials is prohibited.

D. Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, shall be prohibited.

E. All permitted uses shall be subject to Article XVIII, General Provisions, and other applicable sections of this chapter.

F. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

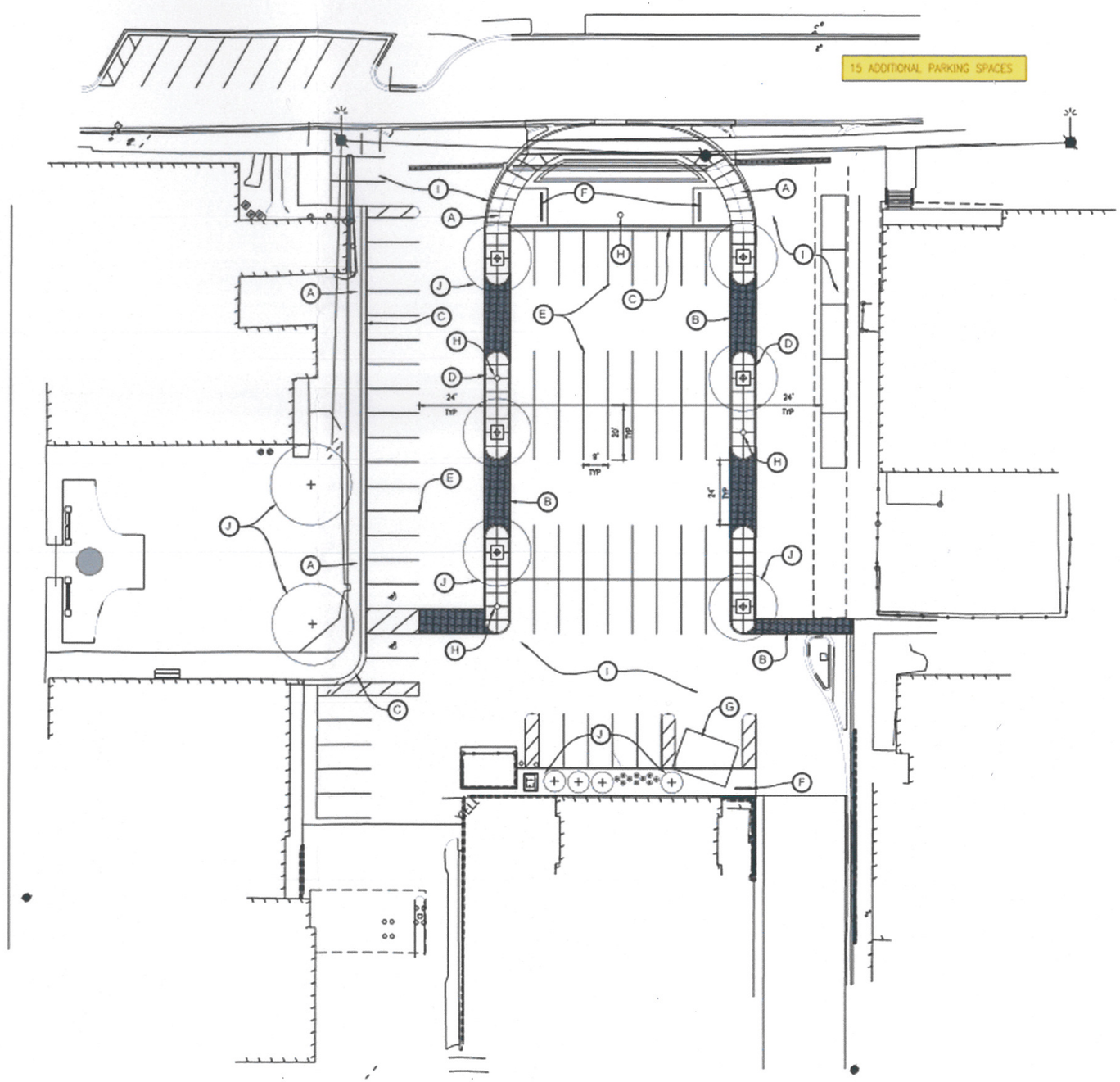
SITE IMPROVEMENTS KEY

- (A) CONCRETE WALK — (X / C-501) (X / C-501)
- (B) DECORATIVE STAMPED CONCRETE WALK — (X / C-501)
- (C) MOUNTABLE CURB AND GUTTER — (X / C-501)
- (D) CONCRETE CURB — (X / C-501)
- (E) PAVEMENT MARKING, TYP SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- (F) BICYCLE RACK — (X / C-501)
- (G) TRASH ENCLOSURE
- (H) LIGHT POLE
- (I) HMA PAVEMENT — (X / C-501)
- (J) TREE, SHRUB, ETC. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

60 PARKING SPACES PROVIDED IN PARKING LOT

20 10 0 20 40 FEET

SCALE: 1" = 20'



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GRAND LEDGE

CITY OF GRAND LEDGE
PARKING LOT IMPROVEMENTS

EATON COUNTY, MI

PRELIMINARY

REVISIONS

SCALE: AS SHOWN

PROJECT #: 180126

DATE: JAN 21 2019

SHEET

1

PRELIMINARY

The City of Grand Ledge

Kalmin D. Smith – Mayor | Adam R. Smith – City Administrator

Planning & Zoning • 310 Greenwood St. • Grand Ledge MI 48837
Ph: 517.622.7928 • Fax: 517.627.9796 • www.grand-ledge.com

MEMO

TO: Planning Commission

FROM: Susan Stachowiak, Zoning Administrator

DATE: January 26, 2017

RE: Zoning Ordinance Amendments

The recommendations are as follows for the attached sections of the Zoning Ordinance:

1. Article IV, Zoning Districts and Map – delete the "P" Parking District from the list of zoning districts

2. Article VI, R-HD: Multiple-Family Residential District – no changes

3. Article VII, R-PC: Residential Planned Community District – no changes

4. Article VIII, MH: Mobile Home District – no changes

5. Article XII, P: Parking District – delete this entire section – the requirements for parking lots that are the sole use of a parcel in the CBD district have been incorporated into that section of the Zoning Ordinance. There are no parcels of land in the City that are zoned "P" Parking

6. Article XV, AG, Agricultural District – no changes

Please review these sections to determine if you agree with the staff recommendations.

Article IV: Zoning Districts and Map

§ 220-5 Districts established.

For the purpose of this chapter, the City of Grand Ledge is hereby divided into the following district:

R-LD	Low Density Residential
R-MD	Medium Density Residential
R-HD	Multiple-Family Residential
R-PC	Residential Planned Community
MH	Mobile Home
OS	Office Service
CBD	Central Business District
B-1	Highway Service
~~P~~	~~Parking~~
I-1	Light Industrial
I-2	Heavy Industrial
AG	Agricultural

§ 220-6 Zoning District Map.

A. The boundaries of these districts are hereby defined and established as shown on a map titled "Zoning District Map, City of Grand Ledge," which accompanies this chapter, and which map, with all explanatory matter thereon, is hereby made a part of this chapter. Editor's Note: The Zoning Map is on file in the office of the Zoning Administrator.

B. The Official Zoning Map shall be identified by the signature of the City Mayor, attested by the City Clerk, and bearing the following words: "This is to certify that this is the Official Zoning Map referred to in Article IV, § 220-6 (Section 401 of the City of Grand Ledge Zoning Ordinance)."

C. If, in accordance with the provisions of this chapter, changes are made in district boundaries or other matters portrayed on the Official Zoning District Map, such changes shall not be considered final, and zoning permits shall not be issued until changes have been made within five normal working days after the effective date of the ordinance amendment. Each map change shall be accompanied by a reference number on the map which shall refer to the official action of the City Council. One copy of the official Zoning District Map is to be maintained and kept up-to-date by the City Clerk.

§ 220-7 Interpretation of district boundaries.

Where uncertainty exists with respect to the boundaries of any districts established in this chapter as shown on the Zoning District Maps, the following rules shall be applied:

A. Where boundaries approximately follow the center lines of streets, alleys or highways, such center lines shall be construed to be said boundaries.
B. Boundaries indicated so that they approximately follow lot lines shall be construed as following such lot lines.
C. Boundaries indicated as approximately following City limits shall be construed as following City limits.
D. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
E. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
F. Boundaries indicated as parallel to or extensions of features indicated in Subsections A through E above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
G. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public right-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.
H. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by Subsections A through F above, the Board of Appeals after recommendation from the City Planning Commission shall interpret the district boundaries.

§ 220-8 Zoning of vacated areas.

Whenever any street, alley or other public way within the City shall be vacated, such street, alley, or other public way or portion thereof shall automatically be classified in the same zone district as the property to which it attaches.

§ 220-9 Zoning of annexed areas.

Any area annexed to the City of Grand Ledge shall, immediately upon such annexation, be automatically classified as an AG Agricultural District, until a zoning map for said area has been adopted by the City Council. The Planning Commission shall recommend appropriate zoning for such area within three months after the matter is referred by the City Council.

Article VI. R-HD: Multiple-Family Residential District – No changes proposed

§ 220-18. Purpose.

The Multiple-Family Residential District is designed to permit a more intensive residential use of land than would be permitted in a single-family district. Development is intended primarily on small parcels or lots of previously platted land. The intended development form would be a single building with two or more residential dwelling units located on a single lot. These districts would be located with access to major or secondary thoroughfares and would generally serve as transitional uses between nonresidential uses, railways or high traffic areas and single-family homes.

§ 220-19. Principal uses permitted.

In a Multiple-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

A. All uses as permitted and as regulated in the R-LD and R-MD Single-Family Districts unless otherwise provided under this article.

B. Single-family development within the R-HD District shall meet all requirements of this chapter pertaining to single-family development. Height, bulk and area requirements of the single-family residential district having the greatest common linear boundary with the R-HD District shall apply.

C. Multiple-family dwellings.

D. Accessory buildings and uses customarily incident to any of the above permitted uses.

§ 220-20. Uses permitted subject to special conditions.

A. Large and small adult foster care group homes, congregate facilities, convalescent centers or nursing homes as defined in § 220-4, when the following conditions are met:

(1) The use shall be registered with the City and documentation of a valid license as required by the state shall continuously be on file with the City.

(2) Signage shall be in compliance with § 220-78.

(3) Access shall be directly from a major or secondary thoroughfare.

§ 220-21. Required conditions.

A. All permitted uses shall be subject to Article XVIII, General Provisions, and other applicable sections of this chapter.

B. The building(s) shall have an appearance which is nonobtrusive and consistent in color, materials, roofline and architecture with the residential district in which it is located, as determined by the Planning Commission.

C. Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.

D. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

Article VII. R-PC: Residential Planned Community District – No changes proposed

§ 220-22. Purpose.

The Residential Planned Community District is designed to permit a more intensive residential use of land than would be permitted in a single-family district. Development forms would primarily include various types of attached single-family homes, townhouses, row houses, and garden apartments on large tracts of land. It is the intent to locate districts where they have access to major or secondary thoroughfares and where the uses would provide a transition between nonresidential uses, railways or high traffic areas and single-family homes. Various sizes of residential accommodations, for ownership or rental, would be accommodated to meet the housing needs of residents of varying age and lifestyle in the City.

§ 220-23. Principal uses permitted.

In a Residential Planned Community District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

A. All uses as permitted and as regulated in the R-LD and R-MD Single-Family Districts unless otherwise provided under this article.

B. Single-family development within the R-PC District shall meet all requirements of this chapter pertaining to single-family development. Height, bulk and area requirements of the single-family residential district having the greatest common linear boundary with the R-PC District shall apply.

C. Accessory buildings and uses customarily incident to any of the above permitted uses.

§ 220-24. Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

A. Multiple-family dwellings when the following conditions are met:

(1) Suitable passive or active recreation space shall be provided at a ratio of 1,000 square feet per unit. Plans shall be submitted which illustrate in detail the design and landscape of such recreation spaces.

(2) All buildings shall have a minimum setback of 20 feet from interior drives and parking areas. Such areas shall be landscaped in accordance with § 220-66, Landscaping.

(3) Covered parking areas shall be a minimum of 10 feet from any lot line abutting a single-family district. Such space shall be planted with large deciduous trees placed, 30 feet on center. Such trees shall meet any applicable requirements of § 220-66, Landscaping.

B. Hospitals when the following conditions are met:

(1) All such facilities shall be developed only on sites consisting of at least 10 acres in area.

(2) The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least 100 feet.

C. Large and small adult foster care group homes, congregate facilities, convalescent centers or nursing homes as defined in § 220-4, when the following conditions are met:

(1) The use shall be registered with the City and documentation of a valid license as required by the state shall continuously be on file with the City.

(2) Signage shall be in compliance with § 220-78.

(3) Access shall be directly from a major or secondary thoroughfare.

D. Accessory buildings and uses customarily incident to any of the above permitted uses.

§ 220-25. Required conditions.

A. All permitted uses shall be subject to Article XVIII, General Provisions, and other applicable sections of this chapter.

B. The building(s) shall have an appearance which is nonobtrusive and consistent in color, materials, roof line and architecture with the residential district in which it is located, as determined by the Planning Commission.

C. Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.

D. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

Article VIII. MH: Mobile Home District – No changes proposed

§ 220-26. Purpose.

The MH Mobile Home District is designed to provide for the appropriate location of and requirements for mobile home parks. Mobile home parks possess characteristics of site development, use and density which are unique. Such characteristics are more intensive than those of one-family residential districts, yet different than a typical multiple-family development and, therefore, mobile home parks are treated as a distinct zoning district.

§ 220-27. Principal uses permitted.

In an MH Mobile Home District, no building or land shall be used and no building shall be erected except for the following specified use unless otherwise provided in this chapter and further subject to the review and approval of the site plan by the Planning Commission:

A. Mobile home parks, which parks may include the following:

(1) Mobile homes;
(2) One management building exclusively provided for the conducting of business operations of the mobile home park in which located;
(3) Utility buildings for laundry facilities and auxiliary storage space for tenants or management of the mobile home park;
(4) Community building for the accessory use of tenants of the mobile home park in which it is located;
(5) Recreation facilities such as, but not limited to, swimming pools, play fields or courts or passive recreation areas;
(6) The sale of mobile homes, provided that:
    (a) Such sale is clearly accessory to the occupancy of individual lots within the mobile home park;
    (b) Any such homes offered for sale shall be located upon a lot within in a mobile home development.
    (c) Real estate signs shall be accessory to the mobile home being sold and shall be limited to one sign per building not to exceed 16 square feet in area.
    (d) Banners, streamers and pennants shall not be displayed.
(7) Accessory structures and uses customarily incident to any principal use permitted.

§ 220-28. Application and approval procedures.

A. Site plan review and approval by the Planning Commission is required for all mobile home park developments in order to assure that the plan is in conformance with applicable provisions of City codes. The Planning Commission shall either approve, modify or disapprove the site plan within 60 days of the date of receipt.

B. Submittal for site plan approval shall include the following:

(1) Basic plan requirements.

(a) Site plans shall be drawn to a scale of not less than one inch equals 50 feet if the subject property is less than three acres and one inch equals 100 feet if three acres or more.

(b) The plan shall include the date, North point and scale.

(c) A copy of the legal description, including acreage, shall be included on the plan.

(d) The applicant's name, address and phone number or the names and addresses of the architect, planner, designer, engineer or person responsible for the preparation of the site plan. If the applicant is not the owner of the project a statement signed by the owner shall be submitted attesting that the applicant is acting on behalf of the owner. In addition the name, address and phone number of all persons, firms or corporations with an ownership interest in the land shall be submitted.

(e) 20 folded copies of the site plan shall be submitted.

(2) Preliminary site plans and specifications of the proposed mobile home park shall be submitted in accordance with Section 11 of the Mobile Home Commission Act of 1987 (P.A. 96, as amended), MCLA § 125.2311.

(3) A landscape plan shall be required for all yards abutting a public street. Such plans shall be prepared in accordance with § 220-66, Landscaping. The Planning Commission may waive or modify the requirements of § 220-66.

C. Conditional approval.

(1) Reasonable conditions may be required with the approval of a site plan. The conditions may include but are not limited to conditions necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall meet all of the following requirements:

(a) Be designed to protect natural resources, the health, safety and welfare and the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

(b) Be related to the valid exercise of the police power and purposes which are affected by the proposed use of activity.

(c) Be necessary to meet the intent and purpose of this Zoning Chapter, be related to the standards established in this chapter for the land use or activity under consideration, and be necessary to insure compliance with those standards.

(2) The conditions imposed with respect to the approval of a site plan shall be recorded in the Planning Commission minutes and such conditions shall remain unchanged except upon the mutual consent of the Planning Commission and the property owner. A record of conditions which are changed shall be maintained by the Planning Commission.

(3) Upon approval of the plan, the Planning Commission shall sign three copies thereof. Two copies shall be kept by the City, and the third shall be returned to the applicant. All subsequent actions relating to the activity authorized by the approved site plan shall be consistent with the plan unless a change conforming with this Zoning Chapter is supported by mutual agreement between the property owner and the designated site plan approval body.

D. A copy of the approved site plan and all revised approved site plans shall be so marked and placed on file, along with copies of any and all permits requested for the property in question. Approval of revisions to the approved site plans can be granted only by the Planning Commission. The City shall not revoke approval should reasonable minor revisions of a technical nature be required during construction to accommodate unforeseen engineering contingencies which may arise after a permit to construct is issued by the state.

E. Property which is the subject of site plan approval must be developed in strict compliance with the approved site plan and with any revisions, amendments or modifications made thereto. If construction and development does not conform with such approved plan, the City shall notify the Department of Commerce of suspected noncompliance and forward all evidence substantiating alleged illegalities.

F. The designated site plan approval body is empowered to require a performance bond to be posted by the applicant in order to insure that all public amenities will be completed in accordance with the approved site plan.

G. Fees for the review of site plans and inspections, as required in this section, shall be established, and may be amended from time to time, by resolution of the City Council.

H. The approval of any site plan under this provision shall remain valid for a period defined by Act No. 96 of the Public Acts of 1987, as amended (MCLA § 125.2301 et seq.), or as specified by the Department of Commerce.

I. The plan shall be submitted to the County Road Commission, the County Health Department, and the County Drain Commission where required by Act No. 96 of the Public Acts of Michigan of 1987, as amended.

J. For purposes of record keeping, three copies of drawings, approved by the state for construction, shall be submitted to the City by the applicant. Building permits are not required by this section.

§ 220-29. Required conditions.

Uses permitted in § 220-27, Principal uses permitted, shall be subject to the regulations and standards as provided for and promulgated under Act. No. 96 of the Public Acts of Michigan of 1987, as amended (MCLA § 125.2301 et seq.), are hereby adopted and shall apply to and control in all mobile home parks.

Delete this entire Article – the requirements for parking lots that are the sole use of a parcel in the Central Business District (CBD) have been incorporated into the CBD section of the zoning ordinance

There are no parcels in the City that are now or have ever been zoned "P" parking district

Article XII. P: Parking District

§ 220-42. Purpose.

The vehicular parking districts are designed to accommodate the off-street parking needs of those nonresidential uses which are not able to provide adequate space within their own district boundaries. As such, the district may serve as a transitional use between single-family dwellings and uses of a higher intensity.

§ 220-43. Uses permitted.

Premises in P Parking Districts shall be used only for an off-street vehicular parking area and accessory uses. Such accessory uses include only a shelter for parking lot attendants which shall not exceed 14 feet in height.

A. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.

B. No building, other than those for parking lot attendants, as noted above, shall be erected upon the premises.

C. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.

§ 220-44. Required conditions.

A. The parking area shall be accessory to and for use in connection with one or more businesses, institutions, industrial establishments, or with a multiple-family residential development.

B. Parking areas shall be used solely for parking of private passenger vehicles, for periods of less than one day.

C. Such parking lots shall be situated on premises which have an area of not less than 5,000 square feet.

D. Such parking lot shall be contiguous to a multiple-family or nonresidential district or use. There may be a private driveway or public street or public alley between such P District and the contiguous district.

E. Walls.

(1) Where the P Parking District is contiguous to the side or rear lot lines of premises within a residentially zoned district, a wall, 4.5 feet in height, shall be located along such lot line.

(2) A wall, three feet in height, is required between the parking area and the road right-of-way. Such walls shall be set back five feet from any entrance drives and shall be set back from the right-of-way line in accordance with Article XVI, Schedule of Regulations.

(3) Wall shall be constructed with a face of brick or stone. Wood fences and concrete block walls are not permitted.

(4) The land between the wall and the street right-of-way line shall be kept free from refuse and debris and shall be planted in accordance with § 220-66, Landscaping.

(5) Upon review of the site plan, the Planning Commission may approve an alternate location for the wall or may waive the wall requirement if in specific cases it would not serve the purposes of screening the area effectively or where it is determined that the adjoining property is indicated on the future land use plan as a nonresidential area.

F. Parking lots in P Parking Districts shall be developed and maintained in accordance with the requirements of Article XVII, Off-Street Parking and Loading Requirements.

G. A site plan and landscape plan shall be submitted to the Planning Commission for its review and approval prior to the issuance of any building permit.

H. Article XVIII, General Provisions, and other applicable sections of this chapter are applicable.

I. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

Article XV: AG: Agricultural District – NO C HANGES PROPOSED

§ 220-53 Purpose.

The Agricultural Districts are intended to preserve existing areas within the City which are presently used predominantly for general farming and to serve as a temporary zoning designation for parcels newly annexed to the City.

§ 220-54 Principal uses permitted.

A. All uses permitted and as regulated in the R-LD Single-Family District unless otherwise provided under this article.

B. Field crops and fruit farming, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries, and similar agriculture enterprises.

C. Public and private parks and conservation areas.

D. Roadside stands selling products grown in the premises upon which the stand is located, provided that contiguous space for the parking of customer's vehicles is furnished off the public right-of-way at the ratio of one parking space for each 15 square feet of roadside stand floor area and that any stand meets setback requirements of the district that would be applied for principal structures.

E. Uses of a similar but no more objectionable nature.

F. Accessory buildings and uses customarily incident to any of the above permitted uses.

§ 220-55 Required conditions.

Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot permitted by land use and providing minimum yard setback requirements shall be complied with.