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**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

**Thursday, September 22, 2016
7:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes – September 8, 2016
6. Old Business
 - a. Landscape Ordinance Amendments
7. Any Other Business
 - a. Zoning Ordinance Re-Organization
8. Planning Commissioner Comments
9. Adjournment

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

**Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings**

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD SEPTEMBER 8, 2016

Agenda

**PUBLIC HEARING: SPECIAL EXCEPTION USE (KORTOKRAX FARM)-
APPLICATION WITHDRAWN**

CONSIDERATION OF AN APPLICATION FROM KORTOKRAX FARM, ON BEHALF OF DPG MAPLE HILL, LLC, FOR A SPECIAL EXCEPTION USE FOR A TEMPORARY SALES EVENT FOR FALL AGRICULTURAL PRODUCE PURSUANT TO SECTION 30.415 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 5030 WEST MAIN STREET, KALAMAZOO, MI WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-280-051.

PUBLIC HEARING: SPECIAL EXCEPTION USE (CORNER SHOPPES, LLC)

CONSIDERATION OF AN APPLICATION FROM CORNER SHOPPES, LLC, TO ELIMINATE A SPECIAL EXCEPTION USE WHICH WAS APPROVED FOR A DRIVE-THROUGH LANE ON THE NORTH BUILDING OF THE CORNER SHOPPES AND CONVERT THE SAME TO AN OUTDOOR PATIO SPACE PURSUANT TO SECTION 60.207 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CORNER@DRAKE PLANNED UNIT DEVELOPMENT ALONG DRAKE ROAD. PARCEL NO. 3905-25-240-002.

PUBLIC HEARING: SPECIAL EXCEPTION USE (CORNER@DRAKE E, LLC)

CONSIDERATION OF AN APPLICATION FROM CORNER@DRAKE E, LLC TO INCLUDE A GROCERY STORE AND RETAIL SHOPS AS PART OF THE CORNER@DRAKE PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTION USE AND CONSIDERATION OF SITE PLAN REVIEW, PURSUANT TO SECTION 60.450 OF THE ZONING ORDINANCE. PARCEL NO. 3905-25-275-020.

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, September 8, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

ALL MEMBERS WERE PRESENT:

Millard Loy, Chair
Fred Antosz, Vice-Chair
Wiley Boulding, Sr.
Dusty Farmer
Pam Jackson
Mary Smith

Also present were Julie Johnston, Planning Director, James Porter, Township Attorney, and Martha Coash, Meeting Transcriptionist. Three other persons were in attendance.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Loy at approximately 7:00 p.m. The "Pledge of Allegiance" was recited.

Agenda

Chairperson Loy asked if there were any additions, deletions or corrections to the Agenda. Hearing none, he called for a motion to accept the Agenda as presented.

Ms. Jackson made a motion to accept the Agenda as presented. Mr. Antosz seconded the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Loy noted there were no audience members who wished to comment on non-agenda items and proceeded to the next agenda item.

Approval of the Minutes of August 11, 2016

Chairperson Loy asked if there were any additions, deletions or corrections to the minutes of August 11, 2016. Hearing none, he asked for motion to approve the minutes.

Mr. Antosz made a motion to approve the minutes of August 11, 2016 as presented. Ms. Jackson seconded the motion. The motion was approved unanimously.

**PUBLIC HEARING: SPECIAL EXCEPTION USE (KORTOKRAX FARM)-
APPLICATION WITHDRAWN
CONSIDERATION OF AN APPLICATION FROM KORTOKRAX FARM, ON BEHALF
OF DPG MAPLE HILL, LLC, FOR A SPECIAL EXCEPTION USE FOR A
TEMPORARY SALES EVENT FOR FALL AGRICULTURAL PRODUCE PURSUANT
TO SECTION 30.415 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS
LOCATED AT 5030 WEST MAIN STREET, KALAMAZOO, MI WITHIN THE C:
LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-280-051.**

Chairperson Loy noted the applicant requested this application be withdrawn and moved to the next item on the agenda.

**PUBLIC HEARING: SPECIAL EXCEPTION USE (CORNER SHOPPES, LLC)
CONSIDERATION OF AN APPLICATION FROM CORNER SHOPPES, LLC, TO
ELIMINATE A SPECIAL EXCEPTION USE WHICH WAS APPROVED FOR A DRIVE-
THROUGH LANE ON THE NORTH BUILDING OF THE CORNER SHOPPES AND
CONVERT THE SAME TO AN OUTDOOR PATIO SPACE PURSUANT TO SECTION
60.207 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED
WITHIN THE CORNER@DRAKE PLANNED UNIT DEVELOPMENT ALONG DRAKE
ROAD. PARCEL NO. 3905-25-240-002.**

Chairperson asked Ms. Johnston to review the application to eliminate a special exception use for drive-through service and convert same to an outdoor patio space from Corner Shoppes, LLC.

Ms. Johnston told the Board on March 10th, 2016 the applicant received special exception use permission and site plan approval for two new multi-suite retail buildings with three drive-throughs, to be located along Drake Road within the Corner @ Drake Commercial Planned Unit Development. Since that time, one of the perspective tenants for the northern-most of the two buildings has expressed interest in eliminating the drive-through along the north wall of the structure, which would be replaced with an outdoor dining patio. Per section 60.207 of the Oshtemo Township Zoning Ordinance, this reduction in the area occupied by an element that constitutes a special use—in this case the omission of a drive-through lane—requires the express approval of the Planning Commission.

She indicated having reviewed the proposed and amended plan, Township planning staff were 100% in support of the desired changes: Traffic circulation around the site will be significantly simplified with the removal of the northern-most drive-through lane, and an additional pedestrian connection to the future Drake Road shared use path is now feasible. The applicant is working with Township Staff on an updated landscape plan, as the location of the patio encroaches into what was a landscaped buffer strip between the previously planned drive-through lane and the adjacent motorized connection to Drake Road. This process is close to being resolved.

Ms. Johnston recommended the Planning Commission grant approval of the special exception use and site plan amendment, and suggested the following conditions:

- An updated landscape plan is to be submitted to the Township, to be administratively reviewed and approved.
- Planning Commission approval also constitutes acceptance of the corresponding Concept Plan for the Corner@Drake PUD, which shall reflect the approved site plan for this project and any associated conditions.

Chairperson Loy asked if Commissioners had questions for Ms. Johnston.

Ms. Farmer wondered why the applicant had to return to the Board for a special exception to eliminate a previously granted exception; she felt it was a waste of the applicant's time.

Ms. Johnston said currently the Ordinance requires any change to come before the Board, but agreed in this case it seems an alteration would be appropriate without requiring the Board to eliminate the previous granted exception. It would make more sense to be left to Staff when the landscape plan is less intense. She said this requirement would be looked at when the code is reviewed for updates.

Ms. Johnston responded to some questions about plan specifics regarding bay doors, cross walks, loading zones and front doors, and explained the site plan was approved earlier in March of this year.

Chairperson Loy noted there were no comments from the applicant and no comments from the public and moved to Board Deliberations.

In response to a question from Ms. Jackson, Mr. Joe Gesmundo, AVB Builders, explained the area around the patio would be curbed and guttered and a division would be created from the driveway by planters. These items are part of the landscape plan.

Hearing no further questions, the Chairperson called for a motion.

Ms. Jackson made a motion to approve the elimination of the drive-through special exception use and convert it to an outdoor patio space as requested, based on the Staff recommendation, and including the two conditions suggested. Mr. Antosz seconded the motion. The motion was approved unanimously.

**PUBLIC HEARING: SPECIAL EXCEPTION USE (CORNER@DRAKE E, LLC)
CONSIDERATION OF AN APPLICATION FROM CORNER@DRAKE E, LLC TO
INCLUDE A GROCERY STORE AND RETAIL SHOPS AS PART OF THE
CORNER@DRAKE PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTION USE
AND CONSIDERATION OF SITE PLAN REVIEW, PURSUANT TO SECTION 60.450
OF THE ZONING ORDINANCE. PARCEL NO. 3905-25-275-020.**

Chairperson Loy moved to the next item on the agenda, an application for special exception use from Corner@Drake, to include a grocery store and retail shops as part of the PUD. He asked Ms. Johnston to review the application.

Ms. Johnston said the latest proposed development for the Corner @ Drake Commercial Planned Unit Development is a natural grocery store and a handful of smaller retail suites. The project is located at the northwest corner of Stadium Drive and Drake Road and the applicant is seeking special exception use permission and site plan approval. In order for this project to be accepted into the PUD, section 60.000: *Special Exception Uses* of the Oshtemo Township Zoning Ordinance dictates that it

must undergo the special exception use review process, which culminates in Planning Commission approval.

Planned to be located directly to the northwest of the intersection of Drake Road and Stadium Drive, she said the 13,000 square foot grocery store and 19,500 square foot associated retail suites will occupy what could arguably be considered the most visually prominent point in the Corner @ Drake Commercial PUD. Situated at the top of the large landscaped stone wall that defines the two major road frontages of the Corner @ Drake development, the proposed placement of these structures will help to further emphasize the corner, and will be readily seen by motorists on Drake Road and especially Stadium Drive. As with other projects that have been and are currently being constructed at the Corner @ Drake, the applicant has envisioned structures that are not only aesthetically attractive in their own right, but also complement the landscaping and overall architectural style of the development in general.

Ms. Johnston explained the two main elements of this site—the grocery store and retail suites—will be separated by a large patio, meant to function as an outdoor common area for patrons to enjoy. This space also serves to satisfy a portion of the open space requirement for the commercial PUD, which must have at least five percent of the area dedicated as open space. Such open space, per the Zoning Ordinance, can take the form of the preservation of scenic vistas, protected areas of ecological sensitivity, or, in this case, a space intended to “provide opportunities for social interaction”.

Ms. Johnston noted on the original approved concept plan for the Corner @ Drake Commercial PUD, as well as on the amended concept plan that’s been submitted along with this project, the applicant indicated that up to 25 percent, or 248, of the planned 997 spaces in the overall development will be smaller than the standard 10 foot by 20 foot required by *Section 68.300.A: Space Size*. This same Section of the Ordinance allows parking lots with more than 100 spaces to allow 25 percent of those spaces to be smaller in size.

She said to date, the applicant is proposing 107 undersized spaces within the Kellogg Community Credit Union and Corner Shoppes sites. They have requested an additional 178 on the natural grocery site. This totals 285 spaces, 37 more than what is allowed by *Section 68.300.A*. She indicated this issue is close to being resolved.

Ms. Johnston said while the proposed site plan for this project is in accordance with that allowance, Township staff believes that there is insufficient *interior landscaping* shown for the site, a requirement that must still be met. Given the irregular shape of some of the interior landscape features, staff is unable to manually measure the amount of landscaped area currently proposed, and has contacted the landscape architecture firm responsible for the plan directly, requesting exact numbers. Three possible outcomes are possible, as follows:

- The site meets the interior landscaping requirements and the landscape plan can be approved administratively when the calculations are provided.

- The landscape plan does not meet the interior landscaping requirement and the Planning Commission conditions the site plan to meet the Ordinance through a revised landscape plan submitted to the Township, which is reviewed administratively.
- The landscape plan does not meet the interior landscaping requirements and the Planning Commission and through *Section 60.405: Deviation from Dimensional Requirements*, allows the applicant to depart from the interior landscaping requirement for this site within the PUD.

Ms. Johnston indicated all additional Zoning Ordinance criteria has been met and that Staff was comfortable in recommending the granting of special exception use permission and site plan approval for the proposed natural grocery store and retail shops, with the following suggested conditions:

1. Any final stormwater management, utilities, or other engineering details shall be subject to the administrative review and approval of the Township's Engineer.
2. The final location and number of required fire hydrants shall be subject to the administrative review and approval of the Township's Fire Marshal.
3. A landscape plan that meets Ordinance requirements be submitted for administrative review.
4. If the outdoor patio area is to one day include seating, a revised site plan and concept plan shall be submitted to the Township for administrative approval.
5. Planning Commission approval also constitutes acceptance of the corresponding Concept Plan for the Corner@Drake PUD, which shall reflect the approved site plan for this project and any associated conditions.

Chairperson Loy asked if Commissioners had questions for Ms. Johnston.

In answer to a question from Ms. Jackson about parking space sizes, Ms. Johnston said the standard size required is 10 x 20' and the smaller spaces requested are 9 x 18'. She noted the Ordinance allows 25% of the spaces to be 9 x 18' in a lot with at least 100 spaces and that they can be spread out within the PUD. The intent is to attempt to reduce the amount of asphalt installed.

The Chairperson asked if the applicant wished to speak.

Mr. Joe Gesmundo, 4200 W. Centre Street, AVB Builders, said his company is excited to work on this part of the development. The original vision included a patio at Stadium and Drake and that they are delighted to execute the vision. It has been challenging to include a grocery store, which uses a lot of parking which has caused the

original building to be reduced from 52,000 to 32,000 square feet. He explained many municipalities have 8 x 19', 9 x 18' and 9 x 20' spaces as a norm and many retail centers all over the country do well with smaller spaces, that 10 x 20' spaces is a maximum. Perimeter islands with 18' spaces allow trucks to pull up to the curb. He said the plan now has the number of 9 x 18' spaces down to six rather than the original number of 37.

There were no questions for Mr. Gesmundo; Chairperson Loy moved to Board Deliberations.

There was some discussion regarding the number of 9 x 18' parking spaces. It was determined the spaces in the plan equaled 25.35% which would allow 3 spaces over what is allowed in the PUD. It was the consensus of the Board that using whole number rounding allows the Planning Commission to approve reduced size parking spaces up to 25.35%.

Chairperson Loy asked for a motion.

Ms. Jackson made a motion to approve granting special exception use permission and site plan approval for the proposed natural grocery store and retail shops as proposed, with the five conditions suggested by Staff, and an allowed deviation from 25% to 25.35% for 9 x 18' parking spaces. Ms. Farmer seconded the motion. The motion was approved unanimously.

OLD BUSINESS

Ms. Johnston reported on the progress being made building the zoning ordinance website. She also reported the Master Plan proposal was approved by the Township Board and that work would begin on that project starting with Rural Residential on September 9.

She also said the DDA would like to review the Village Theme Plan before considering the Form Based Code as requested by the Planning Commission. The consultant for this project suggested that 1-3 PC members sit on a steering committee and that she would be seeking volunteers.

ANY OTHER BUSINESS

Ms. Johnston will be speaking at the Michigan Association of Planning next month as part of a 7-8 member group who will each do a short presentation on something local. If PC members would like to attend, she will arrange registration for them.

PLANNING COMMISSIONER COMMENTS

Commissioners have contacted Township residents regarding the open position on the Planning Commission; Ms. Johnston reported two individuals have applied and will be interviewed by Township staff soon.

Attorney Porter said oral arguments will be heard by the Michigan Supreme Court regarding the Township's challenge to ITC regarding power lines being placed that violate the Township's ordinance. Although the lines are already in place in Oshtemo, the results of the hearing may have state-wide impact.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy adjourned the Planning Commission meeting at approximately 7:46 p.m.

Minutes prepared:
September 10, 2016

Minutes approved:
_____, 2016

September 15, 2016



Mtg Date: September 22, 2016
To: Planning Commission
From: Julie Johnston, AICP
Subject: Landscape Ordinance

At the July 28th Planning Commission meeting, staff presented three landscaping ordinances for review. These ordinances were:

1. The existing ordinance – Section 75: Landscaping
2. Minor amendments to Section 75: Landscaping
3. An Alternate Approach that was a departure from the existing Ordinance in many ways, including the removal of the buffer zones that are required around the property lines.

At the meeting, staff presented some of the pros and cons of each ordinance based on landscape plans developed by Karen High for the Wings, Etc. site on 9th Street and Seeco Drive. The Planning Commission requested staff review the proposed ordinances and come back with a preferred method. Staff spent time over the last two months refining the three presented ordinances into one recommended approach.

Ms. High has created landscape plans based on our current ordinance requirements and the preferred approach for the Wings, Etc. site as well as the Omni Credit Union site on West Main Street, which we visited during our landscaping tour last fall. Some of the difference between the two ordinances are as follows:

1. The preferred approach requires an overall percentage of the site be landscaped, which is generally slightly less in square footage than the current ordinance landscaping requirements.
2. The current ordinance is very specific where landscaping must occur – at the property lines and in parking lots. The preferred method requires landscaping in the parking lot and at public and private rights-of-way, but allows the design professional to determine where the rest of the required landscaping will be planned on the site.
3. The total number of required trees is slightly less than the current ordinance, which will hopefully allow tree species a better opportunity to survive on the site.
4. There are very specific requirements for opaque screening between incompatible land uses in the recommended ordinance, which can include a variety of berms, fences, walls, landscape materials, etc. But, the screening must be six feet in height and opaque. The current ordinance requires larger buffer zones between incompatible uses, but the plant materials are generally trees, which do not provide much screening when the lower branches reach a height beyond five feet.

5. For certain landscape plans, the seal of an architect is required in the recommended ordinance. This is to ensure that if someone is requesting tree credits or wishes to submit an alternate approach to the landscaping requirements, a landscape design professional is creating the plans.

I look forward to reviewing the recommended landscape ordinance with you at the September 22nd meeting.

Thank you.

SECTION 75 LANDSCAPING

A. Intent

The intent of this section is to promote the public health, safety, and welfare and improve the visual appearance of the Township by requiring landscaping for each development for which site plan review is required. It is further the intent of this section to achieve the following:

- Increase compatibility between uses and provide buffering between dissimilar land uses.
- Improve the overall aesthetics and appearance of public rights-of way.
- Improve air quality and provide shade.
- Decrease wind velocity, reduce soil erosion and increase surface water retention.
- Reduce glare from buildings, cars, night lighting, and other sources.
- Screen unattractive features.
- Reduce noise.
- Define safe access and circulation.
- Enhance or focus attention toward a feature (building, entrance, sign, etc.)
- Provide visual relief from monotonous features such as building walls, large parking lots and streets.
- Add natural color and texture and provide habitat for wildlife.
- Enhance and maintain the natural character and appearance of the community.

B. Application of Requirements

These requirements shall apply to all uses subject to site plan review as defined in Section 82 of this ordinance. No site plan shall be approved unless a landscape plan is provided which meets the requirements set forth herein.

C. General Provisions

1. Minimum Requirements - The requirements in this Section are minimum requirements and shall not preclude the developer and the Township from mutually agreeing to additional landscaping.
2. Landscape plan preparation – Landscape plans are required for all developments requiring site plan approval. However, site plans that meet one or more of the following must submit a Landscape Plan that is sealed by a landscape architect:
 - a. 100 or more parking spaces
 - b. Screening Between Land Uses
 - c. Request tree preservation credits
 - d. Request credits for preserving native vegetation
 - e. Request to submit an alternative landscape plan to restore pre-settlement vegetation
3. Site coverage - Portions of the site not devoted to floor area, parking, access ways or pedestrian use shall be appropriately landscaped with live plant material consisting of deciduous canopy and coniferous trees, understory trees, shrubs, ground cover, and grasses and maintained in a neat and orderly manner.

4. Visibility - Landscaping material and structures shall be placed in such a manner so as to not interfere with cross-visibility, public safety, or the safe movement of vehicles and pedestrians. A triangular clear view zone area shall be established at the intersections of street rights-of-way and internal circulation drives intended for continued movement within a site and between properties. The clear zone shall be 25 linear feet for street rights-of-way and 15 linear feet for internal circulation drives drawn along each right-of-way from their point of intersection, creating a triangular clear corner. No plant materials above a height of two feet from the established street grades shall be permitted within the clear view zone area.
5. Land clearing - Land clearing shall be limited to that needed for the construction of buildings, structures, parking lots, street right(s)-of-way, drainage and utility areas, other site improvements, and any grading necessary to accommodate such construction.
6. Public right-of-way/private easement greenspace – the land area lying between the paved portion of a public right-of-way/private easement and the property line shall be neatly maintained with grass or groundcover.
7. Maintenance – installation, maintenance, and completion
 - a. All landscaping required by this section shall be planted before obtaining a certificate of occupancy or the appropriate financial guarantee such as cash, letter of credit, and/or certified check shall be placed in escrow in the amount of the cost of landscaping to be released only after landscaping is completed.
 - b. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
 - c. Landscaping required by this section shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with a readily available and acceptable water supply.
 - d. Any areas that become disturbed for any reason shall be restored in accordance with the original landscape plan unless approved otherwise in writing by the Township.

D. Total Site Landscaping

1. Landscaping shall be provided on a minimum of 17.5 percent of the property. Such site area landscaping square footage may include, but is not limited to all of the requirements outlined herein.
2. In addition to the other tree requirements outlined herein, one (1) canopy tree will be required for every 1,500 square feet and one (1) understory tree will be required for every 2,500 square feet of the total site landscaping.

3. Site area landscaping shall be provided to screen potentially objectionable site features such as, but not limited to, retention/detention ponds, transformer pads, air conditioning units, and loading areas.

E. Screening Between Land Uses

1. A landscape buffer shall be constructed to create a visual screen between the following land use types:
 - a. Nonresidential land use or zoned property along all adjoining boundaries of a residential land use or zoned property.
 - b. Multi-family or manufactured home community along all adjoining boundaries of a one or two-family land use or zoned property.
2. The buffer shall be the width of the required setback.
3. The landscape buffer must create a visual barrier at least six (6) feet in height that provides opacity to the adjacent property owner.
4. The landscape buffer must contain two (2) canopy trees and (2) understory trees for every 100 linear feet of required buffer length. Evergreens may be substituted for canopy and understory trees at a 1:1 ratio.
5. The landscape buffer must also include a combination of one or more of the following to provide an opaque visual barrier:
 - a. Berms – landscaped undulating earthen berms with varying heights as measured from the grade of the abutting property.
 - b. Walls or fences – Walls or fences must be a minimum of six (6) feet in height as measured on the side of the proposed wall or fence having the higher grade. A required wall or fence shall be located on the lot line except where underground utilities interfere and except in instances where conformity with front yard setback is required. Upon review of the landscape plan, the reviewing body may approve an alternate location of a wall or fence.

The Planning Department shall review and the Zoning Board or Appeals or Planning Commission shall approve the construction materials of the wall or fence which may include face brick, poured-in-place simulated face brick, precast brick face panels, stone, or wood. Chain link fences with opaque slats are not permitted.
 - c. Plant materials – Landscape planting materials may consist of a variety of materials but must provide opacity to the adjacent property. For plant materials the height requirement is based upon reasonably anticipated growth over a period of three (3) years.
6. Where there is a need to provide a greater noise or dust barrier or to screen more intense development as determined by the reviewing body, a solid wall or fence with additional landscape materials shall be required.

F. Parking Lot Landscaping

1. Parking lot landscaping shall include islands or peninsulas to delineate on-site circulation, ensure adequate sight distance at the intersection of aisles and interior roadways, and to prevent diagonal vehicular movement through parking lots. Features shall be designed with sufficient radii to ensure drivers are able to make turns without encroaching upon landscaping or adjacent traffic lanes.
2. Total parking lot landscaping shall be based on the following:
 - a. Parking lots with 10 parking spaces or fewer shall be exempt from parking lot landscaping requirements.
 - b. Parking lots with 11 spaces or more shall provide landscaping at 25 square feet per parking lot space. Total square footage shall be dispersed into separate landscape features, such as islands or peninsulas, within parking lots so as to break up the broad expanse of pavement, guide the circulation of vehicular and pedestrian traffic, and to provide shade and visual relief from pavement.
3. There shall be a minimum of one (1) canopy tree and two (2) low growing shrubs for every 200 square feet of required parking lot landscaping.
4. The minimum size of any parking lot landscape feature shall be no less than six (6) feet in any single dimension and no less than 200 square feet in area.
5. To reduce the impacts of extensive concrete or asphalt, a parking lot landscape feature must be provided at least every 200 linear feet of parking spaces.
6. All parking lot landscaping shall be neatly maintained with plant material or mulch.
7. Parking lot landscape features shall be protected by the installation of a raised concrete or asphalt curb, anchored landscape timbers around of the border, or other suitable means. A minimum distance of three (3) feet shall be established between proposed trees and the backside of the protection device.
8. The reviewing body may, at its discretion and based on Planning Department recommendations, approve alternative landscape plantings at the perimeter of parking lots where landscaping within parking lots would be impractical due to the size of the parking lot or detrimental to safe and efficient traffic flow.

G. Street Rights-of-Way Greenbelts

1. Greenbelts shall be 20 feet wide along a public rights-of-way and 15 feet wide along private rights-of-way, measured from the right-of-way line.

2. The greenbelt shall be landscaped with a minimum equivalent of one (1) canopy tree and two (2) understory trees for every 100 linear feet, or fraction thereof, of frontage abutting a street right-of-way.
3. Parking lots adjacent to street rights-of-way shall provide shrubs at a ratio of 1.5 shrubs for every one (1) parking space. Shrubs that reach a mature height of at least three (3) feet shall be utilized and they shall be in groupings spaced at least three (3) feet on center to screen the parking lot from the right-of-way.
4. In addition to the required plantings within the greenbelt, the remainder of the greenbelt shall be landscaped with grass, ground cover, shrubs, and other organic landscape materials.
5. Access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the linear dimension used to determine the minimum number of trees required.
6. Trees may be placed in groupings within the greenbelt.

H. Loading/Unloading Areas

Loading areas shall be landscaped in such a manner as to screen the area from view of public rights-of-way or private access easements.

I. Screening of Trash and Recycling Containers

1. Outside trash and recycling disposal containers shall be screened on all sides with an opaque fence or wall and gate at least as high as the container, but no less than six (6) feet in height, and shall be constructed of material that is compatible with the architectural materials used in the site development. The Planning Commission or Zoning Board or Appeals, at its discretion, may approve alternative methods of screening.
2. Containers and enclosures shall be located away from public view insofar as possible, and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.
3. Screening and gates shall be of a durable construction. Chain link fences with opaque slats are not permitted.

J. Landscape Elements

1. Native plant materials – At least 75 percent of required trees shall be native to Lower Michigan. At least 30 percent of all other required landscape material within each Plant Material Type shall be native to Lower Michigan. For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net.

2. Composition -

- a. The use of a single species is prohibited. Except for plantings used for evergreen screening, no one species of tree or shrub may make up more than 50 percent of the total amount of required landscaping material.
- b. Any species known to have structural weakness or excessive bearing of fruit or nuts shall not be used in areas of vehicular or pedestrian traffic.
- c. Species not permitted within street rights-of-way greenbelts and should be used with caution when placed in proximity to any existing or proposed building, structure, walkway, or parking area are listed in the below table:

| Botanical Name | Common Name |
|-------------------------|----------------------------|
| Acer negundo | Box Elder |
| Acer saccharinum | Silver Maple |
| Aesculus hippocastanum | Horse Chestnut |
| Ailanthus altissima | Tree of Heaven |
| Catalpa speciosa | Catalpa |
| Ginkgo biloba (Female) | Female Ginkgo |
| Populus spp. | Poplars, Cottonwood, Aspen |
| Liquidambar styraciflua | Sweet Gum |
| Salix spp. | Willows |
| Ulmus spp. | Elms |
| Fraxinus | Ash |

- 3. Minimum size requirements - Where landscaping is required, the following minimum size requirements for representative landscape materials shall be applicable. Height of a plant is measured from the top of the root ball or top of the container soil to the top of the leader, the primary stem of the plant.

| Plant Material Type | Size |
|--------------------------------|--------------------|
| Canopy Tree - Single Stem | 2" caliper* |
| Canopy Tree - Multi-Stem Clump | 10 feet (height) |
| Understory Tree | 8' to 10' (height) |
| Evergreen Tree | 5 feet (height) |
| Shrub - Deciduous | 24 inches (height) |
| Shrub - Evergreen | 18 inches (height) |
| Shrub - Low Growing | 2 gallon pot |

*2" caliper as measured in conformance with the American Standard for Nursery Stock.

4. Hardy plant materials - All landscaping material shall be hardy to the area and appropriate to the situation in which it is proposed, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.
5. Invasive species - To protect species indigenous to the Township, the use of invasive species which naturalize are prohibited. Those invasive species not permitted are listed on the Midwest Invasive Species Information Network at www.misin.msu.edu.
6. Berms – Any proposed berms shall be constructed with slopes not to exceed a one to three (1:3) gradient. Berm slopes shall be protected with sod, seed, or other form of natural ground cover.
7. Coordination with utilities - Provision shall be made to coordinate landscaping with existing and proposed underground and overhead utility lines so as to avoid interference with plant growth.
8. Stormwater retention and detention ponds - The integration of stormwater retention and detention ponds in the overall landscape concept is recommended. Ponds with a natural or free form shape, rather than square or rectangular design and appearance, shall be required. If site constraints dictate a more engineered shape, the design and appearance must be approved by the reviewing body. Any fenced areas that are visible from an adjacent property, public right-of-way or private access easement shall be landscaped to screen them from view.

K. Tree Preservation Credits

1. Tree preservation credits shall be given for trees located within the developed portion of a parcel, lot or building site. The location of preserved trees shall determine which specific landscape requirement shall be reduced.
2. Credit shall be awarded for preserving canopy trees. The number of credits awarded for tree preservation shall be in accordance with the table presented below. Trees intended to be preserved shall be indicated on the landscape plan and type and size shall be noted.

| Tree Preservation Credits | |
|------------------------------------|---------------------------------|
| Diameter of Preserved Tree* | Number of Trees credited |
| Over 24 inches | 4 |
| 12 inches to 24 inches | 3 |
| 8 inches to 11.9 inches | 2 |
| 2 inches to 7.9 inches | 1 |

*Diameter measured at 4' above ground level.

3. In the event that healthy trees which are used to meet the minimum requirements of this section or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the Township, the contractor shall replace them with trees which meet Ordinance requirements.

L. Tree Protection prior to and during Construction.

1. Before development, the developer or builder shall erect tree protection fencing that will shield and protect all trees designated to be preserved. Fencing should be placed no closer than ten feet from the trunk of a tree or five feet beyond the drip line of a tree or group of trees, whichever is greater.
2. Fencing shall be a minimum of 48 inches high.
3. Tree protection fencing shall be maintained during construction and all construction materials, supplies, and equipment shall be kept out of the protected areas.
4. Paving, or other site improvements, shall not encroach upon the dripline of the existing trees to be preserved.
5. Location of tree protection fencing must be shown on the approved landscape plan.

M. Preservation of Existing Native Vegetation.

Credit shall be awarded for preserving existing vegetation native to Lower Michigan, including shrubs and grassland species. By preserving existing native vegetation, tree and shrub planting requirements can be reduced. The number of credits awarded shall be recommended by Township planning staff and approved by the reviewing body based on a natural features inventory prepared by an environmental professional or landscape architect that describes existing species and the intended function of the required tree and shrub plantings.

N. Incentives for Restoring Pre-Settlement Vegetation

1. Oshtemo Township's pre-settlement vegetation types were primarily Oak Savanna, Oak Forest, and Beech-Sugar Maple Forest, with smaller areas of Prairie, Marsh, Bur Oak Opening, and Southern Swamp Forest. A map of pre-settlement vegetation showing the geographic location of these vegetation types is on file in the Township office. It includes a description of the predominant plant species for each vegetation type.
2. To encourage restoration of pre-settlement vegetation, all uses subject to site plan review may opt to submit a landscape restoration plan in lieu of a landscape plan. A landscape restoration plan shall use native vegetation types to meet the intent of screening and buffering requirements while at the same time strive to restore the pre-settlement vegetation of the immediate area. Even though the exact number of each landscape element may not be provided, approval of such a plan shall be granted so long as the overall intent is satisfied. Township planning staff shall recommend and the reviewing body shall approve a landscape restoration plan.

O. Provisions for Existing Sites

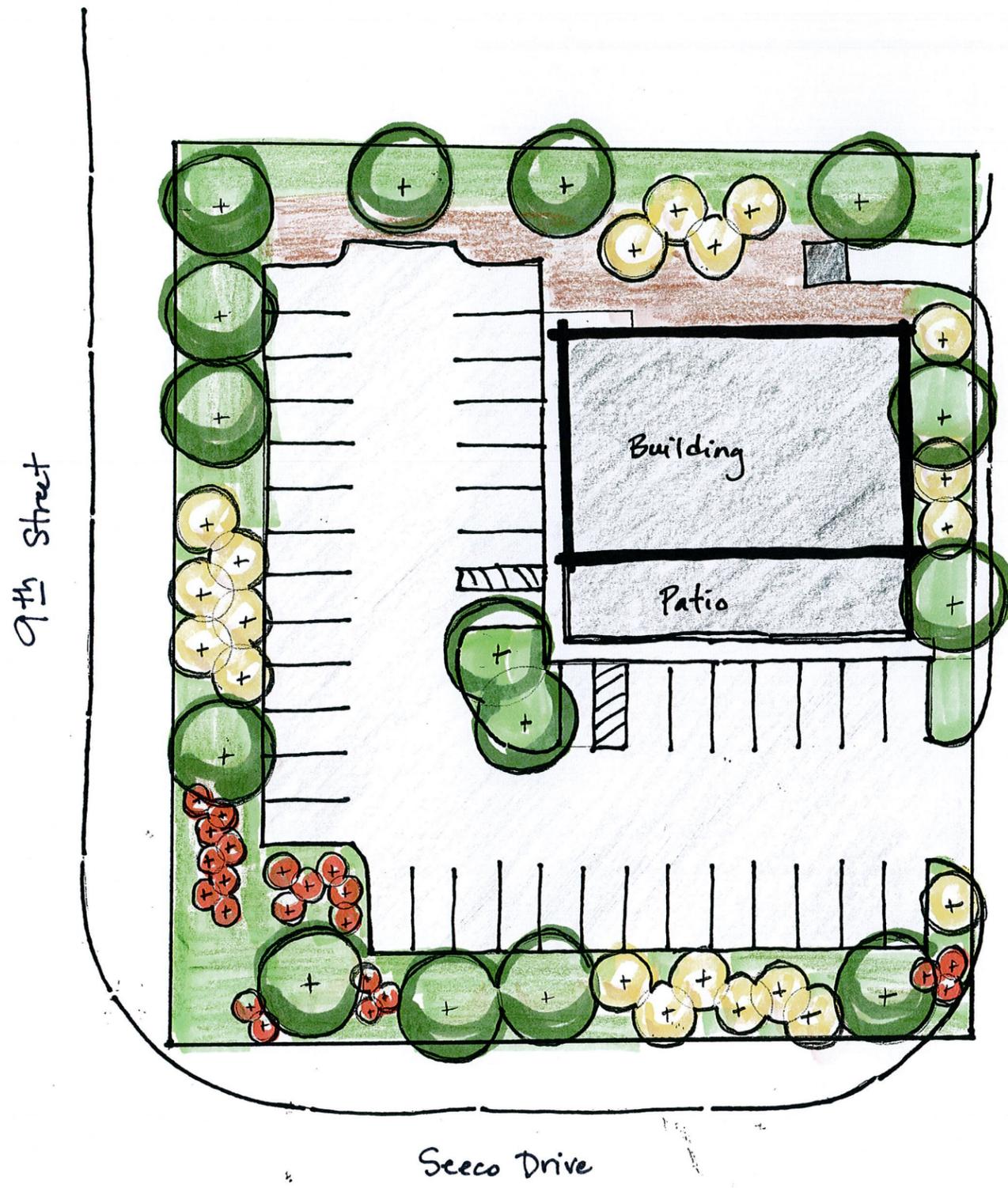
1. Street rights-of-way greenbelts and screening between land uses shall be required for any renovation, expansion or alteration of an existing site.

2. Landscape requirements for parking lots shall apply when expansions increase the number of parking spaces by 20 percent or at least eleven (11) parking spaces. Parking lot landscaping requirements shall be based on, and only apply to, the new spaces developed.
3. If site constraints prevent the application of these requirements, the reviewing body may grant relief through the site plan review process.

P. Exceptions

1. Additional Planting Requirements - For reason of conflicting uses, unfavorable topography, or other unusual physical circumstances, the reviewing body may increase the required landscape plantings if it is determined that an increase is necessary to reasonably achieve the spirit, purpose and intent of this Section.
2. Reductions and Substitutions of Plantings - If an unusual physical circumstance exists on a property, the reviewing body may approve modifications to the requirements of this Section. These modifications may include the approval of plantings and visual screening such as hedges, fences, walls, and/or combinations thereof, which provides an alternate approach the reviewing body deems appropriate to ensure compliance with the spirit, purpose and intent of this Section.

If existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, reductions in plantings may also be approved if the spirit, purpose and intent of this Section is met.



Current Ordinance

Approved Landscape Plan for Wings Etc.

Greenspace and Planting Requirements

North property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree / 100 linear feet = 2 total
- 2 understory trees / 100 linear feet = 4 total

South property line (Seeco Drive): ("C" Greenspace Type)

- 20' wide greenspace
- 2 canopy trees / 100 linear feet = 4 total
- 3 understory trees / 100 linear feet = 6 total
- 4 shrubs / 100 linear feet = 8 total

East property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree / 100 linear feet = 2 total
- 2 understory trees / 100 linear feet = 4 total

West property line (9th Street): ("C" Greenspace Type)

- 20' wide greenspace
- 2 canopy trees / 100 linear feet = 4 total
- 3 understory trees / 100 linear feet = 6 total
- 4 shrubs / 100 linear feet = 8 total

Parking Lot Landscaping:

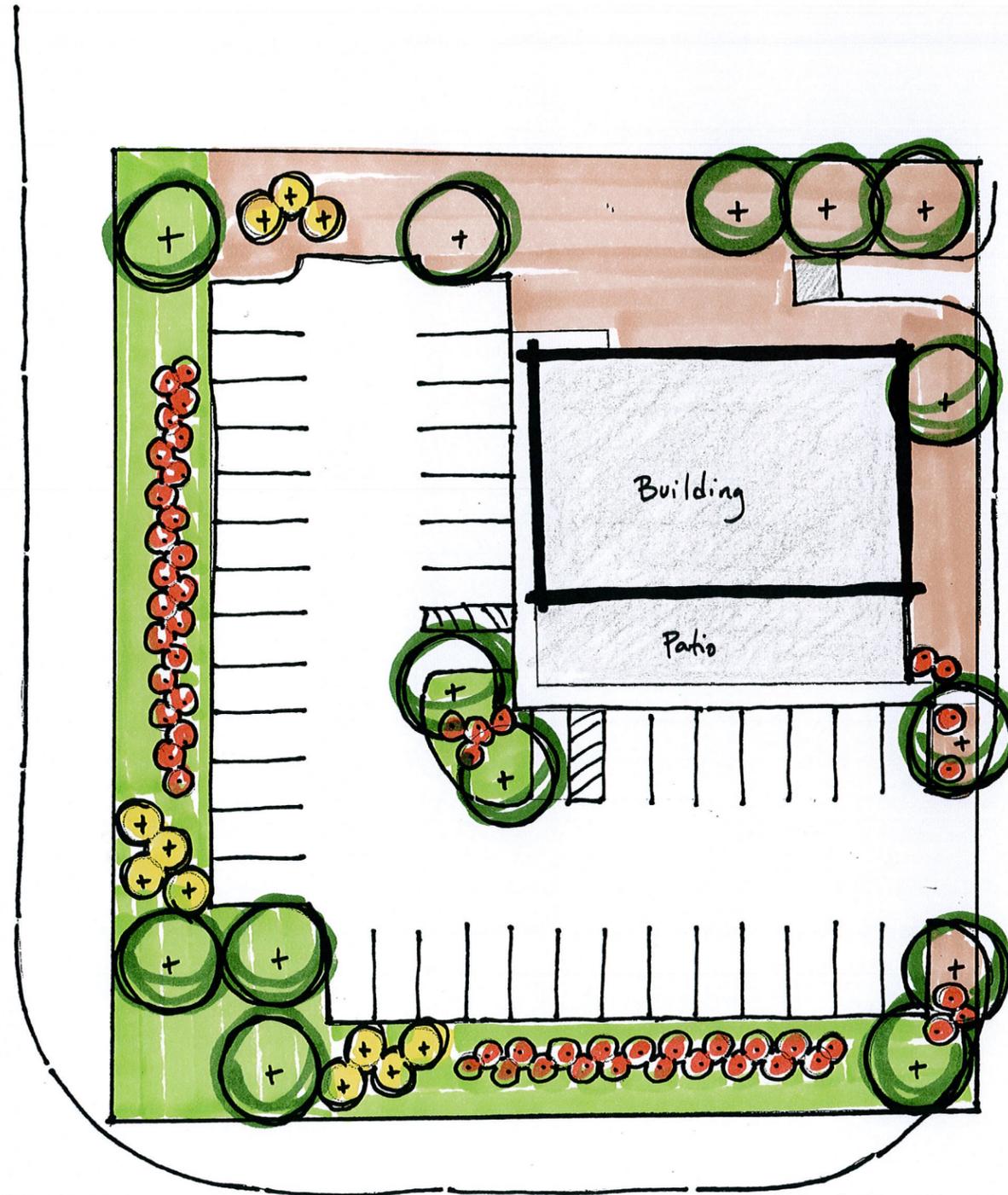
- 42 parking spaces proposed
- 15 square feet of interior landscape area (ILA) per parking space = 630 square feet
- 1 canopy tree / 200 square feet of ILA = 3 total
- 2 shrubs / 200 square feet of ILA = 6 total

Summary:

| | |
|------------------------------------|----------------|
| ■ Total landscape area required: | 12,330 sq. ft. |
| ■ Total canopy trees required: | 15 |
| ■ Total understory trees required: | 20 |
| ■ Total shrubs required: | 22 |
| ■ Greenspace not required | |

Recommended Approach

Wings Etc. Illustration



Total Site Landscaping

Total site area = 38,025 square feet
 17.5% of site must be landscaped. 17.5% = 6,654 square feet
 1 canopy tree/1,500 square feet of site landscaping = 4 total
 1 understory tree/2,500 square feet of site landscaping = 3 total

Screening Between Land Uses

None required because the site is surrounded by commercial land uses

Parking Lot Landscaping:

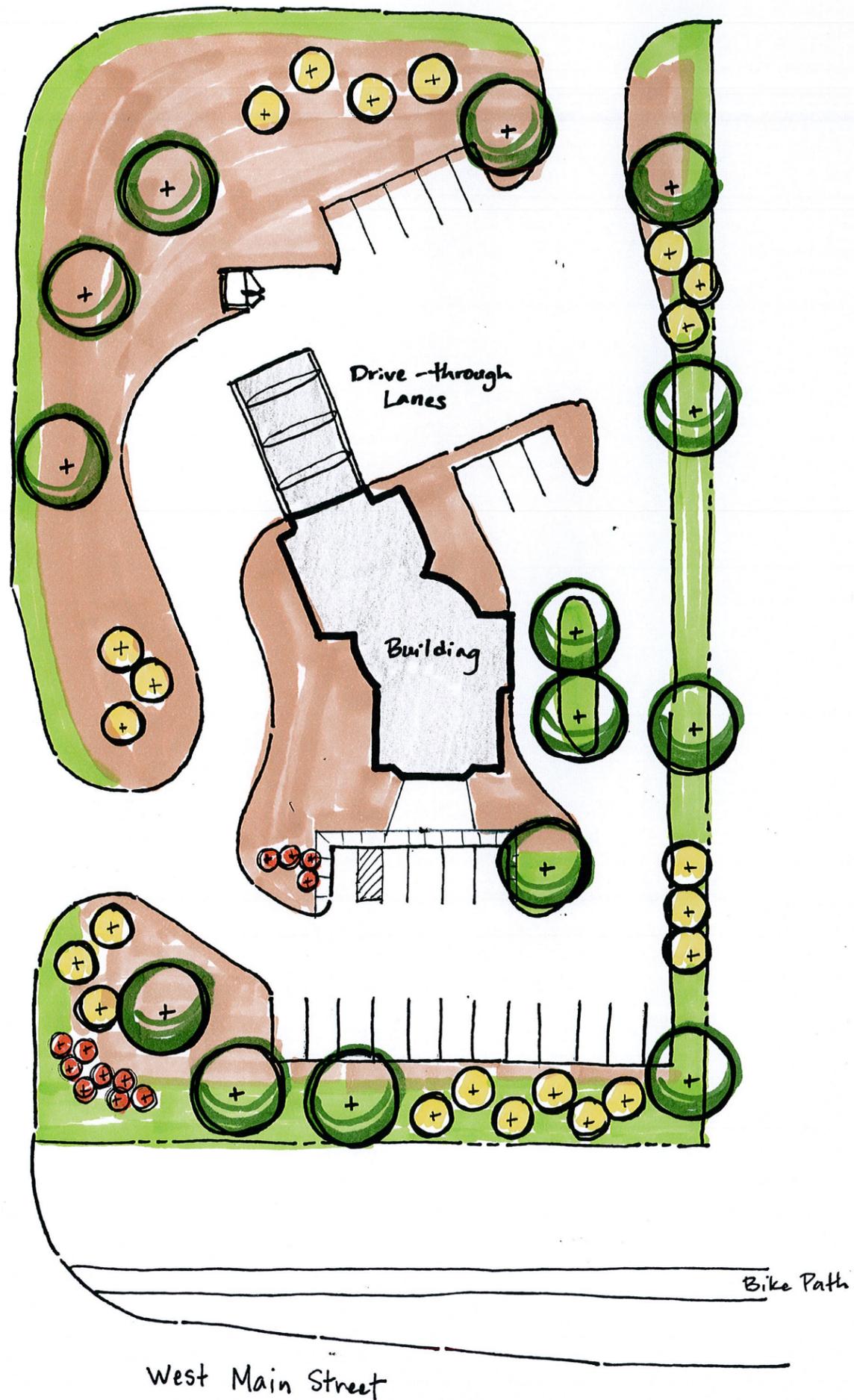
44 parking spaces proposed
 25 square feet of interior landscape area (ILA) per parking space = 1,100 square feet
 1 canopy tree/200 square feet of ILA = 6 total
 2 shrubs / 200 square feet of ILA = 11 total

Street Rights-of-Way Greenbelts

20' wide buffer along public right of way (7,800 square feet total)
 1 canopy tree/100 linear feet = 4 total
 2 understory trees/100 linear feet = 8 total
 Shrubs required where parking lot is adjacent to street. 1.5 shrubs / parking space
 13 parking spaces along Seeco = 20 shrubs
 15 parking spaces along 9th Street = 23 shrubs

Summary:

| | |
|--|-------------------|
| ● Total landscape area required: | 8,900 square feet |
| ● Total canopy trees required: | 14 |
| ● Total understory trees required: | 11 |
| ● Total shrubs required: | 43 |
| ● Greenspace provided but not required | 6,025 sq. ft. |



Current Ordinance

Approved Landscape Plan for Omni Credit Union

Greenspace and Planting Requirements

North property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree/100 linear feet = 2 total
- 2 understory trees/100 linear feet = 4 total

South property line (West Main Street): ("C" Greenspace Type)

- 20' wide greenspace
- 2 canopy trees/100 linear feet = 4 total
- 3 understory trees/100 linear feet = 6 total
- 4 shrubs/100 linear feet = 8 total

East property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree/100 linear feet = 3 total
- 2 understory trees/100 linear feet = 6 total

West property line: ("A" Greenspace Type)

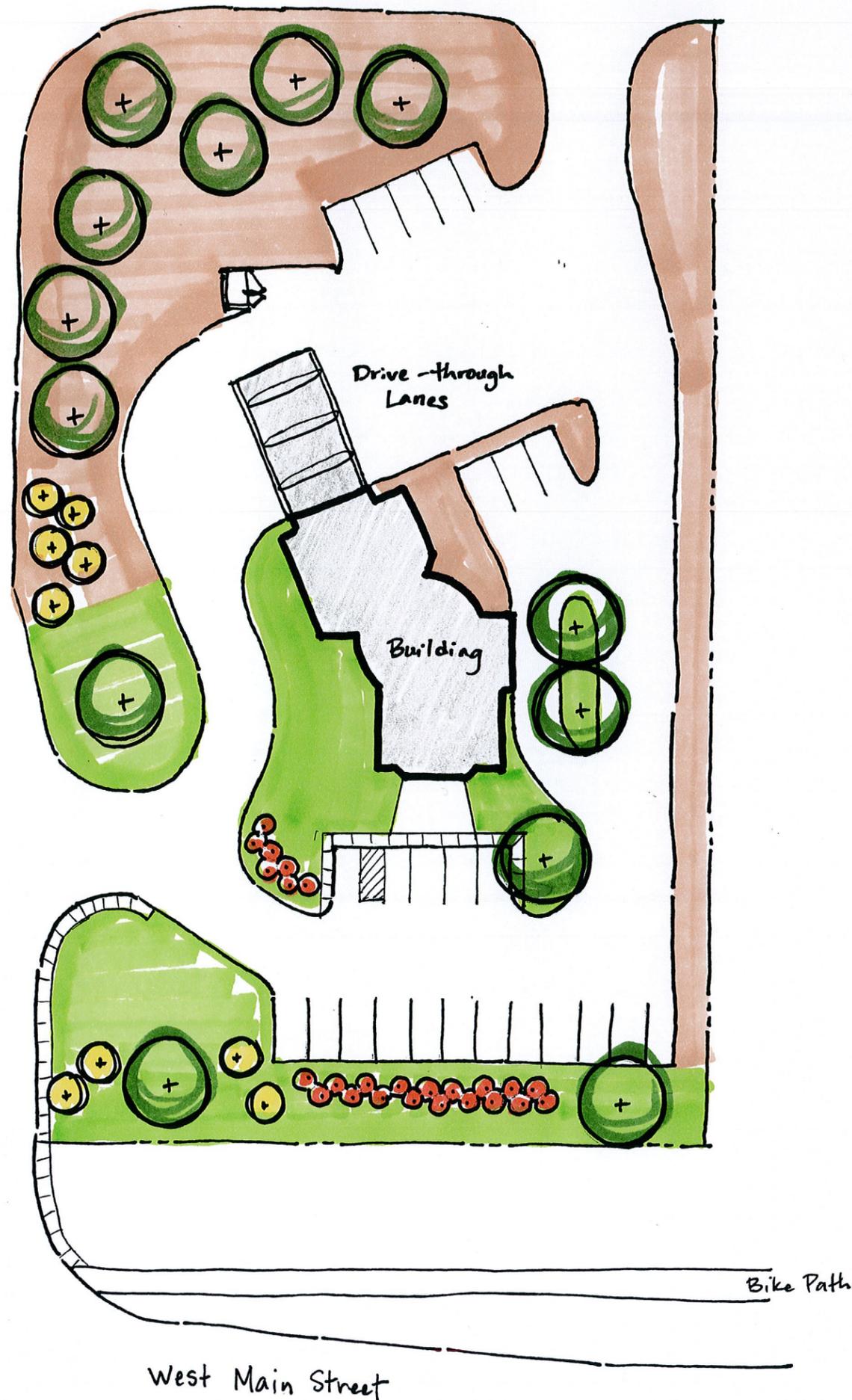
- 10' wide greenspace
- 1 canopy tree/100 linear feet = 3 total
- 2 understory trees/100 linear feet = 6 total

Parking Lot Landscaping:

- 26 parking spaces proposed
- 15 square feet of interior landscape area (ILA) per parking space = 390 square feet
- 1 canopy tree/200 square feet of ILA = 2 total
- 2 shrubs / 200 square feet of ILA = 4 total

Summary:

| | | |
|---|--------------------------------------|---------------------|
| ■ | Total landscape area required: | 13, 190 square feet |
| ● | Total canopy trees required: | 15 |
| ● | Total understory trees required: | 21 |
| ● | Total shrubs required: | 12 |
| ■ | Greenspace provided but not required | 14,595 square feet |



Recommended Approach

Omni Credit Union Illustration

Total Site Landscaping

Total site area = 68,340 square feet

17.5% of site must be landscaped. 17.5% = 11,960 square feet

1 canopy tree/1,500 square feet of site landscaping = 8 total

1 understory tree/2,500 square feet of site landscaping = 5 total

Screening Between Land Uses

None required because the site is surrounded by commercial land uses

Parking Lot Landscaping:

26 parking spaces proposed

25 square feet of interior landscape area (ILA) per parking space = 650 square feet

1 canopy tree/200 square feet of ILA = 3 total

2 shrubs / 200 square feet of ILA = 7 total

Street Rights-of-Way Greenbelts

20' wide buffer along public right of way (4,000 square feet)

1 canopy tree/100 linear feet = 2 total

2 understory trees/100 linear feet = 4 total

Shrubs required where parking lot is adjacent to street. 1.5 shrubs / parking space

12 parking spaces = 18 shrubs total

Summary:

| | |
|--|--------------------|
|  Total landscape area required: | 11,960 square feet |
|  Total canopy trees required: | 13 |
|  Total understory trees required: | 9 |
|  Total shrubs required: | 18 |
|  Greenspace provided but not required | 15,825 square feet |

September 14, 2016



Mtg Date: September 22, 2016
To: Planning Commission
From: Julie Johnston, AICP
Subject: Zoning Ordinance Re-Organization

Included with your packet is a spreadsheet that delineates how the Planning Department would like to re-organize the zoning ordinance. You can see that we would like to group the document by overall ordinance type as follows:

1. Introduction and Use of Language – essentially how to use the Ordinance and the definitions.
2. Zoning Districts
3. Overlay Zones
4. Special Development Options – this section is for the PUD and Open Space development options. We currently have two Open Space ordinances. The consultant will be reviewing these two ordinances to see if they can be combined or one removed. Since both of these are listed as Special Exception Uses, some ordinance language changes will be needed.
5. Use Requirements – this section is the biggest change with the Ordinance. Currently, our ordinance has uses listed in the Zoning Districts which are permitted but have conditions attached to the development of the use. Instead of having these conditions listed within each zoning district, they will be placed under a Permitted Uses with Conditions article. The uses will be alphabetically listed and the required conditions provided. In addition, I would like to recommend we change the Special Exception Uses to Special Land Uses. These uses will also be listed under this article with any development requirements shown.
6. Schedule of Regulations – this section will list all of the bulk requirements of the Ordinance: setbacks, height, lot size, etc.
7. General Requirements – all of the other requirements of the Ordinance: landscaping, lighting, parking, etc.
8. Non-Conforming Uses, Structures and Land
9. Review and Approval Procedures – this section will include all of the review requirements for site plans, special land uses, building permits and the ordinances that established the Planning Commission and Zoning Board of Appeals.

10. Amendments and Enforcement – will include the steps to rezoning or conditional rezoning land and the procedures the Township uses to enforce the Zoning Ordinance.

Please review the spreadsheet for discussion at the meeting on September 22nd. If the Planning Commission is comfortable with the overall re-organization matrix, Planning staff will have Wade Trim, the consultant assisting with the project, begin the re-organization. As the re-organization is in process, staff will be bringing any necessary amendments for the Planning Commission to review.

Thank you.

Oshtemo Township Zoning Ordinance
Proposed Zoning Ordinance Reorganization Matrix
September 15, 2016 DRAFT

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes |
|----------------------------------|------------------------|--|--------------------------------|--------------------------------|------------------------|--|--|
| Introduction and Use of Language | N/A | How to Use This Ordinance | | | N/A | Did not exist | This new narrative would explain the zoning ordinance organization and groupings and other commonly asked questions. |
| | 1 | Title, Severability and Effective Date | | | N/A | Did not exist | |
| | | | 1.10 | Short Title | 10.000 | | |
| | | | 1.20 | Severability | 92.000 | Validity | |
| | | | 1.30 | Effective date | 96.000 | | |
| | 2 | Construction of Language and Definitions | | | 11.000 | Definitions | |
| | | | 2.10 | Construction of Language | 11.100 | General | |
| | | 2.10 | Definitions | 11.200 | Specific Terms | | |
| | 3 | Zoning Districts and Map | | | N/A | Did not exist | |
| | | | 3.10 | Districts established | 12.000 | Zoning District Classifications | |
| | | | 3.20 | Prohibit uses | 12.100 | | |
| | | | 3.30 | Change in Use | 12.200 | | |
| | | | 3.40 | Definition of boundaries | 12.300 | | |
| | | | 3.50 | Zoning of Vacated Areas | 12.400 | | |
| | | | 3.60 | Zoning District Changes | 12.500 | | |
| | | | 3.70 | Use Matrix | N/A | Did not exist | |
| | 4 | Agricultural District | | | 19.000 | | |
| | | | 4.10 | Statement of Purpose | 19.100 | | |
| | | | 4.20 | Permitted Uses | 19.200 | | |
| | | | 4.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 4.40 | Special Land Uses | 19.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 5 | Rural Residential District | | | 20.000 | | |
| | | | 5.10 | Statement of Purpose | 20.100 | | |
| | | | 5.20 | Permitted Uses | 20.200 | | |
| | | | 5.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 5.40 | Special Land Uses | 20.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 6 | R-1 Residence District | | | 21.000 | | |
| | | | 6.10 | Statement of Purpose | 21.100 | | |
| | | | 6.20 | Permitted Uses | 21.200 | | |
| | | | 6.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 6.40 | Special Land Uses | 21.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 7 | R-2 Residence District | | | 22.000 | | |
| | | | 7.10 | Statement of Purpose | 22.100 | | |
| | | | 7.20 | Permitted Uses | 22.200 | | |
| | | | 7.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 7.40 | Special Land Uses | 22.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 8 | R-3 Residence District | | | 23.000 | | |
| | | | 8.10 | Statement of Purpose | 23.100 | | |
| | | | 8.20 | Permitted Uses | 23.200 | | |
| | | 8.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article | |
| | | 8.40 | Special Land Uses | 23.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article | |
| 9 | R-4 Residence District | | | 24.000 | | | |
| | | 9.10 | Statement of Purpose | 24.100 | | | |
| | | 9.20 | Permitted Uses | 24.200 | | | |
| | | 9.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article | |
| | | 9.40 | Special Land Uses | 24.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article | |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes |
|------------------|------------------|---|------------------|--------------------------------|------------------|---|---|
| Zoning Districts | 10 | R-5 Residence District | | | 25.000 | | |
| | | | 10.10 | Statement of Purpose | 25.100 | | |
| | | | 10.20 | Permitted Uses | 25.200 | Permissible Uses | |
| | | | 10.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 10.40 | Special Land Uses | 25.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 11 | R-C Residential Conservation District | | | 26.000 | | Give Consideration to Deleting Entire R-C District |
| | | | 11.10 | Statement of Purpose | 26.100 | | |
| | | | 11.20 | Permitted Uses | 26.200 | | |
| | | | 11.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 11.40 | Special Land Uses | 26.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 12-14 | Reserved | | | N/A | Did not exist | |
| | 15 | MU Transitional Mixed Use District | | | N/A | Did not exist | New Zoning District to be Established |
| | | | 15.10 | Statement of Purpose | N/A | Did not exist | |
| | | | 15.20 | Permitted Uses | N/A | Did not exist | |
| | | | 15.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 15.40 | Special Land Uses | N/A | Did not exist | Keep use listing, but move SLU requirements to new Article |
| | 16 | C-1 Local Commercial District | | | 30.000 | C Local Business District | |
| | | | 16.10 | Statement of Purpose | 30.100 | | |
| | | | 16.20 | Permitted Uses | 30.200 | | |
| | | | 16.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 16.40 | Special Land Uses | 30.400 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | 17 | C-2 General Commercial District | | | N/A | Did not exist | New Zoning District to be Established |
| | | | 17.10 | Statement of Purpose | N/A | Did not exist | |
| | | | 17.20 | Permitted Uses | N/A | Did not exist | |
| | | | 17.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 17.40 | Special Land Uses | N/A | Did not exist | Keep use listing, but move SLU requirements to new Article |
| | 18 | C-R Local Commercial District, Restricted | | | 32.000 | C-R Local Business District, Restricted | |
| | | | 18.10 | Statement of Purpose | 32.100 | | |
| | | | 18.20 | Permitted Uses | 32.200 | | |
| | | | 18.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 18.40 | Special Land Uses | 32.400 | Special exception uses | Move Commercial PUD provisions to new PUD Article; Keep use listing, but move SLU requirements to new Article |
| | | | 18.50 | Performance Standards | 32.500 | Design standards for C-R district | |
| | 19 | VC Village Commercial District | | | 33.000 | | |
| | | | 19.10 | Statement of Purpose | 33.100 | | |
| | | | 19.20 | Permitted Uses | 33.200 | | |
| | | | 19.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 19.40 | Administrative review | 33.250 | | |
| | | | 19.50 | Special Land Uses | 33.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | | | 19.60 | Site development standards | 33.400 | | |
| | | | 19.70 | Existing buildings | 33.500 | | |
| | | | 19.80 | Site improvement phasing | 33.501 | | |
| | 20 | BRP Business and Research Park | | | 39.000 | | |
| | | | 20.10 | Statement of Purpose | 39.100 | | |
| | | | 20.20 | Permitted Uses | 39.200 | | |
| | | | 20.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 20.40 | Special Land Uses | 39.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | | | 20.50 | Performance Standards | 39.400 | Limitations | |
| | 21-23 | Reserved | | | | | Did not exist |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes |
|---------------|--------------------------------|--|--------------------------------|--------------------------------------|------------------------|--|--|
| | 24 | I-R Industrial District, Restricted | | | 40.000 | | |
| | | | 24.10 | Statement of Purpose | 40.100 | | |
| | | | 24.20 | Applicability | 40.200 | | |
| | | | 24.30 | Permitted Uses | 40.300 | | |
| | | | 24.40 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 24.50 | Special Land Uses | 40.400 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | | | 24.60 | Performance Standards | 40.500 | Limitations | |
| | 25 | I-1 Industrial District, Manufacturing/Serviceing | | | 41.000 | | |
| | | | 25.10 | Statement of Purpose | 41.100 | | |
| | | | 25.20 | Permitted Uses | 41.200 | | |
| | | | 25.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 25.40 | Special Land Uses | 41.400 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | | | 25.50 | Performance Standards | 41.300 | Limtations | |
| | 26 | I-2 Industrial District, Manufacturing/Serviceing | | | 42.000 | | |
| | | | 26.10 | Statement of Purpose | 42.100 | | |
| | | | 26.20 | Permitted Uses | 42.200 | | |
| | | | 26.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article |
| | | | 26.40 | Special Land Uses | 42.400 | Special exception uses | Keep use listing, but move SLU requirements to new Article |
| | | | 26.50 | Performance Standards | 42.300 | Limitations | |
| | 27 | I-3 Industrial District, Special | | | 43.000 | | |
| | | 27.10 | Statement of Purpose | 43.100 | | | |
| | | 27.20 | Permitted Uses | 43.200 | | | |
| | | 27.30 | Permitted Uses with Conditions | N/A | Did not exist | Keep use listing, but move conditions to new Article | |
| | | 27.40 | Special Land Uses | 43.300 | Special exception uses | Keep use listing, but move SLU requirements to new Article | |
| 28-30 | Reserved | | | N/A | Did not exist | | |
| Overlay Zones | 31 | Village Form-Based Code Overlay Zone | 31.10 | Statement of Purpose | 34.100 | | |
| | | | 31.20 | Definitions | 34.200 | | |
| | | | 31.30 | Regulating plan | 34.300 | | |
| | | | 31.40 | Development standards | 34.400 | | |
| | | | 31.50 | Building type standards | 34.500 | | |
| | | | 31.60 | Architectural standards | 34.600 | | |
| | | | 31.70 | Street types and standards | 34.700 | | |
| | | | 31.80 | General provisions | 34.800 | | |
| | | | 31.90 | Administration | 34.900 | | |
| | 32 | 9th Street and West Main Overlay Zone | | | 50.000 | | |
| | | | 32.10 | Statement of purpose | 50.100 | | |
| | | | 32.30 | Optional overlay | 50.150 | | |
| | | | 32.50 | Permitted uses | 50.200 | | |
| | | | 32.70 | Special exception uses | 50.300 | | |
| | | | 32.90 | Design standards | 50.400 through 50.410 | | |
| | | | 32.310 | Dimensional deviation | 50.411 | | |
| | | | 32.320 | Review criteria | 50.500 | | |
| | | | N/A | Neighborhood Commercial Overlay Zone | 52.000 | | Delete Entire Overlay District |
| | | | N/A | Purpose | 52.100 | | Delete Entire Overlay District |
| | | | N/A | Permitted uses | 52.200 | | Delete Entire Overlay District |
| | | N/A | Special exception uses | 52.400 | | Delete Entire Overlay District | |
| | | N/A | Design standards | 52.500 | | Delete Entire Overlay District | |
| 33 | Historical Overlay Zone | | | 54.000 | | | |
| | | 33.10 | Purpose | 54.100 | | | |
| | | 33.20 | Permitted uses | 54.200 | | | |
| | | 33.30 | Special exception uses | 54.300 | | | |
| | | 33.40 | Establishment | 54.400 | | | |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes | |
|-----------------------------|------------------|---|--|--|--|------------------------|---|---|
| | 34-36 | Reserved | | | N/A | Did not exist | | |
| Special Development Options | 37 | Planned Unit Development | | | 60.400 | | Was a section, now an Article. May need to tweak language accordingly. | |
| | | | 37.10 | Purpose | 60.401 | | | |
| | | | 37.20 | Scope | 60.402 | | | |
| | | | 37.30 | Development ownership | 60.403 | | | |
| | | | 37.40 | Application of zoning ordinance requirements | 60.404 | | | |
| | | | 37.50 | Deviation from dimensional requirements | 60.405 | | | |
| | | | 37.60 | Residential planned unit development provisions | 60.410 through 60.415 | | | |
| | | | 37.70 | Commercial planned unit development provisions | 60.420 through 60.424 | | | |
| | | | 37.80 | Design standards | 60.430 through 60.437 | | | |
| | | | 37.90 | Review criteria | 60.440 | | | |
| | | | 37.100 | Approval process and documentation requirement | 60.450 | | | |
| | | | 37.110 | Post-approval procedures and requirements | 60.460 | | | |
| | | 38 | Open Space Community | | | 60.500 | | Was a section, now an Article. May need to language tweaks accordingly. |
| | | | | 38.10 | Purpose | 60.510 | | |
| | | | | 38.20 | Scope | 60.520 | | |
| | | | | 38.30 | Open space community provisions | 60.530 | | |
| | | | | 38.40 | Development provisions | 60.540 | | |
| | | | | 38.50 | Design standards | 60.550 | | |
| | | | | 38.60 | Application procedure/approval process | 60.560 | | |
| | | | | 38.70 | Review criteria | 60.570 | | |
| | | | | 38.80 | Application guidelines | 60.580 | | |
| | | 39 | Open Space Preservation Residential Development Option | | | 51.000 | | Consider Merging this Article with Open Space Community |
| | | | | 39.10 | Purpose | 51.100 | | |
| | | | | 39.20 | Scope | 51.110 | | |
| | | | | 39.30 | Open space provision | 51.200 | | |
| | | | | 39.40 | Development provisions | 51.300 | | |
| | | | | 39.50 | Design standards | 51.400 | | |
| | | | | 39.60 | Application procedure/approval process | 51.500 | | |
| | | | 39.70 | Review criteria | 51.600 | | | |
| | | | 39.80 | Application guidelines | 51.700 | | | |
| | 40-42 | Reserved | | | N/A | Did not exist | | |
| Use Requirements | 43 | Conditions for Specific Permitted Uses | | | N/A | Did not exist | This is a new Article which will include all conditions for all uses permitted with conditions, listed alphabetically by use (the conditions will no longer be listed within each individual zoning district). | |
| | | | 44.10 | Each use, listed alphabetically, will be a separate section. | N/A | Did not exist | | |
| | 44 | Requirements for Specific Special Land Uses | | | N/A | Did not exist | This is a new Article which will include all requirements for special land uses, listed alphabetically by special land use (the requirements will no longer be listed within each individual zoning district). This new Article will include former Sections 60.300 through 60.380 (Earth removal, quarrying...), 60.600 through 60.650 (Communication towers), 60.700 through 60.750 (Adult regulated uses), 60.800 through 60.870 (Private streets) and 60.900 through 90.950 (Wind Energy Conversion Systems). | |
| | | | 45.10 | Each use, listed alphabetically, will be a separate section. | N/A | Did not exist | | |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes | |
|--|------------------|------------------------------|--------------------------------------|--|--|---|--|--|
| Schedule Limiting Height, Bulk, Density and Area | 45 | Schedule of Regulations | | | 66.000 | Area Requirements, Dwelling Standards and Residential Occupancy | | |
| | | | 43.10 | Schedule of Regulations | 66.200 | Dimensional requirements for parcels, lots and building sites | Table | |
| | | | 43.20 | Footnotes to Schedule of Regulations | N/A | Did not exist | Will incorporate former Sections 66.100 (Single-Family Dwellings), 66.120 (Two-family dwellings), and 66.130 (Multiple-Family Dwellings), which outline the minimum floor space for such dwellings. Section 66.127 can be deleted. | |
| | | | 43.30 | Maximum Building Coverage | 66.400 | Open space | | |
| | | | 43.40 | Supplemental Setback Provisions | 64.100 through 64.700 | | Sections 64.100 through 64.700 were formerly within the Setback and Side Line Spacing Section | |
| | 46 | Access Management Guidelines | | | 67.000 | | | |
| | | | 46.10 | Purpose | 67.100 | | | |
| | | | 46.20 | Driveway approval process | 67.200 | | | |
| | | | 46.30 | Driveway design | 67.300 | | | |
| | | | 46.40 | Number of driveways | 67.400 | | | |
| | | | 46.50 | Driveway spacing | 67.500 | | | |
| | | | 46.60 | Shared access reduction schedule | 67.600 | | | |
| | | | 46.70 | Deviation from guidelines | 67.700 | | | |
| | | 47 | Off-Street Parking of Motor Vehicles | | | 68.000 | | |
| | | | | 47.10 | Purpose | 68.050 | | |
| | | | | 47.20 | Provision and maintenance | 68.100 | | |
| | | | | 47.30 | Agricultural and residential zones | 68.150 | | |
| | | | | 47.40 | Commercial districts and industrial districts | 68.200 | | |
| | | | | 47.50 | Requirements for parking spaces and parking lots | 68.300 | | |
| | | | | 47.60 | Loading and unloading | 68.301 | | |
| | | | | 47.70 | Mixed uses in the same building or joint use of facilities | 68.302 | | |
| | | | | 47.80 | Minimum required parking spaces | 68.400 | | |
| | | | | 47.90 | Other uses | 68.410 | | |
| | | | | 47.100 | Deferred parking (non-residential uses) | 68.420 | | |
| | | | | 47.110 | Off-street parking, storage or sales | 68.500 | | |
| | | | | 47.120 | Deviation | 68.600 | | |
| | | 48 | Landscaping | | | 75.000 | | Amendments to this existing Section 75 are currently being considered by the Township. Once adopted, the amended Section 75 will be incorporated into this new Article. It is recommended that the subsections of the proposed language will each become a separate section. |
| | | | | 48.10 | Intent | N/A | | |
| | | | 48.20 | Application of Requirements | N/A | | | |
| | | | 48.30 | General Provisions | N/A | | | |
| | | | 48.40 | Total Site Landscaping | N/A | | | |
| | | | 48.50 | Screening Between Land Uses | N/A | | | |
| | | | 48.60 | Parking Lot Landscaping | N/A | | | |
| | | | 48.70 | Street Rights-of-Way Greenbelts | N/A | | | |
| | | | 48.80 | Loading/Unloading Areas | N/A | | | |
| | | | 48.90 | Screening of Trash and Recycling Containers | N/A | | | |
| | | | 48.100 | Landscape Elements | N/A | | | |
| | | | 48.110 | Tree Preservation Credits | N/A | | | |
| | | | 48.120 | Tree Protection Prior to and During Construction | N/A | | | |
| | | | 48.130 | Preservation of Existing Native Vegetation | N/A | | | |
| | | | 48.140 | Incentives for Restoring Pre-Settlement Vegetation | N/A | | | |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes | |
|----------------------|------------------|---------------------------------------|--|---|--|--|---|---------------------------|
| General Requirements | | | 48.150 | Provisions for Existing Sites | N/A | | | |
| | | | 48.160 | Exceptions | N/A | | | |
| | 49 | Lighting | | | | | Moved from 78.000 Miscellaneous Protection Requirements | |
| | | | 49.10 | Intent | 78.700 and 78.710 | Statement of Purpose and Outdoor lighting objectives | | |
| | | | 49.20 | Standards | 78.720 | Outdoor lighting standards | | |
| | | | 49.30 | Existing Lighting | 78.730 | | | |
| | | | 49.40 | Interior Lighting | 78.740 | | | |
| | 50 | Signs and Billboards | | | 76.000 | | | |
| | | | 50.10 | Statement of purpose | 76.100 | | | |
| | | | 50.20 | Scope | 76.110 | | | |
| | | | 50.30 | General provisions | 76.120 | | | |
| | | | 50.40 | Definitions | 76.130 | | | |
| | | | 50.50 | Signs prohibited | 76.140 | | | |
| | | | 50.60 | Signs permitted in all zoning districts | 76.150 | | | |
| | | | 50.70 | Agricultural and residential land uses | 76.160 | | | |
| | | | 50.80 | [Agricultural and residential uses; additional permitted items] | 76.165 | | | |
| | | | 50.90 | Commercial and office land uses | 76.170 | | | |
| | | | 50.100 | [Commercial and office uses; additional permitted items] | 76.175 | | | |
| | | | 50.110 | Industrial land uses | 76.180 | | | |
| | | | 50.120 | Industrial uses; additional permitted items | 76.185 | | | |
| | | | 50.130 | Temporary signs | 76.190 | | | |
| | | | 50.140 | Billboards | 76.200 | | | |
| | | | 50.150 | Permits required and conditions | 76.300 | | | |
| | | | 50.160 | Signs not requiring permits | 76.310 | | | |
| | | | 50.170 | Maintenance | 76.400 | | | |
| | | | 50.180 | Lighting | 76.410 | | | |
| | | | 50.190 | Required sign setbacks for all zoning districts | 76.420 | | | |
| | | | 50.200 | Sign height and overhang | 76.430 | | | |
| | | | 50.210 | Landscaping | 76.440 | | | |
| | | | 50.220 | Deviations | 76.500 | | | |
| | | | 50.230 | Re-submission of application for a deviation request | 76.510 | | | |
| | 51 | Environmental Protection Requirements | | | | N/A | Did not exist | |
| | | | 51.10 | Groundwater protection standards | 69.000 through 69.200 | | | Was previously Section 69 |
| | | | 51.20 | Stormwater management | 78.500 through 78.600 | | | |
| | | | 51.30 | Clear cutting permit | 78.610 through 78.620 | | | |
| | 52 | Miscellaneous Protection Requirements | | | | 78.000 | | |
| | | 52.10 | Residential occupancy | 66.140 | | | | |
| | | 52.20 | Number of buildings per lot, parcel or building site | 66.150 | | | | |
| | | 52.30 | Temporary second dwelling on a parcel | 66.155 | | | | |
| | | 52.40 | Residential Dwelling Standards | 66.125 | | | | |
| | | 52.50 | Mobile Homes and Recreational Vehicle Standards | 74.000 through 74.200 | Mobile homes and recreational vehicles | | Was previously Section 74 | |
| | | 52.60 | Temporary Outside Toilets during Construction | 78.100 | Outside toilets | | | |
| | | 52.70 | Containment of Garbage and Food Wastes | 78.110 | Garbage and food wastes | | | |
| | | 52.80 | Fences | 78.200 through 78.230 | | | | |
| | | 52.90 | Keeping of dogs | 78.300 | | | | |
| | | 52.100 | Keeping of poultry, swine, horses, or livestock | 78.400 | | | | |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes |
|---------------------|------------------|--|-------------------|--|-------------------|--|---|
| | | | 52.110 | Sidewalks | 78.650 | | |
| | | | 52.130 | Accessory buildings | 78.800 | | |
| | | | 52.140 | Portable temporary storage containers | 78.850 | | |
| | | | 51.150 | Home occupations | 78.900 | | MOVE TO CONDITIONAL USES |
| | | | 52.150 | Garage, yard, and household sales | 78.950 | | |
| | 52-54 | Reserved | | | N/A | Did not exist | |
| Non-Conforming Uses | 55 | Non-Conforming Uses, Structures and Land | | | 62.000 | | |
| | | | 55.10 | Regulations | 62.150 | | There is an opportunity to break up each provision into individual sections with a section heading. |
| | 56 | Site Plan Review | | | 82.000 | | |
| | | | 56.10 | Purpose | 82.100 | | |
| | | | 56.20 | Applicability | 82.200 | | |
| | | | 56.30 | Subdivision/Site Condominiums under Open Space or Planned Unit Development Regulations | 82.310 | | |
| | | | 56.40 | Optional Sketch Plan Review | 82.500 | | Current Section 82.400 (Reserved for Future Use) can be deleted. |
| | | | 56.50 | Application Procedure | 82.600 | | |
| | | | 56.60 | Action on Application and Plans | 82.700 | | |
| | | | 56.70 | Criteria for Review | 82.800 | | |
| | | | 56.80 | Conformity to Approved Site Plan | 82.900 | | |
| | | | 56.90 | Amendment to Site Plan | 82.925 | | |
| | 57 | Special Land Uses | | | 60.000 | Special exception uses | |
| | | | 57.10 | Purpose | 60.100 | | |
| | | | 57.20 | Applicability | N/A | | |
| | | | 57.30 | Review criteria | N/A | | |
| | | | 57.40 | Application Procedure | 60.200 | Special exception procedure | There is an opportunity to break up each provision into individual sections with a section heading. |
| | | | 57.50 | Amendment to Special Land Use | N/A | | |
| | 58 | Building Permits and Certificates of Occupancy | | | 84.000 | | |
| | | | 60.10 | Building permit | 84.100 | | |
| | | | 60.20 | Certificate of Occupancy | 84.200 | | |
| | | | 60.30 | Issuance of certificate of occupancy; fees | 84.300 | | |
| | 59 | Planning Commission | | | 81.000 | Planning Commission Enabling Ordinance | |
| | | | 59.10 | Title, scope, purpose and intent | 81.001 | | |
| | | | 59.20 | Establishment | 81.002 | | |
| | | | 59.30 | Appointments and terms | 81.003 | | |
| | | | 59.40 | Removal | 81.004 | | |
| | | | 59.50 | Conflict of interest | 81.005 | | |
| | | | 59.60 | Compensation | 81.006 | | |
| | | | 59.70 | Officers and committees | 81.007 | | |
| | | | 59.80 | Bylaws, meetings and records | 81.008 | | |
| | | | 59.90 | Annual report | 81.009 | | |
| | | | 59.100 | Authority to make master plan | 81.010 | | |
| | | | 59.110 | Zoning powers | 81.011 | | |
| | | | 59.120 | Capital improvements program | 81.012 | | |
| | | | 59.130 | Subdivision and land division recommendations | 81.013 | | |
| | | | 59.140 | Public structures and improvements | 81.014 | | |
| | | | 59.150 | Severability | 81.015 | | |
| | | | 59.160 | Repeal | 81.016 | | |
| | | | 59.170 | Effective date | 81.017 | | |
| | 60 | Board of Appeals | | | 80.000 | | |

| Group | New Article Num. | Article Title | New Section Num. | Section Title | Old Section Num. | Old Title (If Changed) | Notes |
|-----------------------------------|------------------|-----------------------------|--|---|------------------|----------------------------|--|
| | | | 60.10 | Appointment; members | 80.100 | | |
| | | | 60.20 | Term of office | 80.200 | | |
| | | | 60.30 | Conflict of interest | 80.300 | | |
| | | | 60.40 | Variance | 80.400 | | |
| | 61-63 | Reserved | | | N/A | Did not exist | |
| Amendments and Enforcement | 64 | Zoning Amendments | | | 94.000 | Amendments and Supplements | |
| | | | 64.10 | Initiation of Amendment | N/A | Did not exist | These new subsections are recommended to add more clarity to the review process for amendments and list criteria for the evaluation of map amendments. |
| | | | 64.20 | Amendment Review Procedure | N/A | Did not exist | |
| | | | 64.30 | Re-Application | N/A | Did not exist | |
| | | | 64.40 | Criteria for Amendment of Zoning District Map | N/A | Did not exist | |
| | | | 64.50 | Protests | N/A | Did not exist | |
| | 65 | Conditional Rezoning | | | 53.000 | | |
| | | | 65.10 | Intent | 53.100 | | |
| | | | 65.20 | Application and offer of conditions | 53.200 | | |
| | | | 65.30 | Application review | 53.300 | | |
| | | | 65.40 | Compliance with conditions | 53.400 | | |
| | | | 65.50 | Time period for establishing development or use | 53.500 | | |
| | | | 65.60 | Reversion of zoning | 53.510 | | |
| | | | 65.70 | Subsequent rezoning of land | 53.520 | | |
| | | | 65.80 | Amendment of conditions | 53.600 | | |
| | | | 65.90 | Township right to rezone | 53.700 | | |
| | | | 65.100 | Failure to offer conditions | 53.800 | | |
| | | 66 | Enforcement, Fees and Penalties | | | N/A | Did not exist |
| | | | 66.10 | Enforcement | 86.000 | | |
| | | | 66.20 | Fees | 88.000 | Rezoning and appeal fees | |
| | | | 66.30 | Penalty | 90.000 | | |