



PROPOSED AGENDA
REGULAR MEETING OF THE CHARLOTTE PLANNING COMMISSION
111 E. Lawrence Ave, Charlotte, MI 48813 (517) 543-2750
7:00 P.M. Tuesday, February 1, 2022

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes – January 4, 2022
5. Early Public Comment – Limit presentation to 5 minutes
6. Home Occupation standards – Medical Marihuana Caregiver Operations
7. Sign Ordinance discussion
8. 2021 Planning Commission Annual Report
9. Possible Planning Commission training dates
10. Reports, comments and other correspondence
11. Late Public Comment – Limit presentation to 5 minutes
12. Adjourn

ADDRESSING THE PLANNING COMMISSION

1. Comments shall be made only during times set aside for that purpose.
2. Each citizen may speak for up to 5 minutes during each public hearing and comments period.
3. Comments made during public hearings shall be relevant to the subject of the public hearing.
4. Speakers shall begin by stating their name and address.
5. Speakers shall refrain from using vulgarity, hate speech or “fighting words”

PLANNING COMMISSION MINUTES

Regular Meeting

January 4, 2022

CALL TO ORDER: The meeting was called to order by Commissioner Brummette at 7:00 P.M.

PRESENT: Chairman Brummette, Commissioners Clarke, Duweck, Snyder, McRae, Garrett, Christansen, Bliven, Council Member Lake; Also present: Community Development Director Myrkle, City Manager LaPere, Deputy City Clerk Densmore, all present in the City of Charlotte, Eaton County, Michigan.

ABSENT: Commissioners Lester,

Commissioners cited the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion by Commissioner Duweck, second by Clarke to approve the minutes of November 9, 2021. Carried. 8 Yes. 0 No

Motion by Commissioner Snyder, second by Duweck to approve the minutes of September 21, 2021. Carried. 8 Yes. 0 No

EARLY PUBLIC COMMENT:

No Public Comment

ELECTION OF OFFICERS:

Commissioner Duweck nominated Justin Brummette as Chairperson.

Commissioner Christansen nominated James McRae as Vice Chairperson.

Commissioner McRae nominated Kristie Snyder as Secretary.

SIGN ORDINANCE DISCUSSION:

City Manager LaPere gave a brief overview on the current status of

sign ordinance.

The Planning Commission would like to set a date to finalize the sign ordinance so there is a goal to have it completed by the next meeting.

HOME OCCUPATION STANDARDS DISCUSSION:

The Ad Hoc Committee spent several weeks discussing several different codes that are out of date. Now the Planning Commission is able to also weigh in on their thoughts and give input on what they would like to see as far as the wording.

REPORTS, COMMENTS AND CORRESPONDENCE

Community Development Director Myrkle announced that a Code Enforcement Officer has been hired, her name is Cheri Cummings.

Rental registry program has been launched and underway. There has been a few applications already coming in. The new Rental Inspector has been hired and is due to start later this month.

Brummette asked about training in March 2022 now that the Planning Commission is fully staffed.

LATE PUBLIC COMMENT:

No public comment

There being no further business, Commissioner Snyder, supported by McRae moved to adjourn at 8:38 p.m.

Mikayla Densmore, Deputy City Clerk



TO: Charlotte Planning Commission

FROM: Bryan Myrkle, Community Development Director

SUBJECT: Home Occupation Standards – medical marihuana caregiver operations

DATE: January 28, 2022

As the Planning Commission continues its discussion on home occupation standards, we wanted to raise the issue of regulating medical marihuana caregiver operations as a home occupation.

When the rules regarding medical marijuana were first created in Michigan it was the opinion of many officials, including the Charlotte City Attorney, that caregiver operations were exempt from local zoning and regulation. This allowed these operations to proliferate in Charlotte and elsewhere, and numerous caregivers began growing marijuana and providing it to clients from houses in residential districts. In some cases, the house was no longer used as a residence at all. In others, there were significant additions or alterations made to accommodate relatively large grow operations that were organized under the caregiver model.

The City of Charlotte was unable to assist residents who complained about neighboring grow operations. The complaints included noise from large ventilation equipment, odor from the growing plants, increased traffic from clientele visiting the site and late-night activity by the growers. These are all items that could normally be addressed by our home occupations regulations.



Over time, Cities continued working to regulate these operations, and cases related to the issue made their way through the court system. Eventually, the Michigan Supreme Court determined that the Medical Marihuana Act did not prohibit local regulation of these activities. In the case DeRuiter vs. Byron Township, the Court determined that municipalities have inherent authority to regulate this land use as long as it does not prohibit or penalize the cultivation of medical marijuana, and does not impose regulations that are unreasonable or inconsistent with state law.

Because there are a significant number of these operations in Charlotte, and because there have been numerous expressions of community concern regarding them, we are asking the Planning Commission to consider some level of local regulation of these activities. Because it would require an ordinance change, this will have to be done in conjunction with the City Council.

For next Tuesday's meeting, we would like to have an initial discussion with the Planning Commission about the issue. Please note that this issue only involves medical marihuana that is grown at a residence under the caregiver model. It would not address any aspects of recreational marihuana, nor the commercial provision of medical marijuana (i.e. dispensaries).

In preparation for the discussion, we are providing you with two different ordinances that have already been adopted by other communities. The one from Rose Township is very straightforward, and the one from Genoa Township is somewhat more broad (begins on page 13).

**ARTICLE 11
GENERAL PROVISIONS**

Sec. 11.01 GENERAL DIMENSIONAL STANDARDS

- 11.01.01 **Calculation of (Buildable) Lot Area:** In the calculation of areas required to maintain specific densities, open space requirements and similar needs, no lot or parcel or portion of same shall be used more than once in such calculation, nor shall adjacent outlots or other open space be used in lieu of space contained within the stated boundaries of the subject lot or parcel. In calculating density for residential developments, twenty-five percent (25%) of wetlands area shall be included in computing gross density. Submerged lands shall not be counted towards minimum lot area or density calculations.
- 11.01.02 **Required Area or Space to be Maintained:** No lot or lots in common ownership and no yard, court, parking area, or other space shall be divided, altered or reduced to make such area or dimension less than the minimum required under this Ordinance. If already less than the minimum required, said area or dimension shall not be further divided or reduced.
- 11.01.03 **Access to Dedicated Streets:** Any lot created after the effective date of this Ordinance shall have frontage upon a public street right-of-way or legally recorded access easement meeting the private road or shared driveway requirements of Article 15. Additional access requirements for specific types of uses:
- (a) Single family dedicated lots or condominiums within a planned unit development may have secondary access to a dedicated street through a private road built to Township standards.
 - (b) Multiple family developments, mobile home parks and other types of medium-high density residential development shall have as a minimum, secondary access to a thoroughfare as noted in the Township Master Plan from a private road constructed to Township standards.
 - (d) The Planning Commission may allow secondary access to a dedicated street through a private frontage road, service drive or private road within an approved access easement.
- 11.01.04 **Architectural Projections into Yards:** Except as otherwise provided, all projections shall comply with the setback requirements as provided for principal or accessory buildings for the district in which they are located. For the purposes of this requirement, porches with screens, lattice or removable storm window sashes shall be considered enclosed.

Notwithstanding these requirements, Certain architectural features may project into the required yards as noted in the table below:

PERMITTED ARCHITECTURAL PROJECTIONS INTO REQUIRED YARDS*

Projection	Front Yard	Rear Yard	Waterfront Yard	Side Yard	
				Side Yard 10' or less in LRR	Side Yard
Fireplaces and chimneys under 8' wide	3 ft.	5 ft.	2 ft.	2 ft.	3 ft.
Awnings and canopies	3 ft.	5 ft.	2 ft.	2 ft.	3 ft.
Bay and bow windows	3 ft.	5 ft.	2 ft.	2 ft.	3 ft.
Eaves and cornices, overhanging	3 ft.	3 ft.	3 ft.	2 ft.	3 ft.
Gutters	3 ft.	3 ft.	3 ft.	2 ft.	3 ft.
Mechanical equipment such as HVAC and generators	--	5 ft.	2 ft.	2 ft.	3 ft.
Unroofed porches and stoops	3 ft.	5 ft.	--	2 ft.	3 ft.
ADA Ramps	Permitted in any yard				

* In no case shall projecting architectural elements be less than three (3) feet from a property line except for ADA ramps.

(as amended 10/04/21)

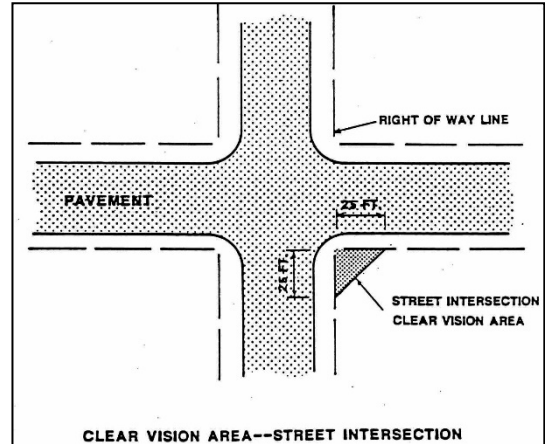
11.01.05 Supplementary Height Regulations: The following kinds of structural appurtenances may be permitted to exceed the height limitations for authorized use.

- (a) Schools, churches, hospitals and other institutional buildings may be erected to a height not exceeding sixty (60) feet provided the front, side and rear yards shall not be less than the height of the building wall abutting on such yard.
- (b) Chimneys, church spires, cupolas, domes, towers, water tanks, monuments or other architectural features approved by the Planning Commission may be erected to a height up to sixty (60) feet tall; flag poles may be up to sixty (60) feet tall. The Township shall be provided with sufficient evidence to assure that adjacent uses and structures are not threatened due to a collapse of the structure for any reason. (as amended 10/04/21)
- (c) Any mechanical equipment, including water and gas meters, elevator housings, stairways, tanks, heating, ventilation and air conditioning equipment, and other similar equipment, located on the roof of any building shall comply with the following standards:
 - (1) All such equipment shall be screened by a solid wall, fence, landscaping and/or architectural feature that is constructed of the same material and compatible in appearance with the principal building.
 - (2) Roof-mounted equipment shall not exceed a height of ten (10) feet above the surrounding roof surface, and shall occupy no more than fifteen percent (15%) of the total roof area. When roof-mounted equipment is located on a building that is adjacent to a residential use or is in view from the adjacent roadway, appropriate architectural screening shall be required.
- (d) Structural extensions appropriate to the building design, such as cornices, shall be limited to five feet above the stated height limit.

- (e) Silos and other farm features shall be limited to fifteen (15) feet above the principal structure height limit.

11.01.06 **Intersection Clear Vision Triangle:** No fence, wall, or structure shall be erected, established, or maintained on any lot which will obstruct the view of drivers in vehicles approaching the intersection adjacent to a corner lot or a driveway on any lot. Fences, walls, or structures located in the triangular area described below shall not be permitted to exceed a height of thirty-six (36) inches above the lowest point of the intersecting road(s). The unobstructed triangular area is described as follows:

- (a) The area formed at the corner intersection of two road right of way or easement lines, the two (2) sides of the triangular area being twenty-five (25) feet in length measured along abutting public right of way lines, and third side being a line connecting these two sides, or
- (b) The area formed at the corner intersection of a road right of way or easement and a driveway, the two (2) sides of the triangular area being ten (10) feet in length measured along the right of way line and edge of the driveway, and the third side being a line connecting these two sides.



Sec. 11.02 USES

11.02.01 **Principal Building, Structure or Use:** No lot may contain more than one (1) principal building, structure or use, except groups of multiple-family dwellings, under the same ownership, site condominium projects, mobile home parks, farm worker housing, unified retail/business centers, auto dealerships, office complexes or other groups of buildings the Zoning Administrator deems to be a principal use collectively.

11.02.02 **Determination of "Similar Uses":** Since every type of potential use cannot be addressed in the zoning ordinance, each district provides for "similar uses", referencing this section. All applications for a use not specifically addressed in any zoning district shall be submitted to the Planning Commission for review at a public hearing, based on the following standards.

- (a) A finding the proposed use is not listed as a Permitted or Special Land Use in any zoning district.
- (b) If the use is not addressed in the Zoning Ordinance, the Planning Commission shall select the use listed in the zoning ordinance which most closely resembles the proposed use using criteria such as the nature of the use, aesthetics, traffic generated, potential impact on property values, noise, vibration, dust, smoke, odor, glare and other objectionable impacts in terms of health, safety and welfare in the Township.
- (c) Once a similar use is determined, the proposed use shall comply with any conditional use standards that apply to the similar use.

- (d) Where the Planning Commission determines a proposed use is not similar to a use addressed in the Zoning Ordinance, the applicant may petition for an amendment to the Zoning Ordinance, as described in Article 22.
- (e) The determination as to whether a proposed use is similar in nature and class to another Permitted or Special Land Use within a district should be considered as an expansion of the use regulations, not a variance applying to a particular situation. Any use determined by the Planning Commission to be similar shall thereafter be included in the enumeration of the uses.
- (f) Any use that would constitute a violation of any other Federal, State or local law or regulation shall be prohibited. (as amended 12/31/06)

11.02.03 **Changes in Tenancy/Ownership:** All structures or uses which are conforming uses, nonconforming uses, or approved special uses, planned unit developments or site plans with conditions attached for approval, shall comply with these regulations, special approvals or conditions regardless of change of tenancy or ownership of the property or use. Regulations in this Ordinance pertaining to the discontinuance of nonconforming uses, as provided for elsewhere in this Article, shall continue to be met.

11.02.04 **Voting Place:** The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with Township, school or other public election.

11.02.05 **Temporary Buildings and Structures:** Temporary buildings and structures, including trailers incidental to construction work on a lot, may be placed on such lot for a period not to exceed twelve (12) months in conjunction with a project subject to the restrictions of this section.

- (a) Temporary buildings and structures may only be used in conjunction with an approved construction project for the storage of construction materials, tools, supplies and equipment, for construction management and supervision offices, sales and for temporary on-site sanitation, solid waste or fuel facilities, related to construction activity on the same lot. No temporary building or structure shall be used as a dwelling unit.
- (b) A land use permit for such building or structure shall be issued by the Zoning Administrator prior to installation.
- (c) Temporary buildings and structures shall be removed from the lot within fifteen (15) days after an occupancy permit is issued by the Building Department for the permanent structure on such lot, or within fifteen (15) days after the expiration of a land use permit issued for construction on such lot.
- (d) Non-construction related residential temporary buildings and structures shall comply with accessory building and structure regulations of 11.04 and shall be properly maintained.
(as amended 10/04/21)

11.02.06 **Open Storage, Parking and Repair of Vehicles:** Except as otherwise provided in this Section, no boat, tractor, trailer, recreation vehicle, commercial vehicle, or other equipment and supplies may be parked or stored on a lot without a principal building. Except as otherwise provided in this Section, no boat, tractor, trailer, recreation vehicle, commercial vehicle, or

other equipment and supplies may be parked or stored on a residentially zoned lot with a principal building unless they are parked or stored in an enclosed building, or may be permitted as follows:

- (a) Boats, trailers and recreational vehicles of twenty-four (24) feet or less in length shall be parked or stored in a rear or side yard. Boats, trailers and recreational vehicles more than twenty-four (24) feet in length shall not be parked or stored within the minimum required rear or side yard setback. All such vehicles and/or trailers must display proof of current license or registration. The maximum number of boats, tractors, trailers, recreation vehicles may be stored or parked in and residential zoning district is as follows:

Lot Area	Total maximum number of boats, tractors, trailers, and recreation vehicles per lot*	Maximum number of boats, tractors, trailers, recreation vehicles over twenty-four (24) feet in length*
One (1) Acre or less	3	1
More than one (1) acre but less than five (5) acres	5	2
Five (5) acres or more	7	3

*Up to two (2) additional boats, tractors, trailers, or recreational vehicles of any length may be allowed provided they are fully screened and not visible from off-site.

- (b) Recreation trailers or recreation vehicles may be parked in the front yard for loading, unloading and cleaning purposes for a maximum of 48 hours (see also Section 11.03.03).
- (c) On waterfront lots, no tractor, trailer, commercial vehicle, recreational vehicle or similar equipment and supplies shall be parked or stored in the waterfront yard except non-motorized boats under eighteen (18) feet in length, boating supplies and docking equipment. Two (2) recreational vehicles, boats or trailers may be parked in the front yard driveway of a waterfront lot provided a minimum setback of twenty (20) feet is provided from a front lot line and the minimum parking requirements for the use is maintained.
- (d) Parking of vehicles, boats, trailers, recreational vehicles, tractors or other equipment in residential zoning districts shall be provided on a paved or gravel surface. Gravel surfaces shall be of sufficient depth to accommodate the weight of a vehicle and shall be resistant to erosion and weathering. Short term parking may be allowed on a grass/lawn for temporary short-term events whereby in no case shall vehicles be parked in grass/lawn for more than forty-eight (48) hours or more than five (5) times in a calendar year.
- (e) The carrying out of repair, restoration and maintenance procedures or projects on vehicles in any residential zoning district, when such work is not conducted entirely within the interior of the vehicle, shall be subject to the following limitations:
- (1) All vehicles parked or being worked on outside shall be licensed and operable. All cars, boats, tractors, trailers, recreation vehicles, and commercial vehicles shall be parked or placed on a paved surface. The Zoning Administrator may approve alternative surfaces, such as gravel or stone, if the applicant

demonstrates that the surface is resistant to erosion and weathering and will not have a negative impact on the environment.

- (2) Procedures exceeding forty-eight (48) hours in duration or which require the vehicle to be inoperable in excess of forty-eight (48) hours shall be conducted within an enclosed building.
- (3) Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.
- (f) Class one (1) and two (2) US DOT Gross Vehicle Weight Rating vehicles, less than 10,000 pounds, may be parked on residential property. No more than one class three (3) heavy duty pickup truck, not more than 14,000 pounds, may be parked on residential property. Vehicles associated with GAAMPs-verified farms are exempt from this requirement.
- (g) It shall be unlawful for the owner, tenant or lessee of any lot to permit the open storage or outdoor parking of semi-tractor (WB-50 or larger) trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless the storage or display of such vehicles is an approved use or unless the vehicles are temporarily parked while in use for approved construction on such lot (i.e., active land use permit). (as amended 8/24/07)
- (h) No vehicle used for transporting flammable liquids, explosives, toxic or noxious materials shall be parked or stored in a residential district.
- (i) Open storage, parking and repair is not permitted on any vacant land.
- (j) No part of any boat, tractor, trailer, recreational vehicle, commercial vehicle, or other equipment and supplies may encroach into public right-of-way or be placed or parked over sidewalks, pathways, private roads or other thoroughfares.
(as amended 10/04/21)

11.02.07 **Essential Public Services**

- (a) Essential services shall be permitted as authorized under any franchise in effect within the Township, subject to regulation as provided in any law of the State of Michigan or in any ordinance of the Township, provided it is the intent of this section to ensure conformity of all structures and uses to the requirements of this Zoning Ordinance wherever such conformity shall be practicable and not in conflict with the specific requirements of such franchise, state legislation or Township Ordinance. In the absence of such conflict, the Zoning Ordinance shall prevail. Appeal from the application of this Ordinance in regard to any essential service may be made to the Zoning Board of Appeals. Wireless communication facilities shall be subject to the requirements of Section 11.02.08.
- (b) Necessary utility services shall be provided for all uses. Prior to obtaining a plumbing permit for sewer or water, a land use permit shall be obtained from the Township. On-site septic systems shall be designed in accordance with the standards of the Livingston County Health Department.

11.02.08 **Wireless Communication Facilities**

- (a) **Purpose and Intent.** The regulations of this Section are intended to conform with federal laws and administrative rules governing facilities needed to operate wireless communication systems and to set forth procedures and standards for review and approval for the location of such facilities within Genoa Township. It is the Township's intent to reasonably regulate the location and design of such facilities to retain the integrity of neighborhoods and the character, property values and aesthetic quality of the township. Given the increase in the number of wireless communication facilities requested as a result of the new technology and the Federal Telecommunications Act of 1996, it is the policy of the township that all users should co-locate on Attached Wireless Communication Facilities and Wireless Communication Support Structures. Collocation is proposed in order to assure the most economic use of land and to prevent the proliferation of duplicative services. In recognition of the Township's concern that technological advances may render certain Wireless Communication Facilities obsolete or unnecessary in the future, requirements are set forth for the removal of unused or unnecessary facilities in a timely manner and provide security for removal.

- (b) **Definitions.** The following definitions shall apply in the interpretation of this Section:
 - (1) **Wireless Communication Facilities.** All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices, personal communication transmission equipment and exchanges, microwave relay towers, telephone transmission equipment building, small cell wireless equipment and commercial mobile radio service facilities. This definition does not include "reception antenna" for an individual lot as otherwise defined and regulated in this zoning ordinance. (as amended 10/04/21)

 - (2) **Attached Wireless Communication Facilities.** Wireless communication facilities affixed to existing structures, including but not limited to existing buildings, towers, water tanks, or utility poles.

 - (3) **Wireless Communication Support Structures.** Structures erected or modified to support wireless communication antennas. Support structures within this definition include, but shall not be limited to, monopoles, lattice towers, light poles, wood poles and guyed towers, or other structures which appear to be something other than a mere support structure.

 - (4) **Collocation.** Location by two (2) or more wireless communication providers of wireless communication facilities on a common structure, tower, or building, to reduce the overall number of structures required to support wireless communication antennas within the township.

- (c) **Zoning Districts and Approval Process for Wireless Communication Facilities.** Wireless Communication Facilities may be located within the Township in accordance with the Table set forth below.

GENOA TOWNSHIP ZONING ORDINANCE

Type/Location of Wireless Communication Facility	Districts Permitted	Approval Procedure
1. Attached to existing structures:		
- Attached to an existing conforming structure that will not be materially altered or changed in appearance	All non-single family residential districts	Administrative Land Use Permit approval by the Zoning Administrator
- Attached to an existing utility pole that will not be modified or materially alter the pole or impair sight lines or compromise safety	All districts	Administrative Land Use Permit approval by the Zoning Administrator, provided letter of acceptance is provided by the utility company
- Collocation upon an attached wireless communication facility previously approved for such collocation	All districts	Administrative Land Use Permit approval by the Zoning Administrator
2. Located on a municipally owned site:		
-Monopole up to 150 feet in height ¹	All districts	Special Land Use and Site Plan approval by the Township Board in accordance with Article 19.
3. Located on a site owned by another governmental entity, religious institution, or public school		
-Monopole up to 100 feet in height ¹	All districts	Special Land Use and Site Plan approval by the Township Board in accordance with Article 19.
4. New facility not addressed above:		
- Monopole up to 120 feet tall ¹	AG, PRF, OSD, GCD & RCD Districts	Special Land Use and Site Plan approval by the Township Board in accordance with Article 19.
- Monopole any height	IND District	Special Land Use and Site Plan approval by the Township Board in accordance with Article 19.
- Lattice tower where it can be demonstrated that a monopole is not feasible.	IND District	Special Land Use and Site Plan approval by the Township Board in accordance with Article 19.

1. Height may be increased ten (10) feet where determined necessary to provide future collocation.
(as amended 12/31/06 and 10/04/21)

(d) Application Requirements. The following information shall be provided with the application, in addition to other submittal requirements for sketch plan or site plan, as required in Article 18.

(1) Signed certification by a professional engineer licensed by the State of Michigan with regard to the manner in which the proposed structure will fall in the event of damage, accident or injury (i.e. “fall zone”), and that the setback area provided shall accommodate the structure should it fall or break and provide a reasonable buffer in the event the structure fails.

(2) A description of performance guarantee to be posted at the time of receiving a land use permit for the facility to ensure removal of the facility when it is abandoned or is no longer needed. The applicant shall demonstrate that funds will be available to the Township for removal of any structure used for wireless communication in an amount which reasonably reflects the cost of removal of the facility and restoration of the property or structure upon which the facility is located or placed. Adequate funds shall also be provided to cover the Township's administrative costs in the event that the applicant or its successor does not remove the Wireless Communication Facility in a timely manner.

The security shall, at the election of the Township Board, be in the form of: (1) cash; (2) security bond; (3) letter of credit; or, (4) an agreement in a form approved by the Township Attorney and recordable at the office of the Register of Deeds, establishing a promise of the applicant and owner of the property, or their successors, to remove the facility in a timely manner as required under this section of the ordinance. It shall further be provided that the applicant, owner or successor, shall be responsible for payment of any costs or attorney fees incurred by the Township in securing removal.

- (3) A map that illustrates existing and known proposed wireless communication facilities within Genoa Township and adjacent communities, which are relevant in terms of potential collocation or to demonstrate the need for the proposed facility. If and to the extent the information in question is on file with the township, the applicant shall be required only to update as needed. Any such information which is trade secret and/or other confidential commercial information which, if released would result in commercial disadvantage to the applicant, may be submitted with a request for confidentiality in connection with the development of governmental policy MCL 15.243(l)(g). This ordinance shall serve as the promise to maintain confidentiality to the extent permitted by law. The request for confidentiality must be prominently stated in order to bring it to the attention of the community.
- (4) For all new facilities, in recognition of the township's policy to promote collocation, a written agreement, transferable to all assessors and assigns, that the operator shall make space available on the facility for collocation.
- (5) The name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information shall be continuously updated during all times the facility is on the premises.
- (e) Design Standards Applicable to All Facilities. In addition to the Criteria of Site Plan Review listed in Article 18 and Special Land Use Review listed in Article 19, all wireless communication facilities shall be constructed and maintained in accordance with the following standards:
 - (1) Facilities shall be located and designed to be harmonious with the surrounding areas. The Planning Commission may require unique design of the structure to either diminish the visual impact or to create an architectural feature that will contribute to or enhance community character.
 - (2) A permit for the construction and use of a new wireless communication facility shall not be granted until the applicant demonstrates a feasible collocation is not available for the coverage area and capacity needs. Additionally, a permit for the construction and use of a new wireless communication facility shall not be granted in the AG District until it has been demonstrated that there are no feasible alternative locations. (as amended 10/04/21)
 - (3) All new and modified wireless communication facilities shall be designed and constructed to accommodate collocation, with a written agreement in a format approved by the Township Attorney.

- (4) Landscaping shall be provided to screen the structure base, accessory buildings and enclosure from adjacent uses and public rights-of-way.
- (5) Elevations of the accessory buildings shall be provided. All accessory buildings shall be constructed of brick, provided the Planning Commission may waive this requirement for a building that is located in the Industrial district and is not visible from a public right-of-way or non-industrial zoning district.
- (6) Fencing shall be provided for protection of the support structure and security from children and other persons who may otherwise access facilities.
- (7) Any nonconforming situations on the site, such as, but not limited to, outdoor storage, signs, inadequate landscaping, unpaved parking, lack of a sidewalk, improper lighting or similar conditions shall be brought into conformance prior to the erection of the wireless communication facility. If existing buildings or structures are not in conformance with the current zoning standards, improvements shall be made to decrease the nonconformity or additional landscaping shall be provided to reduce the impact of the nonconformity and the wireless facility.
- (8) The operator shall comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions.
- (9) The applicant shall demonstrate that the requested height of the new or modified support structure and antenna shall be the minimum height necessary for reasonable communication by the applicant, including additional height to accommodate future collocation where appropriate.
- (10) Minimum required setbacks for new facility or support structure.
 - a. From any agricultural or residential district - the height of the structure, plus twenty-five (25) feet, provided the engineering information required in (d)(1) is provided. The person or body with authority to approve the facility may decrease this setback to that provided in c below upon a finding that no residential use exists or is expected on the adjacent site. (as amended 10/04/21)
 - b. From any existing or proposed rights-of-way or other publicly traveled roads or non-motorized improved pathways - half the height of the structure, plus twenty-five (25) feet, provided the engineering information required in (d)(1) is provided; otherwise the setback shall be the height of the facility.
 - c. From non-residential district - one half the height of the structure, plus ten (10) feet, provided the engineering information required in (d)(1) above demonstrates such setback is adequate.
 - d. In the agricultural (AG) District, spacing from an off-site residential building shall be not less than one thousand (1000) feet. The person or body with authority to approve the facility may decrease this setback to that provided in c above upon a finding that there are no

other alternatives and if impacts to adjacent residential use have been mitigated. (as amended 10/04/21)

- (11) Accessory buildings shall be a maximum of fourteen (14) feet high and shall be set back in accordance with the requirements for principal buildings in that zoning district.
 - (12) There shall be unobstructed access to the support structure, for operation, maintenance, repair and inspection purposes, which may be provided through or over an easement. This access shall have a width and location determined by such factors as: the location of adjacent thoroughfares and traffic and circulation within the site; utilities needed to service the tower and any attendant facilities; the location of buildings and parking facilities; proximity to residential districts and minimizing disturbance to the natural landscape; and the type of equipment which will need to access the site.
 - (13) Where an attached wireless communication facility is proposed on the roof of a building if the equipment enclosure is proposed as a roof appliance or penthouse on the building, it shall be designed, constructed and maintained to be architecturally compatible with the principal building. The equipment enclosure may be located within the principal building or may be an accessory building. If proposed as an accessory building, it shall conform with all district requirements for principal buildings, including yard setbacks.
 - (14) The support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use.
 - (15) The requirements of the Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted. Any aviation hazard lighting shall be detailed on the plans.
 - (16) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. Such plan shall be designed to ensure the long term, continuous maintenance to a reasonably prudent standard.
- (f) Removal. As a condition of every approval of a wireless communication facility, adequate provision shall be made for removal of all or part of the facility by users and owners upon the occurrence of one or more of the following events:
- (1) When the facility has not been used for one hundred eighty (180) days or more. For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of non-use.
 - (2) Six (6) months after new technology is available at reasonable cost, as determined by the Township Board, which permits the operation of the communication system without the requirement of the support structure.

- (3) The situations in which removal of a facility is required, as set forth in paragraph 1 above, may be applied and limited to portions of a facility.
 - (4) Upon the occurrence of one or more of the events requiring removal, specified in paragraph (1) above, the property owner or persons who had used the facility shall immediately apply or secure the application for any required demolition or removal permits, and immediately proceed with and complete the demolition/removal, restoring the premises to an acceptable condition as reasonably determined by the Zoning Administrator.
 - (5) If the required removal of a facility or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice, the Township may remove or secure the removal of the facility or required portions thereof, with its actual cost and reasonable administrative charge to be drawn or collected and/or enforced from or under the security posted at the time application was made for establishing the facility.
- (g) Collocation.
- (1) Statement of Policy. It is the policy of Genoa Township to minimize the overall number of newly established locations for Wireless Communication Facilities and Wireless Communication Support Structures within the Township and to encourage the use of existing structures for Attached Wireless Communication Facilities. If a provider fails or refuses to permit collocation on a facility owned or controlled by it, where collocation is feasible, the result will be that a new and unnecessary additional structure will be required, in contradiction with Township policy. Collocation shall be required unless an applicant demonstrates that collocation is not feasible.
 - (2) Feasibility of Collocation. Collocation shall be deemed "feasible" for the purpose of this section where all of the following are met:
 - a. The wireless communication provider or property owner where collocation is proposed will accept market rent or other market compensation for collocation and the wireless communication provider seeking the facility will pay such rates.
 - b. The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a facility, is able to provide structural support.
 - c. The collocation being considered is technically reasonable, e.g. the collocation will not result in unreasonable interference, given appropriate physical and other adjustments in relation to the structure, antennas and the like.
- (h) Nonconforming facilities and penalties for not permitting collocation. If a party who owns or otherwise controls a wireless communication facility shall fail or refuse to alter a structure to accommodate a proposed and otherwise feasible collocation, such facility shall thereupon and thereafter be deemed to be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect. In addition, if a

party refuses to allow collocation in accordance with the intent of this Section, and this action results in construction of a new tower, the township may refuse to approve a new wireless communication support structure from that party for a period of up to five (5) years. Such a party may seek and obtain a variance from the Zoning Board of Appeals if and to the limited extent the applicant demonstrates entitlement to variance relief which, in this context, shall mean a demonstration that enforcement of the five (5) year prohibition would unreasonably discriminate among providers of functionally equivalent wireless communication services, or that such enforcement would have the effect of prohibiting the provision of personal wireless communication services.

- (i) Variances. The Zoning Board of Appeals may consider a variance from the standards of this Section, based upon a finding that one or more of the following factors exist, as appropriate for the type of variance requested:
 - (1) For location, the applicant has demonstrated that a location within a district or location in accordance with the standards of this Section cannot reasonably meet the coverage or capacity needs of the applicant.
 - (2) For no collocation the applicant has demonstrated that a feasible collocation is not available for the coverage area and capacity needs because existing structures cannot support the facility, that collocation would result in unreasonable interference, or that reasonable financial terms are not available for collocation.
 - (3) For setback, the applicant has provided engineering information that documents that the tower is self-collapsing and that the setback area provided shall accommodate the structure should it fall or break and provide a reasonable buffer in the event the structure fails.
 - (4) For height, the height requested is due to signal interference due to topography, tall buildings, masses of trees, or other obstructions, or would reduce the number of towers to the benefit of the township.
 - (5) For all, the applicant has proposed means to mitigate any negative impacts through provision for future collocation, if found to be appropriate by the township, and special design of the facility and site.
 - (6) For all, the wireless communication and accessory facilities shall be designed to be compatible with the existing character of the proposed site, neighborhood and general area such as a steeple, bell tower, or similar form.

Sec. 11.02.09

Medical Marihuana/Recreational Marihuana (as amended 10/04/21)

- (a) Purpose and intent. The regulations of this Section are intended to conform with Michigan's Medical Marihuana Act ("MMMA"), MCL 333.26421, et seq. and Michigan Supreme Court ruling in DeRuiter v Byron Township, 505 Mich. 130 (2020) and the Court of Appeals ruling in Charter Township of Ypsilanti v Pontius, unpublished per curiam opinion of the Court of Appeals, issued December 29, 2020 (Docket No. 340487). It is the Township's intent to curtail problems associated with insufficient or improper electrical supplies, problems with ventilation leading to mold, offensive odors, other health hazards and/or other hazards that are associated with the

cultivation, growth, harvest, and storage of marihuana in structures, particularly in commercial and residential settings.

This article is intended to permit those persons in need of marihuana for medicinal purposes as allowed under the MMMA, to be afforded a reasonable opportunity to be treated, and for those persons who are permitted to furnish medical marihuana, to furnish it within the limitations of the MMMA and Michigan Zoning Enabling Act, MCL 125.3101, et seq. (“MZEА”), and the geographical restrictions imposed by the Zoning Ordinance in order to protect the public health, safety, and welfare.

This article is also intended to recognize the rights of individuals 21 years of age and older to use, possess, store, consume, process or cultivate, grow, harvest, and store marihuana (referred to collectively as the “use of recreational marihuana”) in their residence in accordance with the Michigan Regulation and Taxation of Marihuana Act (MRTMA), MCL 333.27952, et seq.,

This article is further intended to protect and preserve the public health, safety, and welfare of the Township, the quality of life and stability of property values, including, but not limited to, the value of residential, commercial and industrial districts.

Therefore, this Article is intended to prohibit a caregiver’s cultivation, growth, harvest, and storage of marihuana in residential and commercial districts in order to protect and preserve peace, order, property and safety of persons as a result of issues associated with the growth of marihuana in residential and commercial districts including problems with insufficient or improper electrical supply, problems with ventilation leading to mold, offensive odors, or other health hazards and other hazards which are associated with the cultivation, growth, harvest, and storage of marihuana in residential and commercial settings and which is otherwise often difficult to detect and regulate. The MZEА provides the Township with statutory authority to impose zoning limitations as set forth in this Article.

- (b) Definitions. The following words, terms and phrases, when used in this subsection, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning
- (1) MMMA. The Michigan Medical Marihuana Act, MCL 333.26421 et seq. currently, or as amended. (“Act or “MMMA”)
 - (2) Registered Primary Caregiver. A person meeting the definition of caregiver under the MMMA and who has been issued and possesses a registry identification card and possesses the documentation that constitutes a valid registry under the MMMA.
 - (3) Marihuana. Marihuana means that term as defined in Section 7106 of the Public Health Code, 1978 PA 368, MCL 333.7106.
 - (4) Medical Use. Medical use means the acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transportation of marihuana, or paraphernalia relating to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical condition, or

symptoms associated with the debilitating medical condition, as further defined under the MMMA.

- (5) Registered Qualifying Patient. A person meeting the definition under state law and who has been issued and possesses a registry identification card which is valid under the MMMA, as amended.
- (6) Enclosed Locked Facility. An enclosed locked facility means a closet, room, or other comparable stationary and fully enclosed area equipped with secure locks or other functioning security devices that permit access only by a registered primary care giver, or registered qualifying patient. Marihuana plants grown outdoors, are considered to be in an enclosed, locked facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level, or from a permanent structure and are grown within a stationary structure that is enclosed on all sides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that it is anchored, attached, or affixed to the ground; located on land that is owned, leased, or rented by either the registered qualifying patient, or a person designated through the department registration process, as the primary giver, for the registered qualifying patient, or patients for whom the marihuana plants are grown; and equipped with functioning locks or other security devices that restrict access only to the registered qualifying patient, or the registered primary caregiver, who owns, leases, or rents the property on which the structure is located. Enclosed, locked facility includes a motor vehicle if both of the following conditions are met:
 - a. The vehicle is being used temporarily to transport living marihuana plants from one location to another with the intent to permanently retain those plants at the second location.
 - b. An individual is not inside the vehicle unless he or she is either the registered qualifying patient to whom the living marihuana plants belong, or the individual designated through the Department of Registration process as the primary caregiver for the registered qualifying patient.
- (7) Transfer. To convey, sell, give, deliver, or allow the possession by another person or entity
- (8) MRTMA. The Michigan Regulation and Taxation of Marihuana Act Initiated Law 1 of 2018, MCL 333.27952 et. seq currently, or as amended. ("MRTMA")
- (9) Other provisions and terms. The other provisions and terms of the MMMA and MRTMA for purposes of deferential context are incorporated by reference as though more fully restated herein.

(c) **Requirements.**

- (1) Medical marihuana for registered qualifying patients or any individual over the age of twenty-one (21). Registered qualifying patients, or visiting

qualified patients and individuals over the age of twenty-one years old, may use, possess, and store medical marihuana as provided in the MMMA, MCL 333.26421 et seq as amended, and marihuana as provided in the MRTMA, MCL 333.27952 et. seq as amended, and as further regulated herein.

- a. May use, possess and store marihuana in their principal residence within the Township for personal use only, and shall comply at all times and in all circumstances with the Act, MRTMA and the General Rules of the Michigan Community Health or the Michigan Department of Licensing and Regulatory Affairs, as they may be amended from time to time.
- b. May only cultivate, grow, harvest, and store marihuana for him or herself in compliance with the MMMA and the MRTMA, on a residentially zoned parcel or otherwise authorized for residential use in an enclosed locked facility, inaccessible on all sides and equipped with locks or other security devices that permit access only by the registered qualifying patient and individuals twenty-one years or older, provided that no more than twelve (12) marihuana plants are possessed, cultivated, stored or processed on the premises at once.
- c. No equipment or process shall be used in growing, processing, or handling marihuana which creates additional noise, vibration, glare, light, fumes, odors or electrical interference detectable to the normal senses at or beyond the property line of the property. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio, television, broadband, or similar receiver off the premises or causes fluctuation in line voltage off the premises.
- d. The separation of plant resin from a marihuana plant by butane extraction or any other method that utilizes a substance with a flashpoint below 100 degrees Fahrenheit in any public place, a motor vehicle, inside a residential structure or the curtilage of a residential structure is prohibited.
- e. If a room with windows is utilized as a marihuana-cultivation or grow location, any lighting methods that exceed usual residential use between the hours of 11:00 p.m. and 6:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence or dwelling unit, to prevent ambient light spillage that causes or creates a distraction or nuisance to adjacent residential properties.
- f. If the registered patient, or individual twenty-one years or older, is not the owner of the premises, a written statement that there is no lease or that the lease does not prohibit the cultivation of marihuana shall be provided.
- g. No person other than the registered patient or individual twenty-one years or older shall be engaged or involved in the growing, processing, handling of marihuana.

- h. Use of the registered patient's residential dwelling unit for medical marihuana or an individual twenty-one years or older for recreational marihuana related purposes, shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred (100) square feet of any residential dwelling unit and/or accessory structure on a residential lot, shall be used for the growing, processing, and handling of medical or recreational marihuana.
 - i. Any modifications to the dwelling unit made for the purpose of cultivation, growing, harvesting, and storing medical or recreational marihuana shall comply with all applicable building, electrical, mechanical, and fire safety code requirements, including all requisite permit applications and related inspections.
 - j. No part of an accessory building, detached garage, pole barn, or similar building or structure shall be used for the growing, processing, or distribution of medical or recreational marihuana unless such building or structure has been inspected and approved for the building, electrical, mechanical, and fire safety requirements of such use and fits the definition of an enclosed, locked facility.
 - k. The registered qualifying patient, individuals over the age of twenty-one and the owners, agents, and employees of the parcel at which marihuana for personal or medical use is present are responsible jointly and severally for compliance with this section.
 - l. All marijuana cultivation, growth, harvest, and storage shall have odor mitigation systems such that odor is imperceptible from the outside of any property line.
- (2) **Registered Primary Caregiver Operations.** Any registered primary caregiver may acquire, possess, cultivate, grow, harvest, store, manufacture, transfer, or transport medical marihuana compliant with the MMMA, MCL 333.26421 et seq. as amended. Cultivation of medical marihuana by a registered primary care giver as defined under the MMMA, is prohibited in any zoning district, except the Agricultural (AG) and Industrial (IND) Districts subject to the following:
- a. A registered primary caregiver may only grow, cultivate, manufacture, process, and store marihuana on a conforming parcel occupied by a permitted use in the AG district and IND district; and in an enclosed locked facility.
 - b. A registered primary caregiver facility cultivating, growing, harvesting, manufacturing, processing and storing medical marihuana must not be located within one thousand (1,000) feet of any other medical marihuana facility or off-premises residential dwelling.
 - c. A registered primary caregiver facility cultivating, growing, harvesting, manufacturing, processing and storing medical marihuana must not be located within one thousand (1,000) feet of

- any school, childcare facility, community center, youth center, playground, public or private library, housing facility owned by a public housing authority, and place of worship as measured from the outer most boundaries of the lot or parcel on which the medical marihuana facility is located.
- d. Not more than one registered primary caregiver with a maximum of 72 marihuana plants but no more than 12 plants for each individual registered qualifying patient as set forth in the MMMA shall be allowed per parcel.
 - e. The registered primary caregiver is responsible for utilizing an enclosed locked facility upon the agricultural or industrial zoned parcel, compliant with the MMMA for cultivating, growing, harvesting, manufacturing, processing, and storing marihuana for medical use only. The enclosed locked facility utilized by the primary registered caregiver, shall provide separation by fully enclosed walls, or fences, for plants that are grown on behalf of each registered qualifying patient, on whose behalf the registered primary caregiver is furnishing marihuana for medical use, so it is accessible only to the primary caregiver and registered patient. The cultivating, growing, harvesting, manufacturing, processing, and storing of medical marihuana is permitted only by registered primary caregivers and registered qualifying patients.
 - f. All caregiver marihuana cultivation, grow, harvest, manufacture, process, and storing facilities are required to be in compliance with the state requirements and shall have odor mitigation systems such that odor is imperceptible from the outside of any building or lease line. A ventilation plan shall be required for marihuana cultivation, growth, harvest, manufacturing, processing, and storage facilities that provides for adequate ventilation so as to prevent pesticides, insecticides or other chemicals used in the cultivation of marihuana or marihuana related products from being dispersed or released outside the building or lease line. The plan shall further provide for resulting smoke, vapor, fumes, gases and particulate matter from marihuana or its cultivation, growth, harvest, manufacture, processing, and storage to be effectively confined to the any building or lease line.
 - m. No equipment or process shall be used in growing, processing, or handling marihuana which creates additional noise, vibration, glare, light, fumes, odors or electrical interference detectable to the normal senses at or beyond the property line of the property. In case of electrical interference, no equipment or process shall be used which creates visual or audible interreference with any radio, television, broadband, or similar receiver off the premises or causes fluctuation in line voltage off the premises.
 - n. If marihuana is grown or located in a room, building or structure with windows or non-opaque form of enclosure, all interior lighting

shall be shielded to prevent ambient light spillage that causes or creates a distraction or nuisance to adjacent properties.

- o. Any modifications or alterations made in support of or in association with cultivating, growing, harvesting, manufacturing, processing, and storing medical or recreational marihuana shall comply with all applicable building, electrical, mechanical, and fire safety code requirements, including all requisite permit applications and related inspections
- p. Certificate Required. The operations of a registered primary caregiver within an industrial or agricultural zoning district, shall only be permitted upon the issuance of a Zoning Certificate to Cultivate Medical Marihuana. Such certificate is required to be renewed annually. The following information shall be provided with an application for zoning certificate to cultivate medical marihuana:
 - i. A complete and accurate application shall be submitted on a form provided by the Township along with submission of the application fee. The application fee and renewal fee shall be an amount determined by resolution of the Township Board.
 - ii. Proof of property ownership or a written statement that there is no lease or that the lease does not prohibit the cultivation of marihuana shall be provided.
 - iii. A photocopy of the current and valid caregiver registry card issued by the state to the person who is permitted to grow, cultivate, harvest, process, manufacture and store medical marihuana and who will be doing so at the registered location. Upon expiration of the card, an updated and new copy of the renewed card shall be provided to the Township. Information treated as confidential under the MMMA, including the primary caregiver registry identification card and any information about qualifying patients associated with the primary caregiver, which is received by the Township, shall be maintained separately from public information submitted in support of the application. It shall not be distributed or otherwise made available to the public and shall not be subject to disclosure under the Freedom of Information Act.
 - iv. Specification of the number of qualifying patients for whom marihuana will or may be grown, cultivated, harvested, manufactured, processed and stored.
 - v. A floor plan, with dimensions, illustrating the enclosed and locked location in the building where marihuana will be grown, cultivated, harvested, manufactured, processed and

- stored, and detailing the security measures related to that location and building. The floor plan shall also depict the required separation for plants grown on behalf of each registered qualifying patient showing the construction method used to ensure that it is accessible only to the primary caregiver and registered patient.
- vi. A full description of the nature and types of equipment which will be used in marihuana cultivation and processing; and a description of the location at which the use will take place.
 - vii. Details regarding electrical, mechanical, plumbing, and another other related improvements and installations or facilities that will be used for growing, cultivating, harvesting, and storing the marihuana.
 - viii. A full description of the odor mitigation systems and a ventilation plan that provides for adequate ventilation so as to prevent pesticides, insecticides or other chemicals used in the cultivation of marihuana or marihuana related products from being dispersed or released outside the building or lease line. The plan shall further provide for resulting smoke, vapor, fumes, gases and particulate matter from marihuana or its manufacturing or cultivation to be effectively confined to the any building or lease line.
 - ix. An operations plan that addresses water use, wastewater, and the disposal of waste.
 - x. A description of type, quantity, location and method of containment for any herbicides, pesticides, fertilizers that will be used for growing, cultivating, and harvesting the marihuana.
 - xi. The zoning administrator may require additional information necessary to demonstrate compliance with all requirements. The planning zoning administrator shall review the application to determine compliance with this Ordinance, the MMMA and the MRTMA and any applicable Michigan Regulatory Agency General Rules. A certificate shall be granted if the application demonstrates compliance with this Ordinance and the MMMA
 - xii. The use shall be maintained in compliance with the requirements of this Ordinance and the MMMA. Any departure shall be grounds to revoke the certificate and take other lawful action. If a certificate is revoked, the applicant shall not engage in the activity unless and until a new Zoning Authorization to Cultivate Medical Marihuana certificate is granted.

- (3) Marihuana establishments prohibited.
- a. Any and all types of a “marihuana establishment,” as that term is defined and used in Michigan Initiated Law 1 of 2018, commonly known as the Michigan Regulation and Taxation of Marihuana Act, are completely prohibited in the Township, and may not be established or operated in any zoning district, by any means, including by way of a variance.
 - b. Any and all types of “marihuana facilities” as described in Act 281 of 2016, the Medical Marihuana Facilities Licensing Act are completely prohibited in the Township and may not be established, licensed or operated in any zoning district, by any means, including by way of a variance.
 - c. Nothing in this Section 3.2.I shall limit any privileges, rights, immunities or defenses of a person as provided in the Michigan Medical Marihuana Act, Michigan Initiated Law 1 of 2008, MCL 333.26421, et seq.
- (4) Nonconforming Status. Registered Patient Caregivers that have applied for and have obtained building, electrical, plumbing and/or mechanical permits for the cultivation of medical marihuana within any zoning district, prior to the enactment of this Ordinance, shall enjoy nonconforming use status from the provisions of this Ordinance and shall be permitted to continue subject to section 24.05 of this Ordinance
- (5) Severability. If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this Ordinance, and such holding shall not affect the validity of the remaining portions of this Ordinance.

(as amended 10/04/21)

Sec. 11.03 DWELLINGS

11.03.01 Single Family Dwelling Design Standards: Single family dwellings and mobile homes located outside a mobile home park or manufactured housing subdivision shall conform to the standards of this section.

- (a) Certification: If the dwelling unit is a mobile home, the mobile home must either be (i) new and certified by the manufacturer and/or appropriate inspection agency as meeting the Mobile Home Construction and Safety Standards of the U.S. Dept. of Housing and Urban Development, as amended, or any similar successor or replacement standards which may be promulgated, or (ii) used and certified by the manufacturer and/or appropriate inspection agency as meeting the standards referenced in (i) above, and found, on inspection by the Zoning Administrator or his/her designee, to be in excellent condition and safe and fit for residential occupancy.
- (b) Dimensional Standards: Each such dwelling unit shall comply with the minimum standards listed in Article 3 for the Zoning District in which it is located, including minimum lot area, minimum lot width, minimum floor area, required setbacks and maximum building height.

- (c) Dimensions: Each such dwelling unit shall have a minimum width across any front, side or rear elevation of 20 feet and comply in all respects with the Michigan State Construction Code Commission, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the Michigan State Construction Code Commission, then such federal or state standard or regulation shall apply.
- (d) Foundation: Each such dwelling unit shall be firmly attached to a permanent foundation constructed on the site in accordance with the Michigan State Construction Code Commission and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. If said dwelling is a mobile home, the dwelling shall be securely anchored to the foundation to prevent displacement during windstorms.
- (e) Undercarriage: In the event that such dwelling unit shall be a mobile home, the wheels, tongue, hitch assembly and other towing appurtenances shall be removed before attachment to a permanent foundation. The foundation or masonry skirting shall fully enclose the undercarriage and chassis prior to occupancy.
- (f) Sewage disposal and water supply: Each such dwelling unit shall be connected to a public sewer and water supply approved by the Township or to such private facilities approved by the Livingston County Health Department.
- (g) Code compliance: Each such dwelling unit shall comply with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- (h) Storage area: Each such dwelling unit shall contain a storage area equal to 10% of the square footage of the dwelling or 100 square feet, whichever shall be less. This storage area shall consist of a basement, attic, closet areas or attached garage, or in a separate detached accessory structure which complies with the standards of this Article regarding accessory buildings and structures.
- (i) Compatible Building Design: All newly constructed single family and two-family homes shall be aesthetically compatible in design and appearance with other residences in the vicinity. This shall be accomplished by maintaining the architectural styles, details, building materials and design themes of dwelling units on both sides of the street, within five hundred (500) feet of the subject lot and in the same zoning district. Similarity and compatibility with surrounding dwelling units in terms of the following design requirements and features must be provided in order to meet this requirement:
 - (1) roof drainage systems that concentrate roof drainage at collection points along the sides of the dwelling;

- (2) minimum of two exterior doors with one facing the front lot line and the second one being in either the rear or side of the dwelling;
 - (3) steps connected to exterior door areas or to porches connected to the door areas where a difference in elevation requires the same;
 - (4) roof pitch of no less than four (4) feet of rise for each twelve (12) feet of horizontal run;
 - (5) front facade appearance that is manifestly designed as a front façade containing a door, windows and other architectural features customary of the front facade of a residence; and
 - (6) exterior building materials compatible with surrounding dwellings;
- (k) Compatibility determination: The compatibility of design and appearance shall be determined in the first instance by the Township Zoning Administrator. An applicant may appeal to the Board of Zoning Appeals within a period of fifteen (15) days from the receipt of notice of said Zoning Administrator's decision. The determination of compatibility shall be based upon the building compatibility design standards listed in Section 11.03.01(i) above and all other design standards outlined in this Section. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.
- (l) Additions: Each such dwelling unit shall contain no addition or room or other area which is not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein. In addition, the dwelling unit shall have no less than two (2) exterior doors, with one being either at the rear or side of the dwelling unit.
- (m) Building permit: All construction required herein shall be commenced only after a building permit has been obtained in accordance with the applicable Michigan State Construction Code provisions and requirements.
- (n) Exceptions: The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this ordinance and pertaining to such parks. Mobile homes which do not conform to the standards of this section shall not be used for dwelling purposes within the Township unless located within a mobile home park or a mobile home subdivision district for such uses, or unless used as a temporary residence as otherwise provided in this Ordinance.

11.03.02 Dwellings Outside of the Agricultural and Residential Districts:

- (a) The construction of dwellings in nonresidential districts is prohibited except for housing used exclusively by security, custodial maintenance or management personnel and approved by the Planning Commission. The use of trailers and recreational vehicles for housing such security and custodial personnel, or other persons, is prohibited.

- (b) The use of recreation vehicles and trailers is permitted as a temporary residence between May 1st and October 1st each year provided the vehicles and trailers are located in a designated recreation vehicle/trailer park, and that they are connected to appropriate sewer, water and electric facilities serving the park.

Sec. 11.03.03 Regulations on Accessory Dwellings

- (a) Recreational vehicles or camping trailers may be used for living purposes when accessory to single-family or two-family dwellings, provided such use shall only be permitted for a cumulative total of no more than twenty-one (21) days in any twelve (12) month period. Any such recreational vehicle parked in a front yard shall be parked in the driveway.
- (b) For lots of 120 acres or more in the Agricultural District, one additional principal building (a total of two) shall be permitted if the additional principal building is occupied by a member of the family who occupies the principal building, or employees working on the property for farming purposes, raising livestock or training horses, provided each accessory dwelling unit meets the minimum size for a one (1) bedroom unit as specified in Section 3.04.
- (c) The use of any portion of the basement of a partially completed building, or any detached garage or accessory building for dwelling or sleeping purposes in any zoning district is prohibited.

Sec. 11.04 ACCESSORY BUILDINGS AND STRUCTURES (as amended 10/04/21)

11.04.01 Accessory Buildings, Structures and Uses in General

- (a) Relation to Principal Building: Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with a principal building, that is occupied by a use permitted in the particular zoning district. No accessory building, structure or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
- (b) Permit Required: Any accessory building or structure shall require a land use permit, except minor accessory structures, gardens, landscaping, flagpoles, and play structures, as defined herein. In addition, one (1) accessory structure two hundred (200) square feet or less shall be allowed with a land use waiver.
- (c) Required Setbacks (Attached): Where the accessory building, structure or use is structurally attached to a principal building, structure or use, it shall be subject to all the regulations applicable to principal buildings, structures and uses, except for decks as noted in Section 11.04.03(a) and fences and walls as noted under section 11.04.03(b). An accessory building, structure or use shall be considered part of the principal building if it is structurally and architecturally integrated into the principal building, and/or is attached by a covered or enclosed breezeway or similar architectural feature with a roof style consistent with the principal building by a distance not greater than twenty (20) feet in length.
- (d) For the purposes of this section screens, lattice, trellis, slats, beams, rafters or removable storm window sashes shall be considered enclosed and/or covered.

- (e) Natural Features Setback: All accessory buildings, structures, and uses are subject to the natural feature setback requirements of Section 13.02.04(d).
(as amended 10/04/21)

11.04.02 Accessory Buildings

- (a) Restrictions in Front Yard: Detached accessory buildings shall not be erected in any front yard, except as follows:
 - (1) Waterfront lots in the Lakeshore Resort Residential District, provided the front setback is not less than ten (10) feet.
 - (2) Lots of at least five (5) acres in the AG or CE District when the front setback is equal to or greater than the average setback of established buildings on adjoining lots or seventy-five (75) feet, whichever is greater, as determined by the Zoning Administrator. If both of the adjacent lots are undeveloped, then front yard accessory buildings are permitted with a minimum front yard setback of two hundred (200) feet.
 - (1) In the case of attached residential dwelling complexes, detached parking garages or carports may be permitted in the non-required front yard provided the Planning Commission approves the site plan, elevation drawings and construction materials. In reviewing such structures, the Planning Commission shall consider the impact of headlights and views from nearby public streets and adjacent properties.
- (b) Required Setbacks (Detached, two hundred (200) square feet or less total floor area): Detached accessory buildings with two hundred (200) square feet or less total floor area shall be at least four (4) feet from any principal building, and at least four (4) feet from any lot line.
- (c) Required Setbacks (Detached, over two hundred (200) square feet total floor area): Detached accessory buildings over two hundred (200) square feet of total floor area shall be at least ten (10) feet from any principal building, and at least ten (10) feet from any side or rear lot line; except as follows:
 - (1) On lots greater than one (1) acre detached accessory buildings over two hundred (200) square feet of total floor area shall meet the setback requirements for principal buildings. (as amended 10/04/21)
 - (2) On lots in the Lakeshore Resort Residential District detached accessory buildings over two hundred (200) square feet of total floor area shall be allowed to reduce one (1) side yard setback to at least five (5) feet as follows:
 - a. The accessory building shall be setback at least ten (10) feet from the other side lot line.
 - b. There shall be a minimum of ten (10) feet of separation from buildings on adjacent lots.
 - (3) In non-residential districts, all detached accessory buildings shall meet the setback requirements for principal structures unless otherwise provided herein.

- (d) **Setback from Shoreline:** Detached accessory buildings shall be setback at least fifty (50) feet from the nearest edge of any lake shoreline, except in the Lakeshore Resort Residential District where accessory buildings shall meet the shoreline setback requirements for the principal building as specified in Table 3.04.02. All accessory buildings are subject to the natural feature setback requirements of Section 13.02.04(d).
- (e) **Maximum Size:** The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than one (1) acre, one thousand five hundred (1500) square feet in area for lots equal to or greater than one (1) acre but less than three (3) acres, and two thousand two hundred (2200) square feet in area for lots three (3) acres or greater. Accessory buildings located on lots five (5) acres or more in Agricultural and Country Estates Districts shall not be limited by size, provided all required setbacks are met.
- (f) **Maximum Number:** No more than two (2) detached accessory buildings shall be permitted on any lot in any district except conforming lots in the Agricultural and Country Estate District.
- (g) **Maximum, Height:** The maximum building height of any detached accessory building shall be eighteen (18) feet (see Article 25 for calculation of building height), except as follows:
 - (1) Antenna heights may be as noted in Section 11.04.03(l)
 - (2) On lots two (2) acres or greater in Agricultural, Country Estate and Rural Residential Districts, accessory building heights shall not exceed 35 feet..
- (h) **Restrictions on Use:** Accessory garages shall only be used to store vehicles or equipment associated with a Permitted Use.
- (i) **Not used for dwelling/business:** Accessory buildings shall not be occupied for dwelling purposes nor used for any business profession, trade or occupation except for agricultural uses in an Agricultural District as permitted in Section 3.03 and home occupations as provided for in Section 3.03.02(a).
(as amended 12/31/06, 3/5/10, 2/25/11, and 10/04/21)

11.04.03 **Accessory Structures**

- (a) **Decks, Balconies, Porches, and Similar Structures.** Decks, balconies, porches or similar structures are permitted only when they are attached to or abutting buildings that are occupied by a use permitted in the particular zoning district.
 - (1) Attached or abutting covered or enclosed decks, balconies, porches or similar structures with an open or enclosed roof and/or walls or enclosure shall be considered to be part of the building for purposes of determining setbacks with the exception of one (1) pergola or gazebo as regulated in Section 11.04.03(a)(3) below.
 - (2) **Required Setbacks:** When attached or abutting the building uncovered decks and similar structures without a roof, walls or other form of enclosure shall be permitted within all principal structure non-required yards. Within the

principal structure required yard, attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure shall be permitted as follows:

- a. Front Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend twelve (12) feet from the front building line provided they shall be at least twenty (20) feet from the front lot line.
 - b. Side Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend into the required side yard provided they shall be at least at least four (4) feet from any side lot line.
 - c. Rear Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend into the required rear yard provided they shall be at least at least ten (10) feet from any rear lot line.
 - d. Waterfront Yard: Attached or abutting uncovered decks, balconies and similar structures without a roof, walls or other form of enclosure may extend a maximum fifteen (15) feet into the required waterfront yard provided that a minimum fifteen (15) foot wide open space greenbelt shall be provided between the deck and the closest edge of the shoreline.
- (3) Gazebos/Pergolas: When attached or abutting a principal building and not within the principal structure required waterfront yard, uncovered decks, balconies and similar structures may include a covered or enclosed pergola or gazebo with a maximum size of one hundred fifty (150) square feet and a maximum height of fourteen (14) feet (see Article 25 for calculation of building height). Detached, freestanding gazebos or pergolas shall meet accessory building setbacks of Section 11.04.02.
 - (4) For condominiums, the placement of decks shall be stipulated in the Condominium Master Deed and Exhibit B Site Plan, in conformance with the regulations of this section. Where there are no property lines between the two condominium units, decks shall be setback a minimum of four (4) feet from the halfway point between the two units, provided the decks are separated a minimum of eight (8) feet (combined four (4) foot setback of both decks).
 - (5) Detached, freestanding, or non-abutting decks, balconies, porches, and similar structures shall comply with the requirements of Section 11.04.02 for Accessory Buildings.
- (as amended 5/13/05, 3/5/10 and 10/04/21)

(b) 11.04.03 **Swimming Pools, Spas, Hot Tubs and Similar Structures.**

- (1) Requirement for Fence: Every person owning land on which there is located a swimming pool, spa, hot tub, or similar device (below ground or above ground) which contains twenty-four (24) inches or more of water in depth at any point, shall erect and maintain thereon a fence, wall, barrier or other

form of enclosure approved by the Building Official surrounding the device sufficient to make such device inaccessible to small children. Such fence, including the gates, shall not be less than four (4) feet or greater than (6) feet above grade. All gates shall be self-latching with latches placed no less than four (4) feet above grade or otherwise made inaccessible from the outside to small children. A hot tub or spa with a locking cover shall not require a fence.

- (2) Restriction from Front Yard: Swimming pools, spas, hot tubs and similar devices and their associated enclosures, decks, and/or patio shall not be located in any front yard.
- (3) Restriction from Waterfront Yard: All pools, spas, hot tubs, and their associated enclosures, decks and /or patio shall not be erected in the required shoreline setback for principal buildings as stated in Table 3.04.02. Such structures are also subject to the natural feature setback requirements of Section 13.02.04(d).
- (4) Relationship of Height to Setback: Swimming pools, spas, hot tubs, similar facilities and associated enclosures or surrounding decks with an elevation measured from the mean grade at any point adjacent to such facility of three (3) feet or less shall be at least ten (10) feet from any side or rear lot line. Where the elevation is greater than three (3) feet above grade at any point, the setback shall be at least fifteen (15) feet from any side or rear lot line.

(as amended 10/04/21)

(c) **Fences and Walls**

- (1) All fences and walls shall be located entirely on the property of the owner of the fence. Adjoining property owners may jointly apply for a fence permit for the purpose of constructing a fence on the common property line.
- (2) Unless specifically authorized elsewhere in this Ordinance, fences and walls located within the front yard in any residential zoning district shall not exceed three (3) feet in height, or be in excess of forty-nine (49) percent (%) solid or impervious.
- (3) Chain link fences shall not be erected in any front yard unless enclosing a retention pond that has been approved by the Planning Commission.
- (4) Waterfront Lots: Fences and walls shall not be permitted in the required shoreline setback for principal buildings as stated in Table 3.04.02.
- (5) Unless specifically authorized elsewhere in this Ordinance, fences and walls located within the side yard, rear yard or non-required waterfront yard in any zoning district shall not exceed a height of six (6) feet, except the Zoning Administrator may approve an eight (8) foot high security fence of a permitted essential public service building, essential public service storage yard, towers, conforming commercial or industrial use, which may also include a maximum of one (1) additional foot of barb wire.

- (6) Fences must be constructed of a natural or synthetic material that is all-weather resistant and is engineered and designed to be used for permanent installation as a fence or screen material. Where a fence has a finished and unfinished side, the more decorative side shall face outward toward the adjoining property or street.
- (7) Fences shall be installed and maintained free from defects, safety hazards and collapse, and shall be kept in good repair. No signs, words, letters, images, or illustrations shall be installed on any fence.
- (8) Fences and walls shall not be erected within any public right-of-way or maintained in such a way as to obstruct the vision of motorists exiting driveways or within the triangular area formed by the intersection of the street right-of-way lines and a line connecting two points located on those intersecting right-of-way lines twenty-five (25) feet from the point of intersection with the right-of-way lines.
- (9) The use of electric current or charge on any fence or part thereof is prohibited, except for low voltage fences in the Agricultural, Country Estate and Rural Residential Districts, intended to enclose permitted livestock, or electronic fences buried beneath the ground.
(as amended 12/31/06, 3/5/10 and 10/04/21)
- (d) **Waterfront Accessory Structures:** Waterfront structures are permitted accessory structures on waterfront property, subject to the requirements of this section. The following requirements apply to all structures within the required waterfront yard (i.e. the required principal structure setback from the ordinary high-water mark.) in all zoning districts.
 - (1) Only the following structures shall be permitted within the required waterfront yard:
 - a. Permitted Projections, subject to the requirements of Section 11.01.04.
 - b. No more than one accessory building, subject to the requirements of Section 11.04.02.
 - c. Accessory Structures, subject to the requirements of Section 11.04.03.
 - d. A dock and mooring apparatus;
 - e. Allowable accessory use of the waterfront in a single-family residential district shall be limited to not more than (1) dock per lot occupied with a principal permitted use. Boat houses shall not be permitted.
 - f. Commercial boat rental shall be prohibited in residential districts.
 - g. Boat launching sites and boat docks within a common use riparian lot and dockominiums shall comply with the provisions of Section 13.03.
(as amended 10/04/21)

- (e) **Gardens and landscaping.** Gardens and landscaping are permitted in all yards. (as amended 10/04/21)
- (f) **Manufactured landscape features and minor structures.** Manufactured landscape features and minor structures may be permitted in all yards subject to the following:
 - (1) Any such feature or structure that exceeds a dimension of six (6) feet in width, length, diameter, etc. shall not be located closer than three (3) feet from a front, side or rear property line and five (5) feet from a shoreline.
 - (2) Manufactured landscape features and minor structures that exceed a height of six (6) feet shall be setback from lot lines a distance not less than equal to the height.
 - (3) No landscape feature or minor structure shall exceed the height of twelve (12) feet in height, measured from the lowest ground level at the base of the structure/feature to the highest point of the feature.
 - (4) No such landscape feature or minor structure shall be located where it will obstruct the vision of drivers or otherwise impede traffic.
(as amended 10/04/21)
- (g) **Ground level unenclosed projections (G.L.U.P.).** Ground level unenclosed projections shall be permitted to encroach into the required setback areas as follows:
 - (1) G.L.U.P.s shall be not be permitted within three (3) feet of any front, side or rear property line.
 - (2) For riparian waterfront lots, a minimum fifteen (15) foot wide open space greenbelt shall be provided between the G.L.U.P. and the closest edge of the shoreline with the following exception:
 - a. Within the fifteen (15) foot greenbelt a G.L.U.P. of one hundred (100) square feet or less shall be permitted along the shoreline with a maximum length along the shoreline of ten (10) feet.
 - (3) G.L.U.P.s shall be subject to lot coverage requirements.
(as amended 10/04/21)
- (h) **Steps, stairways and stoops.** Unroofed and unenclosed steps, stairways and stoops may encroach in the required yards as follows:
 - (1) Steps, stairways and stoops shall not be located any closer than three (3) feet to any property line.
 - (2) Steps, stairways and stoops may include a landing area which does not exceed twenty (20) square feet.
 - (3) Encroachments into required yards shall be allowed as indicated in the table below:

Front Yard	Rear Yard	Waterfront Yard ⁽¹⁾	Side Yard	
			Side Yard 10' or less in LRR	Side Yard
10 ft.	15 ft.	15 ft. ⁽¹⁾	2 ft.	5 ft.

¹. Waterfront yard - Steps, staircases and landing areas (not to exceed twenty (20) square feet in area) may be permitted to extend to the shoreline where required by topography as confirmed by the Zoning Administrator. Stair treads shall not exceed four (4) feet in width by fourteen (14") or less in depth.
(as amended 10/04/21)

- (i) **Flagpoles.** Flagpoles are permitted in all yards provided that they are setback a distance at least equal to their height. (as amended 10/04/21)
- (j) **Retaining walls.** Retaining walls may be permitted subject to the following conditions:
 - (1) Retaining walls may be utilized only where needed to stabilize steep slopes which exceed thirty-three (33) percent (one foot vertical rise in three feet of horizontal run) and where retaining walls are necessary to establish grade for buildings and accessory structures, preserve grade around trees, wetlands or other natural features to be preserved or as part of a grading plan to establish positive drainage from a site as determined by the Zoning Administrator.
 - (2) Retaining walls shall not be used to alter the overall natural topography of the land. For example, retaining walls could be used to create a terrace on the slope, but the direction of the slope and the drainage patterns should not be altered.
 - (3) Retaining walls over three (3) feet tall shall be designed by a licensed professional engineer and calculations demonstrating its structural stability must be submitted as part of the site plan.
 - (4) Retaining walls shall comply with the following dimensional standards. Height of the wall shall be measured at any point on either side of the wall, from the grade level adjacent to the wall to the top of the wall. Where possible, permission to grade on adjacent property shall be sought to minimize retaining wall height.
 - i. Front Yard: Retaining walls within the required front yard shall not exceed three (3) feet in height and shall not be located within twenty (20) feet of the front lot line or be less than two (2) feet from the side lot line.
 - ii. Side and Rear Yard: Retaining walls within the required side or rear yard shall not exceed a height of six (6) feet and shall not be located closer than two (2) feet to the side or rear lot line.
 - iii. Waterfront Yard: Retaining walls within the required waterfront yard shall not exceed a height of four (4) feet and shall not be located closer than fifteen (15) feet to the shoreline or be less than two (2) feet from the side lot line. This does not include seawalls which are regulated

by the Michigan Department of Energy, Great Lakes and Environment (EGLE).

- (5) **Stepped or Tiered Walls:** Retaining walls which are stepped in multiple tiers having a series of two (2) or more parallel walls shall each comply with the maximum height allowed by Section 11.04.03(j)(4). The height of the upper retaining wall shall be less than or equal to the height of the lower wall and the distance between the retaining walls must be at least equal to the height of the lower wall but not less than three (3) feet.
- (6) If a guard railing is required by the building code, said railing shall not exceed the minimum required height and shall be the maximum amount of transparency utilizing thin rails, wire, glass or similar and in no case shall the railing be less than fifty (50) percent pervious or transparent. Except for a railing required by the building code, where a fence is located on top of a retaining wall, the height of the retaining wall shall be included in the height of the fence for the purpose of determining compliance with the fence height requirements of Section 11.04.03(c).
- (7) Notwithstanding the conditions above, this ordinance shall not prohibit the replacement or maintenance of existing retaining walls that do not meet the requirements of this ordinance but were constructed prior to the effective date of this ordinance provided that the replacement or maintenance does not increase the non-conformity of the structure.

(as amended 10/04/21)

- (k) **Play Structures.** Play structures shall be permitted in side, rear, and waterfront yards subject to the following:

- (1) Play structures shall not be permitted in the front yard.
- (2) Play structures shall not be located any closer than four (4) feet to any property line.
- (3) Encroachments into the required waterfront yard yards shall not exceed fifteen (15) feet.

(as amended 10/04/21)

- (l) **Reception Antennas and Towers:** Radio or television antennas or towers, including satellite dish antennas and transmission or reception antennas erected or installed in any zoning district as an accessory structure to a permitted use shall comply with the standards below. Wireless communication facilities, such as cellular antenna and commercial broadcasting antenna, shall be subject to the requirements of Section 11.02.08

- (1) **Intent and Exceptions:** The intent of this section is to provide reasonable regulations for reception antenna facilities to achieve the objectives listed below.
 - i. Promote safety and prevent hazards to persons and property resulting from accidents involving antenna facilities which could fall from building or structural mountings due to wind load, snow load or other factors.

- ii. Promote utilization of ground mounting for antennae facilities where reasonably feasible.
 - iii. Require screening of ground-mounted facilities and minimize visibility to roof or structure mounted facilities to maintain architectural integrity and aesthetic quality of property improvements and preserve property values.
 - iv. Exclude from provisions of this section are conventional VHF and UHF television antennae, satellite dishes less than one (1) meter in diameter and short wave radio antennae based upon the following findings: there is relatively minor concern for wind and snow load issues due to an established safety record; there has been an historical acceptance of such facilities from architectural and aesthetic standpoints; and the cost of complying with the procedure for application and review would be unreasonable in relation to the cost of purchasing and installing the facility.
 - v. Balance regulations on the placement and manner of reception antenna installation to the minimum required to achieve the objectives herein.
 - vi. Promote and protect the public health, safety and welfare by the exercise of Township police powers in relation to a property owner's right to construct and use reception antennae to receive signals without reasonable restriction.
- (2) Requirements: A ground mounted regulated reception antenna or tower, shall be located only in a rear yard and shall not be within the required side yard setback. For lots with lake frontage, regulated reception, antenna and towers shall be located in the side or front (street side) yard. A roof mounted regulated reception antenna shall be placed on a section of the roof in the rear yard.
- i. Conventional VHF and UHF television antennae, satellite dishes less than one (1) meter in diameter and short-wave radio antennae shall be exempt from the regulations of this section and not require a land use permit, provided the equipment is not located in the front yard or on the portion of the building facing the front lot line.
 - ii. No portion of a regulated reception antenna shall be located closer than six (6) feet, measured on a horizontal plane, from any side or rear lot line or placed on any easement.
 - iii. Ground-mounted antenna in a front yard within one hundred (100) feet of a public street or within fifty (50) feet of a residential lot line shall be screened from such street by landscaping or a wall with a sketch plan approved by the Zoning Administrator prior to erection of the antenna. If there is no conforming location on the property where the facility may be so obscured from view, screening shall be accomplished to the extent reasonably feasible, as approved by the Zoning Administrator or if the antenna is mesh type, screening need not exceed six (6) feet in height.

- iv. The color of all antennae shall be of tones similar to the surroundings. Ground-mounted antennae shall not be white unless they are of a mesh type or unless the background consists primarily of a white building. Bright or pastel colors shall not be used in any instance.
- v. Ground mounted reception antenna shall be secured to the ground with cement or similar material.
- vi. The diameter of a regulated reception antenna shall not exceed twelve (12) feet.
- vii. Regulated reception antenna and towers shall extend a maximum of twenty (20) feet above the rooftop.
- viii. No advertising or identification display shall be placed on any portion of a reception antenna or tower, except for the name of the manufacturer and serial number.
- ix. All electrical and antenna wiring shall be placed underground, where applicable.
- x. The antenna shall be located and designed to meet the manufacturer specifications to withstand a wind force of one hundred (100) miles per hour.
- xi. If a usable signal cannot be obtained by locating the antenna in the rear yard, the antenna may be located in the side yard of the property subject to the submission of a written affidavit and approval of the Zoning Board of Appeals provided the placing of an antenna in a side yard shall remain subject to all other conditions set forth in this section.
- xii. Erection of regulated reception antenna or towers shall require a land use permit from the Township Zoning Administrator.

(m) **Outdoor Furnaces:**

- (1) **Purpose.** Although outdoor furnaces may provide an economical alternative to conventional heating systems, concerns have been raised regarding the safety and environmental impacts of these heating devices, particularly the production of offensive odors and potential health effects of uncontrolled emissions. This section is intended to ensure that outdoor furnaces are utilized in a manner that does not create a nuisance or hazard and is not detrimental to the health, safety and general welfare of the residents of Genoa Charter Township.
- (2) **Permit Required.** No outdoor furnace shall be constructed or installed without obtaining a land use permit. (as amended 10/04/21)
- (3) **Definitions.** The following definitions shall apply to the terms used in this section:

- i. **Firewood.** Trunks and branches of trees and bushes, but does not include leaves, needles, vines or brush smaller than three inches in diameter.
 - ii. **Outdoor Furnace.** Any equipment, device or apparatus, or any part thereof, which is installed, affixed or situated outdoors for the primary purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space.
 - iii. **Untreated Lumber.** Dry wood that has been milled and dried but which has not been treated or combined with any petroleum product, chemical, preservative, glue, adhesive, stain, paint or other substance.
 - iv. **Stack.** A vertical structure enclosing a flue or flues that carry off smoke or exhaust from an outdoor furnace, including that part of the structure extending above a roof.
- (4) **Requirements.** Outdoor furnaces located outside the principal building may be permitted in any zoning district as an accessory structure to a permitted use only under the following conditions:
- i. The outdoor furnace shall be for the purpose of providing heat to a dwelling or accessory structure on the same lot.
 - ii. The outdoor furnace shall be a minimum of forty (40) feet from all structures on the lot.
 - iii. The outdoor furnace shall be a minimum of one hundred (100) feet from all property lines.
 - iv. The outdoor furnace may only be located in a rear or side yard and shall not be located in the front yard.
 - v. An area at least thirty (30) feet in diameter around the outdoor furnace shall be free of ignitable materials or debris; except that fuel for the outdoor furnace may be stored within this area.
- (6) The outdoor furnace shall utilize a stack with a minimum height of fifteen (15) feet and shall not exceed fifteen (15) feet above the height of the principal structure height limit. All outdoor furnaces shall be equipped with properly functioning spark arrestors.
- (7) Only materials meeting outdoor furnace manufacturer's specifications are permitted to be burned in the outdoor furnace, such as firewood, untreated lumber, natural gas, propane or pellets. Burning of any and all other materials in an outdoor furnace is prohibited. Trash, garbage, plastics, gasoline, rubber, naphtha, material treated with petroleum products (particle board, railroad ties and pressure treated wood), painted or stained wood, leaves, paper products, cardboard, and material that could pose a hazard to surrounding residents shall not be used for fuel. Lighter fluids, gasoline or chemicals to start the furnace are prohibited.

- (8) The outdoor furnace shall not be located where smoke will create a nuisance to neighboring properties pursuant to Section 13.05.
- (9) The outdoor furnace shall be from a manufacturer with a safety certification from a qualified independent laboratory that has tested the furnace and certified that it complies with safety standards established by Underwriters Laboratory (UL 391-1955).
- (10) Use of the outdoor furnace must follow all operating instructions supplied by the manufacturer.
- (11) The outdoor furnace must also comply with all applicable county, state or federal guidelines. (as amended 2/25/11)

Sec. 11.05 WIND ENERGY CONVERSION SYSTEMS (WECS)

11.05.01 General:

- (a) **Intent:** The intent of these regulations is to provide for sustainable energy sources by allowing the development of Wind Energy Conversion Systems (WECS), while providing regulations that limit the impact of these facilities as follows:
 - (1) Protect public health, safety, welfare, and quality of life by minimizing the potential adverse impacts of a WECS.
 - (2) Protect the aesthetic quality of the natural, rural open spaces of the Township.
 - (3) Protect neighboring property owners from noise and safety impacts.
 - (4) Protect waterfowl and birds.
 - (5) Ensure structures do not exceed a height that would impact aviation safety.
 - (6) To establish standards and procedures by which the siting, design, engineering, installation, operation, and maintenance of a WECS shall be governed.
- (b) **Applicability:** WECS shall comply with the standards below.
 - (1) On-site use WECS up to a height of seventy-two (72) feet shall be allowed in any zoning district as an accessory structure, subject to the requirements of Section 11.05.02.
 - (2) On-site use WECS over a height of seventy-two (72) feet shall be allowed in certain zoning districts as an accessory structure, subject to the requirements of Section 11.05.03.
 - (3) A utility grid WECS shall be allowed as a principal use of land in certain zoning districts, subject to the requirements of Section 11.05.03.
- (c) **Definitions:** For the purpose of this section, the following words and phrases shall have the meanings respectively ascribed to them as follows:

- (1) **Ambient Noise:** The amount of background noise at a given location prior to the installation of a WECS which may include, but is not limited to, traffic, machinery, lawnmowers, general human activity and the interaction of the wind with the landscape. Ambient Sound Level is measured on the Decibel – dB (A) – weighted scale as defined by the American National Standards Institute (ANSI). Such noise levels shall be measured on the property line or on the adjacent property, which is receiving the noise.
- (2) **Anemometer tower:** A freestanding tower containing instrumentation such as anemometers that is designed to provide present moment wind data for use by the supervisory control and data acquisition (SCADA) system used by utility companies to monitor energy production from a central control unit, which is an accessory land use to a utility grid WECS.
- (3) **ANSI:** The American National Standards Institute.
- (4) **dB (A):** dB (A) means the sound pressure level in decibels measured on the "A" scale of a standard sound level meter having characteristics defined by the American National Standards Institute, Publication ANSI s1.4-1971.
- (5) **Decibel:** The unit of measure used to express the magnitude of sound pressure and sound intensity (dB).
- (6) **Horizontal axis WECS:** A WECS which converts wind energy into electricity through the use of a wind turbine generator with a horizontal axis of rotation. This type of WECS is directional in that it achieves optimal energy production while pointed into or away from the direction of the wind.
- (7) **IEC:** The International Electrotechnical Commission.
- (8) **ISO:** The International Organization for Standardization.
- (9) **Lease unit boundary:** The boundary around property leased for purposes of a WECS, including adjacent parcels to the parcel on which the WECS tower or equipment is located. For purposes of setback, the lease unit boundary shall not cross road rights-of-way.
- (10) **On site WECS:** A land use for generating electric power from wind that is accessory to a legal principal use and intended to primarily serve the needs of the electric power consumer at that site.
- (11) **Rotor:** An element of a WECS that acts as a multi-bladed airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.
- (12) **Shadow flicker:** Alternating changes in light intensity caused by the moving blades of a WECS casting shadows on the ground and stationary objects, such as but not limited to a window at a dwelling.
- (13) **Tower height:** The vertical distance as measured from the ground level of the base of a wind energy conversion system tower to the uppermost vertical extension of a rotor blade, or the maximum height reached by any part of a WECS.

- (14) **Utility grid WECS:** The use of wind power to generate electric power for the principal purpose of supplying electric power to the energy grid, with little or no on-site use of the generated power.
- (15) **Vertical axis WECS:** A WECS which converts wind energy into electricity through the use of a wind turbine generator with a vertical axis of rotation. This type of WECS is not directional in that it does not need to be pointed into or away from the direction of the wind in order to achieve optimal energy production.
- (16) **Wind energy conversion system (WECS):** A land use for generating power by use of wind; utilizing wind turbine generators, including the turbine, blades, and tower as well as related electrical equipment. This does not include wiring to connect the WECS to the electric utility grid. See also on-site WECS and utility grid WECS.
- (17) **Wind site assessment.** An assessment to determine the wind speeds at a specific site and the feasibility of using that site for construction of a WECS.

11.05.02 **On-site Use WECSs:** An On-site Use WECS up to seventy-two (72) feet tall is an accessory use which shall meet the following standards:

- (a) **Locations Where System Allowed:** An accessory WECS up to seventy two (72) feet tall shall be permitted in all districts with administrative land use permit approval by the Zoning Administrator.
- (b) **Number of Systems:** An on-site use WECS is to be designed to primarily serve the needs of a home, farm, or on-site business. One (1) on-site use WECS shall be permitted per property.
- (c) **Clearance above Ground:** The minimum blade or rotor clearance will be at least ten (10) feet from the ground.
- (d) **System Attached to a Structure or Roof:** A WECS may be attached to an existing structure. Roof-mounted equipment shall not exceed a height of fifteen (15) feet above the surrounding roof surface.
- (e) **Property Setback:** The minimum distance between an on-site use WECS and the owner's property lines shall be equal to the height of the WECS tower including the top of the blade in its vertical position. No part of the WECS structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property lines, or the distance of the required setback in the respective zoning district, whichever results in the greater setback. Where a WECS is located in the front yard, it shall be setback two hundred (200) feet from the front lot line.
- (f) **Color:** WECS shall be painted a non-obtrusive (light color such as white, beige or light gray) color that is non-reflective. No striping or color shall be visible on the blades or tower. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades. Nacelles may have lettering that exhibits the manufacturer's identification.

- (g) **Towers:** WECS shall use tubular towers. Lattice towers shall be prohibited.
- (h) **Sound Pressure Level:** On site use WECS shall not create noise levels that exceed sixty (60) dB (A) measured at the property line.
- (i) **Construction Codes, Towers, & Interconnection Standards:** On-site use WECS, including towers shall comply with all applicable state construction and electrical codes and local building permit requirements. On-site use WECS including towers shall comply with Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.431 *et seq.*), and the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 *et seq.*).
- (j) **Connection to Energy Grid:** An interconnected on-site use WECS shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.
- (k) **Safety:** An on-site use WECS shall have automatic braking, governing, or a feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least eight (8) feet above the guy wire anchors.
- (l) **Accessibility:** Towers shall be designed and constructed in such a manner that integrated tower climbing devices are a minimum of twelve (12) feet above the base of the tower and only accessible by using a separate climbing device.
- (m) **Labeling of WECS Tower Subsystem:** The following information shall be provided on labels attached to the tower in a visible, easily read, and easily accessible location:
 - (1) Equipment weight of the tower subsystem;
 - (2) Manufacturer's name and address;
 - (3) Model number;
 - (4) Serial number;
 - (5) The survival wind speed in miles per hour and meters per second;
 - (6) Name of installer;
 - (7) Name of person responsible for maintenance;
 - (8) Emergency telephone number in force for (6) and (7) above.
- (n) **Labeling of WECS Power Conversion Subsystem:** The following information shall be provided on labels attached to the WECS power conversion subsystem in a visible, easily read, and easily accessible location:
 - (1) Maximum power input (KW), rated voltage (volts) and rated current output (amperes) of the generator, alternator, etc.;

- (2) Manufacturer's name and address;
- (3) Model number;
- (4) Serial number;
- (5) Emergency and normal shutdown procedures;
- (6) Underwriters label, where appropriate.
- (o) **Utilities:** Power lines shall be placed underground. If the WECS is connected to a public utility system for net metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's current service regulations that meet federal, state and industry standards applicable to wind power generation facilities. Any such connection shall be inspected and approved by the appropriate utility company.
- (p) **Removal of Abandoned Facilities:** Any WECS that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such WECS shall remove the WECS within ninety (90) days of receiving an abandonment notification from the Township. Failure to remove an abandoned WECS within ninety (90) days shall be grounds for the Township to remove the WECS at the owner's expense.

11.05.03 **Utility Grid WECS, Anemometer Towers and On-site Use WECS Over Seventy-Two (72) Feet High:** A utility grid WECS and anemometer towers, or on-site use WECS over seventy-two (72) feet high shall meet the following standards:

- (a) **Locations Where System Allowed:** Utility grid WECS and on-site WECS over seventy-two (72) feet in height shall be permitted in the AG, CE, PRF and IND districts with special land use approval by the Township Board in accordance with Article 19 and site plan approval by the Planning Commission in accordance with Article 18.
- (b) **Clearance above Ground:** The minimum blade or rotor clearance for a horizontal axis tower mounted WECS will be at least twenty (20) feet above ground or above any outdoor areas intended for human use. The minimum rotor clearance for a vertical axis WECS installed on-grade will be at least ten (10) feet above ground.
- (c) **System attached to a Structure or Roof:** A WECS may be attached to an existing structure so that the appearance of the structure will not be materially altered or changed. Roof-mounted equipment shall not exceed a height of twenty (20) feet above the surrounding roof surface. The equipment shall not be attached to a portion of the roof that is highly visible.
- (d) **Height:** No utility grid WECS or on-site use WECS shall exceed one hundred fifty (150) feet in height.
- (e) **Property Setback:** The minimum distance between a WECS and the property lines shall be equal to the height of the WECS tower including the top of the blade in its vertical position. The minimum distance between an anemometer tower and the owner's property lines shall be equal to the height of the tower. No part of the WECS

structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property lines, or the distance of the required setback in the respective zoning district, whichever results in the greater setback. Any operations and maintenance office building, a sub-station, or ancillary equipment shall comply with any property set-back requirement of the respective zoning district. Where a WECS is located in the front yard, it shall be setback two hundred (200) feet from the front lot line.

- (f) **Color:** WECS shall be painted a non-obtrusive (light color such as white, beige or light gray) color that is non-reflective. No striping or color shall be visible on the blades or tower.
- (g) **Sound Pressure Level:** WECS shall not create noise levels that exceed sixty (60) dB (A) measured at the property line.
- (h) **Safety Requirements:** WECS shall be designed to prevent unauthorized access to electrical and mechanical components and shall have access doors that are kept securely locked at all times when service personnel are not present. All spent lubricants and cooling fluids shall be properly and safely removed in a timely manner from the site of the WECS. A sign shall be posted near the tower or operations and maintenance office building that will contain emergency contact information. Signage placed at the road access shall be used to warn visitors about the potential danger of falling ice.
- (i) **Accessibility:** Towers shall be designed and constructed in such a manner that integrated tower climbing devices are a minimum of twelve (12) feet above the base of the tower and only accessible by using a separate climbing device.
- (j) **Performance Security:** Performance guarantee, pursuant to Section 21.03 of this Ordinance, shall be provided for the applicant making repairs to public roads damaged by the construction of the WECS.
- (k) **Utilities:** Power lines shall be placed underground. If the WECS is connected to a public utility system for net metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's current service regulations that meet federal, state and industry standards applicable to wind power generation facilities. Any such connection shall be inspected and approved by the appropriate utility company. Utility grid WECS shall comply with applicable utility, Michigan Public Service Commission, and Federal Energy Regulatory Commission interconnection standards.
- (l) **Permits:** WECS shall comply with all applicable state construction and electrical codes and County building permit requirements.
- (m) **Aviation Hazard:** WECS shall comply with Federal Aviation Administration (FAA) requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950 as amended, M.C.L. 259.431 et seq.), and the Michigan Tall Structures Act (Public Act 259 of 1959 as amended, M.C.L. 259.481 et seq.). The minimum FAA lighting standards shall not be exceeded. All tower lighting required by the FAA shall be shielded to the extent possible to reduce glare and visibility from the ground. The tower shaft shall not be illuminated unless required by the FAA.
- (n) **Standards:** The following standards apply only to utility grid WECS:

- (1) **Visual Impact:** Utility grid WECS projects shall use tubular towers and all utility grid WECS in a project shall be finished in a single, non-reflective matte finished color. A project shall be constructed using WECS of similar design, size, operation, and appearance throughout the project. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades. Nacelles may have lettering that exhibits the manufacturer's and/or owner's identification.
 - (2) **Decommissioning:** A decommissioning plan for the WECS and any anemometer towers shall be provided that indicates 1) the anticipated life of the project, 2) the estimated decommissioning costs net of salvage value in current dollars, 3) the method of ensuring that funds will be available for decommissioning and restoration, 4) the anticipated manner in which the project will be decommissioned and the site restored and 5) performance guarantee, pursuant to Section 21.03 of this Ordinance.
 - (3) **Electromagnetic Interference:** Utility grid WECS shall not be installed in any location where its proximity to existing fixed broadcast, retransmission, or reception antennae for radio, television, or wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that will restore reception to at least the level present before operation of the WECS. No utility grid WECS shall be installed in any location within the line of sight of an existing microwave communications link where operation of the WECS is likely to produce electromagnetic interference in the link's operation unless the interference is proven to be insignificant.
- (o) **Site Plan:** Site plan requirements for utility grid WECS and on-site WECS over seventy-two (72) feet in height are as follows:
- (1) Documentation that sound pressure level, construction code, tower, interconnection (if applicable), and safety requirements have been reviewed and the submitted site plan is prepared to show compliance with these issues.
 - (2) Proof of the applicant's general liability insurance for at least three million dollars (\$3,000,000) for the project to cover the operator, the landowner and the Township.
 - (3) A copy of that portion of all the applicant's lease(s) with the land owner(s) granting authority to install the anemometer tower and/or utility grid WECS; legal description of the property(ies), lease unit(s); and the site plan shows the boundaries of the leases as well as the boundaries of the lease unit boundary.
 - (4) The phases, or parts of construction, with a construction schedule.
 - (5) The project area boundaries.
 - (6) The location of all dwellings within three hundred (300) feet of the system.
 - (7) The location of all guy wires or other support devices.

- (8) The location, height, and dimensions of all existing and proposed structures and fencing.
- (9) The location, grades, and dimensions of all temporary and permanent on-site and access roads from the nearest county or state-maintained road.
- (10) All new above ground infrastructure related to the project.
- (11) A copy of manufacturers' material safety data sheet(s) which shall include the type and quantity of all materials used in the operation of all equipment including, but not limited to, all lubricants and coolants.
- (12) For utility grid WECS only:
 - a. A copy of a noise modeling and analysis report and the site plan shall show locations of equipment identified as a source of noise. Equipment shall be placed so that the WECS will not exceed the maximum permitted sound pressure levels. The noise modeling and analysis shall conform to IEC 61400 and ISO 9613. After installation of the utility grid WECS, sound pressure level measurements shall be done by a third party, qualified professional according to the procedures in the most current version of ANSI S12.18. All sound pressure levels shall be measured with a sound meter that meets or exceeds the most current version of ANSI S1.4 specifications for a Type II sound meter. Documentation of the sound pressure level measurements shall be provided to Genoa Township within sixty (60) days of the commercial operation of the project.
 - b. A visual impact simulation showing the completed site as proposed on the submitted site plan. The visual impact simulation shall be from four viewable angles and conducted adjacent to property lines or the lease unit boundaries.
 - c. A copy of an environment analysis by a qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate or mitigate adverse impacts identified in the analysis, and shall show those measures on the site plan. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.
 - d. A copy of an avian and wildlife impact analysis by a qualified professional to identify and assess any potential impacts on wildlife and endangered species. The applicant shall take appropriate measures to minimize, eliminate or mitigate adverse impacts identified in the analysis, and shall show those measures on the site plan. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. (Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally and/or state listed endangered species of birds and bats,

significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptor.)

1. At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, and general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law.
 2. The analysis shall indicate whether a post construction wildlife mortality study will be conducted and, if not, the reasons why such a study does not need to be conducted.
- e. A copy of a shadow flicker analysis for residential buildings and livestock areas within one thousand (1,000) feet of the proposed system. The analysis shall to identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sun-rise to sun-set over the course of a year. The analysis shall identify problem areas where shadow flicker may affect residents and livestock within one thousand (1,000) feet. The analysis shall also show measures that shall be taken to eliminate or mitigate the problems.
- f. A second site plan which shows the restoration plan for the site after completion of the project which includes the following supporting documentation:
1. The anticipated life of the project.
 2. The estimated decommissioning costs net of salvage value in current dollars.
 3. The method of ensuring that funds will be available for decommissioning and restoration.
 4. The anticipated manner in which the project will be decommissioned and the site restored.
- g. A description of the complaint resolution process developed by the applicant to resolve complaints from nearby residents concerning the construction or operation of the project. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint. The process shall not preclude the local government from acting on a complaint. During construction the applicant shall maintain and make available to nearby residents a telephone number where a project representative can be reached during normal business hours.

Sec. 11.06 SOLAR ENERGY COLLECTORS AND COMMERCIAL SOLAR ENERGY SYSTEMS (as amended 10/04/21)

11.06.01 General Requirements:

- (a) **Glare and reflection:** The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light. A unit may not be installed or located so that sunlight or glare is reflected into neighboring uses or onto adjacent streets.
- (b) **Location:** Solar energy equipment shall be located in the least visibly obtrusive location where panels would remain functional.
- (c) **Installation:**
 - (1) A solar energy collector shall be permanently and safely attached to the building or structure, or to the ground. Solar energy collectors, and the installation and use thereof, shall comply with the construction code, the electrical code and other applicable Township, county, state and federal requirements.
 - (2) Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. Upon request, a copy shall be submitted to the Township or building official prior to installation. The Township may inspect the completed installation to verify compliance.
- (d) **Permitting:**
 - (1) Building-mounted units are subject to administrative review of a land use permit.
 - (2) Ground-mounted equipment is subject to special land use review except small residential equipment which occupies less than 500 square feet in area are subject to administrative review of a land use permit.
- (e) **Applications:** In addition to all other required application contents, equipment and unit renderings or plans shall be submitted.

11.06.02 Building-Mounted Solar Energy Collectors:

- (a) **Weight and Installation:** A building mounted unit shall be only of such weight as can safely be supported by the structure. Proof thereof, in the form of certification by a professional engineer or other qualified person, shall be submitted to the Township prior to installation.
- (b) **Location:** Wall-mounted units shall not be located on the front wall of a building.
- (c) **Height:**
 - (1) Wall-mounted units shall not exceed the height of the building wall to which they are attached.

- (2) A roof-mounted unit shall not project more than three (3) feet above the highest point of the roof and shall not exceed the maximum building height for the zone district in which it is located.
- (d) **Extension:** A solar energy collector that is wall-mounted shall not extend further than five (5) feet from the building wall, may not extend into a required yard and may not exceed the height of the building wall to which it is attached.

11.06.03 Ground-Mounted Solar Energy Collectors:

- (b) **Location:**
 - (1) The unit may be located in the non-required rear or side yard.
 - (2) The unit may be located in the front yard only if permitted by the Planning Commission provided that the unit is no less than 150 feet from the front lot line.
- (c) **Number:** One (1) per lot plus one (1) for each whole acre over one acre of lot area.
- (d) **Size:** Not more than 1% of the size of lot with a maximum of 2,500 square feet.
- (e) **Spacing:** 15 feet minimum.
- (f) **Height:** 16 feet maximum, measured from the natural grade below the unit to the highest point.
- (g) **Lot Coverage:** The total area of ground-mounted solar energy collectors shall be included in the calculation of maximum permitted lot coverage.
- (h) **Screening:** Screening may be required in cases where ground-mounted units impact views from adjacent residential properties.

11.06.04 Commercial Solar Energy System:

- (b) **Setbacks:** 100 feet minimum.
- (c) **Height:** 16 feet maximum, measured from the natural grade below the unit to the highest point.
- (d) **Minimum Acreage:** Five (5) acres.
- (e) **Lot Coverage:** The total area of ground-mounted solar energy collectors shall be included in the calculation of maximum permitted lot coverage.
- (f) **Screening:** Screening may be required in cases where ground-mounted units impact views from adjacent properties or public streets.
(as amended 10/04/21)

Sec. 38-403. - Home occupation.

(a) It is the intent of this section to allow for and regulate the establishment of home occupations that are compatible with the neighborhood in which they are located and which will preserve the peace, quiet, and domestic tranquility within all residential districts in the township. Home occupations shall be permitted subject to the following conditions:

- 1) No more than 20 percent of the usable floor area of the principal and accessory buildings shall be dedicated to the occupation.
- 2) There shall be no significant traffic volume increase associated with the occupation.
- 3) No storage of materials, goods, supplies or equipment related to the occupation shall be visible from the outside of any structure located on the premises or adjacent premises.
- 4) There shall be no change in the outside appearance of the building or premises, no structural alterations, or visible evidence of the conduct of such occupation.
- 5) No equipment or process shall be used in such occupation, which creates noise, vibration, glare, fumes, toxic/hazardous substances, odors, or electrical interference. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.
- 6) No more than two clients or customers shall visit the premises at any one time.
- 7) Any need for parking shall be met off the street and in other than the front yard.
- 8) There shall be no exterior advertising.
- 9) These regulations shall not apply to farms or other nonresidential uses allowed in the district.

(b) Medical marihuana home occupation regulations.

- 1) *Intent.* It is the intent of this section to give effect to the intent of the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421 et seq. (hereinafter "Act") as approved by the electors and not to determine and establish an altered policy with regard to marihuana. These provisions are designed to recognize the fundamental intent of the Act to allow the creation and maintenance of a private and confidential patient-caregiver relationship to facilitate the statutory authorization for the limited cultivation, storage, distribution and use of marihuana for medical purposes; and to regulate this fundamental intent in a manner that does not conflict with the Act so as to address issues that would otherwise expose Rose Township and its residents to significant adverse conditions.

In consideration of this concern, local regulations enumerated below generally provide that: the primary caregiver must reside on the property where his/her medical marihuana is cultivated and/or stored; medical marihuana primary caregiver activity only occur within a single-family dwelling and/or accessory building, as authorized by the Township; and, the distribution and use of medical marihuana occur on the lot occupied by the qualifying patient. Nothing in this

section shall be construed as allowing persons to engage in conduct that endangers other or causes a public nuisance, or to allow the use, cultivation, growth, possession or control of marihuana not in strict accordance with the express authorizations of the Act and these regulations; and nothing in this section shall be construed to undermine or provide immunity from federal and state law as it may be enforced by the federal or state government relative to the cultivation, storage, distribution or use of marihuana.

2) *Definitions.* The following definitions shall apply for the purposes of this section:

Collective ingestion facility means a facility that allows multiple qualifying patients to consume or ingest medical marihuana upon the premises. This term does not encompass the consumption or ingestion of medical marihuana by a qualifying patient at his/her residence or at a hospital or hospice at which the qualifying patient is receiving care.

Dispensary means any operation where marihuana is distributed to a qualifying patient by someone other than his/her designated primary caregiver.

Enclosed locked facility means a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by a registered primary caregiver or registered qualifying patient.

Marihuana means the substance defined as such in Section 7106 of the Public Health Code, 1076 PA 368, MCL 333.7106.

Michigan Medical Marihuana Act or *Act* means the Michigan Initiated Law 1 of 2008, MCL 333.26421, et seq.

Primary caregiver means a primary caregiver as defined under MCL 333.26423(h) of the Act, and who has been issued and possesses a registry identification card under the Act.

Qualifying patient means a qualifying patient as defined under MCL 333.26423(i) of the Act, and who has been issued and possess a registry identification card under the Act.

Registry identification card means the document defined as such under MCL 333.26423(j) of the Act and which is issued by the State of Michigan to identify a person as a registered qualifying patient or registered primary caregiver.

3) *Remainder of article; effect of permit approval.* In recognition of the unique nature of the medical marihuana home occupation provided for hereunder, the conditions and requirements set forth in paragraph (a) above for home occupations shall not be applicable to medical marihuana home occupations. In addition, the issues of a medical marihuana home occupation permit hereunder shall relieve the applicant from any obligation of site plan review or a land use permit for the activity authorized thereunder.

4) *Regulations.*

1) *Medical marihuana home occupation permit requirement.*

- a. The cultivation, storage and/or distribution of marihuana by a primary caregiver conducted in accordance with the Act shall be allowed as a permitted use on a conforming lot and within a conforming building (principal or accessory) in the AG/RP agricultural and rural preserve district subject to the terms and conditions set forth in this section. The growing of marihuana plants outdoors is expressly prohibited. Except as set forth in subsection (e) below, no such cultivation, storage and/or distribution shall be lawful in Rose Township unless and until the location of the premises in which such primary caregiver activity is conducted has received a medical marihuana home occupation permit under this section.
- b. The requirement of this section is to require a permit for a location and not to license persons. A confidential application for a medical marihuana home occupation permit on a form approved by the Township Board shall be submitted to the Zoning Administrator. An application shall:
 1. Not require the name, home address or date of birth of a qualifying patient.
 2. Include the name of the primary caregiver (or medical marihuana home occupation permit holder, if different), and the address of the premises.
 3. Describe the enclosed locked facility in which any and all cultivation of marihuana is proposed to occur or where marihuana will be stored, with such description including the location of the facility in the building.
 4. For safety and other code inspection purposes, describe and provide detailed specifications of equipment proposed to be used to facilitate the cultivation and harvesting of marihuana plants including, but not limited to, lighting, HVAC, electrical service, and plumbing.
 5. Include a description of the odor mitigation systems and a ventilation plan that provides for adequate ventilation so as to prevent pesticides, insecticides or other chemicals used in the cultivation of marihuana from being dispersed or released outside of the building.
 6. Include an operations plan that addresses water use, water discharge, and the disposal of waste, as well as a description of type, quantity, location and method of containment for any herbicides, pesticides, or fertilizers that will be used for growing, cultivating, and harvesting marihuana.
 7. Demonstrate that the applicant holds a valid registry identification card.
 8. Contain such other information as the Township Board determines is needed for the administration of this section or to ascertain satisfaction of the standards for the granting of a permit hereunder.
- c. No application for a permit hereunder shall be approved without payment of a non-refundable application fee to help defer a portion of the cost of administering and enforcing this section. The application fee shall be set by resolution of the Township Board and may be adjusted from time to time thereafter as the Township Board deems appropriate.
- d. It is the intent of this section that the information acquired through the permitting procedure prescribed herein shall be accessible to the Zoning Administrator, Michigan Construction Code, fire code enforcement officials, and law enforcement officials and

their support personnel, in the performance of their duties and shall otherwise remain confidential and not subject to public disclosure except as otherwise required by law.

2. *Requirements and standards for approval of permit and for the activity permitted.*

- a. There shall be not more than one primary caregiver operating upon the lot for which a permit is requested. The primary caregiver shall reside within the dwelling located upon the lot for which a permit is requested. A primary caregiver may assist the number of qualifying patients allowed under the Act with their medical use of marijuana.
- b. The lot for which a permit is requested shall not be located:
 1. Within 1,000 feet of a public or private elementary or secondary school, public or private preschool or licensed daycare facility.
 2. Within 300 feet of public park or public recreational area.
 3. Within 1,500 feet of another lot for which a medical marijuana home occupation permit has been issued pursuant to this section.

Measurements for purposes of this subsection shall be made from the lot line to the public park, public recreational area, or a lot which previously received a medical marijuana home occupation permit.

- c. Subject to the exceptions set forth in subsection (f) below, the medical marijuana primary caregiver activity shall occur only within a single-family dwelling or approved accessory building. The primary caregiver activity shall at all times be subordinate and incidental to the use of the dwelling as a residence.
- d. The primary caregiver shall be allowed to cultivate the number of marijuana plants allowed under the Act for each of his/her qualifying patients. All marijuana and marijuana plants shall be contained inside the main residential structure or an approved accessory building, except when being delivered by the primary caregiver to a qualifying patient off-site.
- e. That portion of the single-family dwelling unit used for the growing, processing, or storage of medical marijuana shall not exceed a gross floor area of 150 square feet.
- f. All medical marijuana must be kept in an enclosed locked facility to which only the registered patient and/or primary caregiver have access.
- g. The primary caregiver shall not distribute or allow the use of marijuana by the qualifying patients he/she is designated to serve upon the lot for which a permit is issued hereunder unless the qualifying patient resides therein.
- h. If a residential room with windows is utilized as a marijuana growing location, any lighting methods that exceed usual residential use between the hours of 10:00 p.m. and 6:00 a.m. shall employ shielding methods to prevent ambient light spillage that causes or creates a distraction or nuisance to any adjacent residential properties.

- i. No equipment or process shall be used in growing, processing, or handling marihuana which creates additional noise, vibration, glare, light, fumes, odors or electrical interference detectable to the normal senses at or beyond the property line of the property. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio, television, broadband, or similar receiver off the premises or cause fluctuation in line voltage off the premises.
- j. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of a premises in which electrical wiring, lighting and/or watering devices are located, installed or modified that support the cultivation or harvesting of marihuana. Prior to a permit issued hereunder taking effect and the commencement of primary caregiver activities, the premises shall be inspected for compliance with applicable provisions of the Michigan Construction Code and the Michigan Fire Code. The premises shall be inspected annually thereafter for continued compliance with all applicable Zoning Ordinance and construction code and fire code requirements.

Furthermore, the applicant shall submit a load sheet to the Planning, Design and Engineering Department of the applicable energy provider.

The load sheet will determine load limits and capability of the electrical system, and set safety standards such that the growing operation does not impact the electrical service for surrounding properties.

The applicant must include approval of the load sheet from the energy provider as part of its application for an electrical permit. A permit will not be issued without this approval.

The applicant shall be responsible for any costs associated with the preparation and submittal of this information, which is not included in the review fee established by the Township Board for a medical marihuana home occupation permit.

- k. There shall be no sign identifying the premises as a site at which medical marihuana is cultivated, harvested or distributed.
 - l. The primary caregiver activities conducted on the premises for which a medical marihuana home occupation permit is granted hereunder shall be in conformance with the application approved hereunder, the Act, and the administrative rules promulgated pursuant to the Act.
 - m. Nothing in this section shall be deemed to allow dispensaries or collective ingestion facilities, which are hereby strictly prohibited.
- e. *Disclaimer of immunity.* Nothing in this section shall be construed as allowing the use, cultivation, distribution or possession of marihuana not in strict compliance with the express provisions of the Act and the provisions of this section. Further, nothing in this section shall be construed to undermine or provide immunity from federal or state law as it may be enforced by the federal or state government relative to the use, cultivation, distribution or possession of marihuana or to prevent prosecution thereunder.

f. *Exceptions.* This section shall not be deemed to prohibit or restrict or require a permit for the following:

- 1) The cultivation, storage and/or use of marihuana by a qualifying patient solely for his/her personal use at his/her residence or at a hospital or hospice at which he/she is received care and in accordance with the provisions of the Act and the administrative rules adopted thereunder.
- 2) The cultivation, storage and/or distribution of marihuana in accordance with the Act by a primary caregiver solely to provide services to not more than one qualifying patient who is a member of the primary caregiver's household and whose residence is shared with the primary caregiver.
- 3) The provision of assistance to a qualifying patient by his/her designated primary caregiver relating to medical marihuana use, including distribution or other assistance, in accordance with the Act and the administrative rules adopted thereunder, at the residence of the qualifying patient or at a hospital or hospice at which the qualifying patient is receiving care.

g. *Enforcement.* Any violation of this section shall be considered a civil infraction.

Section 82-461 Signs

(A) Purpose and Intent. The purpose and intent of these regulations is to foster public safety along public and private streets within the community by assuring that all signs are in safe and appropriate locations. Additionally, to promote the creation of an attractive visual environment that promotes a healthy economy by permitting businesses to inform, identify and communicate effectively; and directing the general public through the use of signs while maintaining attractive and harmonious application of signs on the buildings and sites.

Further, to protect and enhance the physical appearance of the community in a lawful manner that recognizes the rights of property owners by encouraging the appropriate design, scale and placement of signs.

Finally, to have administrative review procedures that are the minimum necessary to balance the community's objectives and regulatory requirements. The intent is to ensure consistent enforcement of the sign code; minimize the time required to review a sign application; and provide flexibility as to the number and placement of signs so the regulations are more responsive to business needs while maintaining the community's standards.

(B) Definitions. The following words and phrases used in this Section shall have the following meaning.

Abandoned Sign. A sign that no longer advertises or identifies a business establishment, product, use, or activity for a period of at least 180 consecutive days.

Alteration. Any change in copy, color, size or shape which changes the appearance of a sign, or a change in the position, location, construction, or supporting structure of a sign.

Animated Sign. A sign which has any visible moving part, flashing or osculating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means that alter the sign's appearance in a manner that is not permitted by these regulations.

Area of Sign. Refer to measurement standards in Section XXXX.

Awning. A shelter extending from the exterior wall of a building and composed of nonrigid materials except for the supporting framework.

Awning Sign. Any sign painted on or attached to or supported by an awning.

Balloon Sign. A sign on a balloon's surface or attached in any manner to the balloon.

Banner Sign. A temporary, lightweight sign not exceeding 50 sq feet that contains a message which is attached or imprinted on a flexible surface that deforms under light pressure and that is typically constructed of non-durable materials, including, but not limited to, cardboard, cloth, and/or plastic.

Billboard or Poster Panel Sign. An off-premises sign.

Business Unit. The space within a building occupied by an individual business. The business unit is equivalent to the tenant space in multi-tenant buildings.

Business. A company, enterprise, or similar organization designed to provide goods or services to consumers. A business may provide goods or services to the public or cliental on-site, such as with retail sales, or be involved in the administration, production, distribution or storage of goods to be provided at another location, such as with manufacturing. A business may include any commercial, office, institutional or industrial use.

Canopy. A freestanding permanent roof-like shelter not attached to or requiring support from an adjacent structure.

Canopy Sign. Any permanent sign attached to or constructed underneath a canopy. The signs are below a projecting structure that extends over the pedestrian walkway which effectively prevents the wall signs from being visible to the pedestrian walking under the canopy. See also **Projecting Sign**.

Changeable Copy Sign. A sign or portion thereof on which the copy or symbols change manually through placement of letters or symbols on a panel mounted in or on a track system.

Comprehensive Sign Plan (CSP). A coordinated plan of all signs, including exempt and temporary signs for a business, or businesses, located on a development site. The sign plan shall include, but not be limited to, the locations, dimensions, colors, letter styles, and sign types of all signs to be installed on a site.

Construction Sign. A nonpermanent sign identifying the persons, firms or business directly connected with a construction project.

Directional Sign. A permanent instructional sign located on private property at or near the public right-of-way, directing or guiding vehicular traffic onto

the property and/or toward parking or other identified locations on the property.

Decorative Displays. Signs or displays including lighting which are a nonpermanent installation celebrating national, state, and local holidays or holiday seasons, including religious holidays.

Development Identification Sign. A permanent freestanding sign located on private property at or near the entrance to the site where a group of stores in a shopping center or plaza has a common parking lot to serve all stores.

Electronic Message Centers. A portion of a freestanding or ground sign on which the copy or symbols change electronically, either through an automatic programming or other electronic means.

Freestanding Sign. Any sign which is permanently affixed in or upon the ground, supported by one or more structural members, with 12 inches or more of clearance between the bottom of the sign face and finished grade.

Frontage, Primary. The frontage of any business unit shall include the elevation(s) facing a public street, facing a primary parking area for the building or tenants, or containing the primary public entrance(s) to the building or business units.

Frontage, Secondary. The secondary frontage shall include those frontages containing secondary public entrances to the building or business units, and all building walls facing a public street or primary parking area that are not designated as the primary building frontage.

Footcandle. A measure of illumination on a surface that is one foot from a uniform source of light of one candle and equal to one lumen per square foot.

Governmental Sign. A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance or other governmental regulation.

Grade. The level of the site at the property line located at the closest distance to the sign.

Ground Sign. Any sign which is permanently affixed in or upon the ground, supported by one or more structural elements with less than 12 inches of clearance between the bottom of the sign face and finished grade.

Historical Sign. Signs or displays which have historical value to the community as designated by the Planning Commission.

Illuminated Sign. Any sign for which an artificial source of light is used in order to make the sign's message readable, including internally and externally lit signs, and reflectorized, glowing or radiating signs.

Institutional Signs. A ground sign located on a property being used for an institutional purpose, such as a church, school, or governmental office.

Logo, Logogram, or Logotype. An emblem, letter, character, pictograph, trademark, or symbol used to represent any firm, organization, entity, or product.

Mural. A picture which is painted or otherwise applied directly onto an exterior surface of a structure. A mural is a sign only if it is related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business.

Nonconforming Sign. A sign which was validly installed under laws or ordinances in effect at the time of its installation, but which is in conflict with the current provisions of this Code.

Off-Premises Sign. Any sign normally used for promoting an interest other than that of a business, individual, products, or service available on the premises where the sign is located.

On-Premises Sign. Any sign used for promoting a business, individual, product or service available on the premises where the sign is located.

Political and Noncommercial Signs. A temporary sign designed for the purpose of supporting or opposing a candidate, proposition or other measure at an election or for any other noncommercial expression not related to the advertisement of any product or service or the identification of any business.

Portable Sign. Any movable sign not permanently attached to the ground or a building which is easily moved or removed using ordinary hand tools.

Private Street. Primary access ways that are intended to provide vehicular access to multiple commercial businesses and/or ownerships and are not dedicated as a public thoroughfare.

Projecting Sign. A sign which projects from and is supported by a wall or parapet of a building more than 12 inches, with the display surface of the sign

in a plane perpendicular to or approximately perpendicular to the wall. See also **Canopy Sign**.

Real Estate Sign. Any temporary sign pertaining to the sale, exchange, lease, rental, or availability of land, buildings, condominium and similar units, or apartments.

Restaurant Menu Sign. Any reader board sign for outside display at a restaurant drive-thru or similar.

Revolving or Rotating Sign. See “animated sign”.

Roof Sign. Any sign erected upon a roof, parapet, or roof-mounted equipment structure and extending above a roof, parapet, or roof-mounted equipment structure of a building or structure.

Sidewalk Sign. A temporary sign intended to display messages of a transitory or temporary nature that is placed on the pedestrian walkway.

Sign. Any device, structure, fixture, figure, banner, pennant, flag, balloon, poster, handbill, flyer, painting, streamer, placard, or similar object consisting of written copy, symbols, logos and/or graphics, designed for the purpose of identifying or bringing attention to an establishment, product, goods, services, or other message to the general public. This definition of sign shall not include any architectural or landscape features that may also attract attention.

Sign Face. An exterior display surface of a sign including non-structural trim exclusive of the supporting structure.

Site. All the contiguous ground area legally assembled into one development location which is a zoning lot. A zoning lot is defined as a permanent parcel (lot of record), multiple lots of record, or a portion of a lot of record.

Subdivision Sign. A ground sign located at the entrance of a residential subdivision and is affiliated with all the properties or residence within the development.

Temporary Sign. A sign that due to the materials, sign structure, construction, and similar is intended for temporary use and display. Any sign or sign structure that is not permanently embedded in the ground or or not permanently affixed to a building is considered a temporary sign.

Unlawful Sign. Any sign placed without proper approval or permits as required by this Code at the time of sign placement, or any sign placed

contrary to the terms or time limits of any permit and any applicable provisions of this Code.

Vehicle Sign. Any sign permanently or temporarily attached to or placed on a vehicle or trailer.

Wall Sign. Any sign attached to the wall of a building or structure in a plane parallel or approximately parallel to the plane of said wall and does not project more than 12in from the wall. A sign that is painted or applied directly onto the wall of a structure is considered a wall sign.

Window, Area of. The area of a single window includes all the window panes in an area that is separated by mullions, muntins, or other dividers which are less than 3 inches wide.

Window Sign. Any sign viewable through and/or affixed in any manner to a window or exterior glass door such that it is intended to be viewable from the exterior beyond the sidewalk immediately adjacent to the window.

(C) General Standards. The following standards shall apply to all signs in any Zone District.

1. **Requirement for Permit.** Except as expressly provided herein, it is unlawful for any person to erect, re-erect, alter or relocate any sign without obtaining zoning approval from the Zoning Administrator or Planning Commission when applicable, issuance of a sign permit as required by the Building Official, and payment of any applicable fees.
2. **Changeable copy** by non-electronic means may be utilized on any permitted sign.
3. **Location Requirements.**
 - a. No sign shall be located in, project into, or overhang a public right-of-way or dedicated public easement without permission from the governmental unit controlling the right-of-way or easement except for a permitted Projecting Sign or Canopy Sign.
 - b. No sign shall be placed in a location that obstructs the view of traffic or pedestrians on streets or sidewalks, or the view of persons entering or exiting the premises. Signs shall not be permitted where they obstruct a motorist's view of regulatory signs, traffic control devices, or street signs.
 - c. In order to ensure adequate sight distance, a minimum clear vision area shall be maintained in accordance with Section 82-463. Greater clear vision areas may be required by the Michigan Department of Transportation or the Eaton County Road Commission in areas subject to their jurisdiction.

4. **Specific Dimensional Standards.** The dimensional standards and regulations for sign types allowable by Zone Districts are as follows:

Allowable Signs in Zone Districts: R-1, R-2, R-T (Single and Two-Family Residential)					
Sign Type	Number	Area	Height	Duration	Illumination
Wall Sign	One per dwelling unit	maximum 3 sq ft	minimum clearance of 8 feet above grade where abutting sidewalk	permanent	Not permitted
Institutional Sign	one per frontage	maximum 18 square feet. Increase to 32 sq ft if located along state trunk line or major street	5 feet	permanent	permitted per Section F
Subdivision Sign	one per entrance	Maximum 32 square feet	5 feet	Permanent	permitted per Section F
Temporary Sign	one per frontage	maximum 6 sq ft	5 feet	Limited to a maximum of 60 days, no more than 4 displays per calendar year.	not permitted
Construction Sign	one per project	4.5 sq feet	36 inches	Permitted to be installed 7 days prior to construction and must be removed 7	Not permitted

				days after completion or occupancy permit issued	
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Allowable Signs in Zone Districts: RM-1, RM-2, and MH (Multi-Family Residential and Mobile Home)					
Sign Type	Number	Sign Area	Height	Duration	Illumination
Wall Sign	One per building and one per management office	maximum 6 sq ft per sign	minimum clearance of 8 feet above grade where abutting sidewalk	permanent	not permitted
Institutional Sign	one per frontage	maximum 18 square feet. Increase to 32 sq ft if located along state trunk line or major street	5 feet	permanent	Permitted in accordance with Section F
Subdivision Sign	one per entrance	Maximum 32 square feet, reduced to maximum 10 sq ft when abutting single family use or zone district R-1, R-2, R-T.	5 feet	Permanent	permitted per Section F

Temporary Sign	one per site	maximum 6 sq ft	5 feet	Limited to a maximum of 60 days, no more than 4 displays per calendar year.	not permitted
Construction Sign	one per project	4.5 sq feet	36 inches	Permitted to be installed 7 days prior to construction and must be removed 7 days after completion or occupancy permit issued	Not permitted
Comprehensive Sign Plan allowable as permitted by the Planning Commission					

Allowable Signs in Zone District: CBD (Central Business District)					
Type	Number	Area	Height	Duration	Illumination
Wall Sign	Subject to limitations of subsection (E) Sign Type Standards	<u>Primary Frontage:</u> maximum 80% of length of tenant space or building frontage <u>Secondary Frontage:</u> maximum 80% of length of	minimum clearance of 8 feet above grade	permanent	Permitted per Section F

		tenant space or building frontage			
Projecting Sign	Unlimited, provided adjacent projecting signs shall not be closer than fifteen (15) feet.	maximum area of eight (8) square feet	minimum clearance of 8 feet above grade; maximum height of 12 feet above sidewalk/grade; maximum projection 6ft from wall	Permanent	Permitted per Section F
Awning or Canopy signs	Unlimited, provided adjacent awning or canopy signs shall not be closer than ten (10) feet.	maximum area of two (2) square feet	minimum clearance of eight (8) feet above the sidewalk	Permanent	Permitted per Section F
Freestanding or ground sign, including Institutional Signs	one per frontage upon approval by the Planning Commission	32 sq ft	Ground - 5 ft; Freestanding - 20 ft; minimum clearance 8 ft; all must be 100 ft from adjacent residential district	permanent	Permitted per Section F
Temporary Sign	One to four	one up to 32 sq ft per parcel; 4 per		Maximum 14 days, limit of 6	

		business up to 8 sq ft		displays per calendar year	
Window Sign	Subject to limitations of subsection (E) Sign Type Standards				
Comprehensive Sign Plan allowable as permitted by the Planning Commission					

Allowable Signs in Zone Districts: B-1, OS-1, and MX-1 (Neighborhood Business, Office, and Mixed Use)						
Type	Number	Area	Height	Location	Duration	Illumination
Wall Sign	One per each business unit occupying the building	maximum 100 sq ft or 10% of the front wall area, whichever is less	minimum clearance 8 ft above grade where abutting sidewalk; cannot project beyond highest point of roof or parapet	n/a	Permanent	Permitted per Section F
Institutional Sign	one per frontage	maximum 32 sq ft	5 feet	Minimum 20 feet from adjacent residential district	permanent	Permitted per Section F
Ground Sign	one per frontage	maximum 32 sq ft	5 feet	Minimum 20 feet from adjacent residential district	permanent	Permitted in accordance with Section F
Freestanding Sign	one per frontage	maximum 64 sq ft	20 feet height;	Minimum 100 feet	permanent	Permitted in

			minimum clearance 8 ft above grade	from adjacent residential district		accordance with Section F
Temporary Sign	one to four	one up to 32 sq ft per parcel; 4 per business up to 8 sq ft		Cannot be located on utility poles, street signs, trees, etc	Maximum 14 consecutive days, limit of 6 displays per calendar year	not permitted
Restaurant Menu Sign	two per drive	100 sq ft	96 inches	n/a	permanent	Permitted in accordance with Section F
Window Sign	Subject to limitations of subsection (E) Sign Type Standards					
Comprehensive Sign Plan allowable as permitted by the Planning Commission						

Allowable Signs in Zone Districts: B-2 and B-3 (Business/Commercial)						
Type	Number	Area	Height	Location	Duration	Illumination
Wall Sign, Canopy Sign, or Awning Sign	One per each business unit occupying the building	maximum 100 sq ft or 10% of the front wall area, whichever is less	minimum clearance 8 ft above grade where abutting sidewalk; cannot project beyond highest point of	n/a	Permanent	Permitted in accordance with Section F

			roof or parapet			
Institutional Sign	one per frontage	maximum 32 sq ft	5 feet	Minimum 20 feet from adjacent residential district	permanent	Permitted in accordance with Section F
Ground Sign	one per frontage	maximum 32 sq ft	5 feet	Minimum 100 feet from adjacent residential district	permanent	Permitted in accordance with Section F
Freestanding Sign	one per frontage	maximum 100 sq ft	20 feet height; minimum clearance 8 ft above grade	Minimum 100 feet from adjacent residential district	permanent	Permitted in accordance with Section F
Development Identification Sign	One per shopping center/plaza	150 sq ft	20 feet height; minimum clearance 8 ft above grade	Minimum 100 feet from adjacent residential district	permanent	Permitted in accordance with Section F
Temporary Sign	one to four	one up to 32 sq ft per parcel; 4 per business up to 8 sq ft		Cannot be located on utility poles, street signs, trees, etc	Maximum 14 consecutive days, limit of 6 displays per calendar year	not permitted
Restaurant Menu Sign	two per drive	100 sq ft	96 inches	n/a	permanent	Permitted in accordance with Section F
Window	Subject to limitations of subsection (E) Sign Type Standards					

Sign	
Comprehensive Sign Plan allowable as permitted by the Planning Commission	

Allowable Signs in Zone Districts: IRO, I-1, I-2 (Industrial)					
Type	Number	Area	Height	Duration	Illumination
Wall Sign	One per each business unit occupying building	maximum 100 sq ft or 10% of the front wall area, whichever is less	minimum clearance 8ft where abutting sidewalk	permanent	Permitted in accordance with Section F
Ground Sign	One per frontage	80 sq ft	8 feet	permanent	Permitted in accordance with Section F
Temporary Sign	one to four	one up to 32 sq ft per parcel; 4 per business up to 8 sq ft	n/a	Maximum 14 consecutive days, limit of 6 displays per calendar year	Not permitted

Allowable Signs in Zone Districts: PDD (Planned Development District)					
Type	Number	Area	Height	Duration	Illumination
Comprehensive Sign Plan Required	Signs permitted as granted by the Planning Commission in required Comprehensive Sign Plan.				

(E) Sign Type Standards. The following standards for specific sign types shall apply in addition to the other applicable standards of this ordinance.

1. Wall Signs

- a. Any wall sign or combined length of signs shall not be greater than eighty percent (80%) of the length of the tenant space or the length of the building frontage for single tenant buildings.
- b. The area of any wall sign may be increased by twenty-five percent (25%) when the building is setback at least two hundred (200) feet from the public right-of-way and may be further increased an additional twenty-five percent (25%) for each additional two-hundred (200) feet of setback, up to a maximum increase of one-hundred percent (100%).
- c. Additional wall sign area is permitted for a secondary frontage (see Section B - Definitions) which shall be equal to 100% of the primary sign area allowance.
- d. Additional Wall Signs for Multiple Story Buildings. An additional building sign is permitted on each of the building's primary and secondary frontages according to the following:
 - i. For a building with two (2) floors the additional permitted sign area is 100% of area for each eligible wall.
 - ii. This additional permitted sign area may be increased by 50% in area for each additional building floor.
 - iii. The sign must be placed at the height for which the bonus has been granted.

2. Freestanding or Ground Signs

- a. One additional freestanding or ground sign shall be permitted for every 100 feet of site frontage in excess of 200 feet of lot frontage.
- b. The permitted sign area may be aggregated into fewer and larger signs, at the election of the property owner/ business, provided that the size of any single sign does not exceed the area permitted by more than 100%.
- c. Electronic Message Centers are permitted on a freestanding or ground sign provided they meet the following requirements:
 - i. Only one (1) electronic message center (EMC) is permitted per each street frontage.
 - ii. EMC copy cannot change more often than once every 8 seconds and EMC cannot exceed 50% of the total sign area permitted on the site.
 - iii. All EMCs are required to have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night.

- iv. No single electronic message is permitted to be repeated by flashing more than once every sixteen (16) seconds.

3. Temporary Signs

1. Except as described in subparagraphs, (a) and (b), signs that meet the standards of this subsection shall comply with standards listed in C, General Standards, Section 4 Specific Dimensional Standards including, but not limited to, sign area, setback and height for the applicable Zone District.
 - (a) Sidewalk signs shall not exceed 2.5 feet by 3 feet in size and may only be permitted in the Central Business District provided they are located so as not to interfere with pedestrian passage or create a public safety hazard and must be removed at the close of the business day.
 - (b) Temporary signs in shopping centers, plazas or similar multi-tenant sites shall be limited to spaces controlled by the tenant and may not be located in any common areas. Temporary signs in such sites are prohibited from being placed in the required front-yard setback.
2. Where an existing permanent sign exists, no single temporary sign on a site shall exceed 10% of the smaller of either the wall sign area or freestanding sign area. The total area of all temporary signs on a site shall not exceed 25% of the smaller of either the wall sign area or freestanding sign area already installed on the site.
3. Temporary signs affixed to the inside of a building's windows are exempt from the provisions of this subsection.
4. A banner sign shall not exceed 50 sq ft, and is permitted to be displayed not more than 15 consecutive days and not more than 6 times per calendar year.
5. Temporary signs are exempt from obtaining a permit prior to installation but shall be required to be kept in good condition and shall be removed when required per ordinance.

(F) Illumination Standards. Sign illumination shall comply with all of the following requirements:

- (a) Signs shall be illuminated only by steady, stationary shielded light sources directed solely at the sign, or internal to it.
- (b) Use of glaring undiffused lights or bulbs shall be prohibited. Lights shall be shaded so as not to project onto adjoining properties or thoroughfares.

- (c) Sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
- (d) Illumination by bare bulbs or flames is prohibited.
- (e) Underground wiring shall be required for all illuminated signs not attached to a building.
- (f) Electronic Message Centers may be permitted subject to Section E - Sign Type Standards

(G) Sign Review Procedures

1. Time limits—All sign applications shall be reviewed for compliance with these regulations within ten (10) business days from the time a completed application has been accepted by the zoning administrator.
2. All appeals and variances regarding the sign ordinance will be heard by the Planning Commission (see Section H).
3. A Comprehensive Sign Plan (CSP) may be submitted that permits consideration of unique conditions, flexibility and creativity. Such CSP is subject to approval by the Planning Commission who may permit additional signs and/or sign area based on the applicant's demonstration of unique characteristics of the design, building, and/or site and appropriate landscaping associated with the freestanding signs.. The approval of a CSP cannot impose more restrictive requirements than permitted by the basic standards. Once a CSP has been approved subsequent applications for specific signs on the site shall be approved administratively when the proposed sign is in compliance with the approved CSP.

(H) Construction and Safety Standards

The construction, erection, safety and maintenance of all signs shall comply with the adopted State Building Code and all of the following:

1. Construction and maintenance: Every sign shall be constructed and maintained in a manner consistent with the building, electrical, or other construction code provisions and maintained in good structural condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all metal parts and supports.
2. Sign safety: All signs erected, constructed, reconstructed, altered or moved shall be constructed in such a manner and of such materials so that they shall be able to withstand wind pressure of at least twenty (20) pounds per square foot. All signs, including any cables, guy wires or supports shall have a minimum clearance of four (4) feet from any electric fixture, street light or other public utility pole or standard.

(I) Maintenance Standards

All signs shall be maintained in accordance with the following:

1. The property owner shall maintain signs in good repair and structurally sound, in compliance with applicable City standards or ordinances, and in compliance with any building code or property maintenance code requirements.
2. If the sign is deemed by the Zoning Administrator or designee to be in an unsafe condition, the owner of the business shall be immediately notified in writing, and shall respond to the City with a plan to correct the unsafe condition, remove the unsafe sign, or cause it to be removed within 30 days. If after 35 calendar days, the conditions have not been corrected through repair or removal, the sign shall be declared a public nuisance and the Zoning Administrator may cause the repair or removal of such sign, at the expense of the property owner or lessee. If the total costs are not paid in full within 60 days of the repairs or removal the amount owed shall be certified as an assessment against the property owner, and lien upon that property as prescribed for unpaid real estate taxes.
3. In cases of imminent emergency, the Zoning Administrator may cause the immediate removal of a dangerous or defective sign without notice.
4. Repair, relettering, or repainting may be done without a permit or without any payment of fees provided that all of the following conditions are met:
 - a. There is no alteration or remodeling to the structure or the mounting of the sign itself;
 - b. There is no enlargement or increase in any of the dimensions of the sign or its structure; and
 - c. The sign is accessory to a legally permitted, conditional, or nonconforming use.

(J) Measurement Standards For all sign types, the following standards are used to determine the size, area, height, and other dimensions standards.

1. Sign Area and Dimensions.
 - a. For a wall sign which is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area and dimensions shall include the entire portion within such background or frame.
 - b. For a wall sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign shall encompass a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.), or a combination

of regular geometric shapes, which form, or approximate, the perimeter of all elements in the display, the frame, and any applied background that is not part of the architecture of the building. When separate elements are organized to form a sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the display areas, including the space between different elements. Minor appendages to a particular regular shape, as determined by the zoning administrator, shall not be included in the total area of a sign.

- c. For a freestanding or ground sign, the sign area shall include the frame, if any, but shall not include:
 - i. A pole or other structural support unless such pole or structural support is internally illuminated or otherwise so designed to constitute a display device, or a part of a display device.
 - ii. Architectural features that are either part of the building or part of a freestanding structure, and not an integral part of the sign, and which may consist of landscaping, building or structural forms complementing the site in general.
- d. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and are part of the same sign structure, the sign area shall be computed as the measurement of one of the two faces. When the sign has more than two display surfaces, the area of the sign shall be the area of largest display surfaces that are visible from any single direction.

2. Sign Height.

- a. The height of a ground sign or freestanding sign shall be measured from the base of the sign or supportive structure at its point of attachment to the ground, to the highest point of the sign. A freestanding or ground sign on a man-made base, including a graded earth mound, shall be measured from the grade of the nearest pavement or top of any pavement curb.
- b. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

3. Length of Building Frontage

- i. The length of any primary or secondary building frontage shall be the sum of all wall lengths parallel, or nearly parallel, to such frontage.
- ii. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each such building frontage.
- iii. The building frontage for a business unit shall be measured from the centerline of the walls defining the business unit.

(K) Exempt Signs

The following signs shall be exempt from regulation under this ordinance:

1. Any public purpose or public safety sign and any other notice or warning required by federal, state, or local law, regulation, or resolution, including directional signs.
2. Works of art that do not include a commercial message, including murals.
3. Decorative displays provided that the display does not exceed 75 days.
4. Flags of any country, state, municipality, university, college or school.
5. Building markers, such as historical designations or construction dates; house or building numbers or names.
6. Historical signs shall not be considered an abandoned sign after review and designation by the Planning Commission following a public hearing as required per Section 82-33A Notice.
7. Signs designed and installed so as to be visible only to patrons of an establishment when they are on the premises of the establishment.
8. Instructional or “way-finding” signs installed by a federal, state, or local unit of government.
9. Time and temperature signs.

(L) Prohibited Signs

The following signs are prohibited:

1. Abandoned signs, as defined in *Section (B) Definitions*.
2. Animated, flashing, rotating signs and festoons as defined in *Section (B) Definitions*, portable changeable copy signs, inflatable signs, tethered balloons, pennants, flutter flags, searchlights, streamers, exposed light bulbs, strings of lights, and any clearly similar features, except those specifically exempt from regulation as decorative displays.
3. Roof signs, as defined in *Section (B) Definitions*.
4. Signs located on vacant or unused property except permitted billboards, including signs on vehicles when the vehicle is parked at a vacant or unused property.
5. Any sign containing any words, colors, lighting, or symbols that would cause confusion to pedestrian or vehicular traffic because of their resemblance to public safety traffic control or direction signals.
6. Signs located on trees, utility poles, public benches or any other form of public property or within any public right-of way unless explicitly permitted by these regulations.
7. Other signs or similar structures that raise concerns for public safety or welfare substantially similar to those listed above.

(F) Non-Conforming Signs

1. Non-conforming signs shall be maintained in good condition pursuant to regulations of Section H Construction and Safety Standards, and of Section I Maintenance Standards.
2. A non-conforming sign shall not be altered, modified or reconstructed except:
 - a. When such alteration, modification or reconstruction would bring such sign into conformity with these regulations;
 - b. Any alteration, modification or reconstruction shall be limited to the replacement of a sign panel, replacing individual letters and logos within the same area, or repainting a sign face. No changes to the structure, framing, erection or relocation of the sign are permitted unless such changes conform to subsection “a” above.
3. Restoration of Damage: If a sign or sign structure which is nonconforming is damaged by any means or in any manner to the extent that the cost of reconstruction or restoration exceeds one half (50%) the value of replacement of the sign or sign structure prior to the damaging occurrence, such structure may be

reconstructed or restored only if its use conforms with the provisions of this Ordinance.

4. Repairs to Nonconforming Sign: Repair work may be done in any period of twelve (12) consecutive months to nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding ten percent (10%) of the current replacement value of the structure, provided that the structure is not enlarged, extended, moved or structurally altered.
5. Safety Repairs: Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition any structure or part thereof upon order by an official charged with protecting the public safety.

(H) Appeals and variances

The Planning Commission shall hear all appeals from an administrative decision or variance requests with regard to the sign regulations of Section 82-461 as follows:

1. Appeals may be made where an applicant has been aggrieved by a decision made by the Zoning Administrator or designee within 21 days of the decision being rendered. The applicant must submit a written appeal detailing the nature of the appeal. The Planning Commission may affirm, modify, or overturn the decision of the Zoning Administrator upon a hearing at a regular Planning Commission meeting in accordance with Section 82-59.
2. Variances may be granted from the regulations contained herein provided that the Planning Commission shall not permit signs in the right-of-way or in a location that has been determined to be a violation of required site distance or a public safety concern. Any request for a variance must be provided in writing and the hearing will follow the procedures of Section 82-59. A request for a variance shall be the minimum necessary to provide relief to the property owner and the approval for such request shall include the following:
 - a. Specific regulations the variance is requested from and relief sought; and
 - b. Practical difficulty or unique circumstances which necessitate the variance.



TO: Charlotte City Council & City Manager LaPere

FROM: Charlotte Planning Commission & Community Development Dir. Myrkle

SUBJECT: 2021 Annual Report

DATE: January 28, 2022

The following is a report of activities of the Planning Commission and Zoning Administration for the year 2021 as required by the Michigan Planning Enabling Act.

Planning Commission

- The City of Charlotte Planning Commission held 8 meetings in 2021. Attendance by members was consistent, however several open seats made it difficult to reach a quorum at certain times, and difficult to reach the 5 affirmative vote threshold for approval required by Planning Commission bylaws.
- The Planning Commission recommended action to the City Council on three different requests for rezoning consideration. These included properties on East Harris Street, West Seminary Street and West Lawrence Avenue.
- The Planning Commission considered and approved a site plan proposal for an industrial development on West Lawrence Avenue.
- The Planning Commission considered and approved boundary adjustments or lot splits for three parcels on East Daryl's Way, as well as properties on North Bostwick Street and West Lawrence Avenue.
- The Planning Commission approved a Temporary Use request for fireworks sales at one location.
- The Planning Commission approved a Conditional Use request for agricultural activities as a home occupation for a site on High Street.
- The Planning Commission discussed its bylaws, and began discussing the city's zoning ordinance as it relates to home occupation standards.



Zoning Administration

- City staff participated in meetings of the Charlotte Ad Hoc Code Enforcement Committee which worked to identify a better approach to code enforcement and identify local codes that need to be reviewed.
- City staff began working with the Planning Commission and City Council to address those codes identified by the Ad Hoc Committee as needing review.
- City staff organized an all new code enforcement program that includes the hire of a 30-hour per week employee dedicated to these activities.
- City staff processed approximately 50 applications for zoning approval for those projects that require a building permit from Eaton County. Staff also processed approximately 35 additional applications for zoning approval for projects that do not require additional permitting.
- City staff assigned new or changed street addresses for four properties.
- City staff continued working toward Redevelopment Ready Communities certification.

Recommendations

The Charlotte Planning Commission makes the following recommendations for the upcoming year.

- Provide training for Planning Commissioners.
- Maintain a full membership of the Planning Commission.
- Seek funding and resources for an updated to the City of Charlotte Master Plan.