

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, June 8, 2016**

In a regular meeting session, Wednesday, June 8, 2016 at 7:00 p.m. at City Hall, Training Room, 323 W. Michigan Ave., Marshall, MI, the Marshall Planning Commission was called to order by Chair Banfield.

ROLL CALL

Members Present: Commissioners Banfield, Burke-Smith, Collins (7:30 PM), Davis, McNiff, Meservey, Rodgers, and Council Liaison Miller.

Members Absent: Commissioner Zuck.

Staff Present: Natalie Dean, Assistant City Manager/Director

MINUTES

MOTION by McNiff, supported by Burke-Smith to accept the minutes of the May 11, 2016 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Davis, supported by McNiff, to accept the agenda for the June 8, 2016 regular meeting as presented. On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

None

NEW BUSINESS

Discuss staff research and possible changes to Zoning Ordinance update (dated 5-31-16).

Staff presented a document (attached) to be reviewed by the Planning Commission that detailed the changes made in each section of the Zoning Ordinance. She explained that grammatical errors and sections that have stayed the same have also been noted in the document.

R-1 District

Commissioners asked for clarifications between adult foster care and adult day care. Definitions were reviewed. Commissioners noted that the lots in R-1 are usually larger than those of R-2, and that it might make more sense to have group adult day care and foster care homes permitted in R-1 instead of R-2 or R-3. Staff commented that she would ask Clearzoning for clarification on this topic.

R-2 District

Group adult day care and foster care were discussed again.

Commissioners also discussed the change in side setbacks and came to the conclusion that the change of “a minimum of 8’ on the side” from “7’ on one side and 8’ on the other” on the side is fair.

R-3 District

No comments from Commissioners.

MFRD District

No comments from Commissioners.

MHPD District

No comments from Commissioners.

POSD District

Commissioners discussed the use of “urgent care” in this section. It was recommended that the word “clinic” is used instead. Staff commented that she would ask Clearzoning for a clarification why “urgent care” is called out in POSD, but not allowed in B-3 or B-4.

HCHSD District

Commissioners recommended that the term “clinic” instead of naming all uses.

B-2 District

Commissioners asked for clarification on the removal of outdoor display areas and other open-air business uses. Commissioners asked whether or not business owners were able to put display racks outside their stores. Staff commented if the display racks were temporary it would be permitted, however no permanent outdoor display areas would be allowed.

Commissioners also discussed pharmacies, and whether or not one is considered a retail store. Staff commented that pharmacies are considered retail.

B-3 District

Commissioners discussed gas stations, service stations, and repair centers no longer being a permitted use. After discussing, board members came to the consensus that although it is convenient to have service centers close to downtown retail, from a planning perspective, they would rather see service centers in a different district.

B-4 District

Commissioners expressed that they would like to see recreation centers as a permitted use in the B-4 District.

FS District

No comments from Commissioners.

I-1 District

No comments from Commissioners.

I-2 District

No comments from Commissioners.

PSP District

No comments from Commissioners.

River District

No comments from Commissioners.

HCO District

Staff explained that there were no changes in the HCO District.

PUD

No comments from Commissioners.

Chapter 4.0 Use Standards

Staff commented that she will ask Clearzoning to add public recreational facilities.

Chapter 5.0 Site Standards

Staff noted that the required parking spaces increased for a majority of the permitted and special land uses. Commissioners inquired if the size of the parking spaces were changed. Staff commented that the required size has stayed the same. Commissioners recommended that the required parking spaces be changed back to the numbers in the original ordinance.

Staff commented that Clearzoning removed the rate of change in changeable copy signs. She explained that Clearzoning defined animation as any rate of change faster than four times per hour. Commissioners recommended that the rate of change from the old zoning/sign ordinance be added back in.

Child Care Standards

Staff recommended that we keep the term “child care center” as this is the terminology most commonly used by development prospects, even though it may be dated. Commissioner Meservey recommended that other terms such as “early childhood program”, “child development center,” and/or “early learning center” be added to the definition of daycare/child care.

Staff recommended to eliminate mentions of state licensing standards, due to child care centers having to comply regardless if it is stated in the ordinance.

Commissioners and Staff recommended that in order to find requirements for guest parking at adult and child care centers, multiply the licensed child capacity of the center by 20%. To determine parking requirements for staff parking, multiple licensed child capacity by 25%.

Commissioner Meservey explained that the current ordinance states that the Planning Commission may waive outdoor play area requirements. Licensing standards would not approve an indoor space in lieu of an outdoor area nor do they require such space during inclement weather as our current ordinance states it may. Meservey explained that an indoor play room is nice to have, but it is not required nor is it an acceptable substitute for outdoor play.

Commissioners discussed child care centers being permitted in different zoning districts as a special land use. Staff advised against allowing child care centers in R-1, R-2, R-3, and MHPD Districts. Commissioners felt that child care centers should be permitted as a special land use in all other districts.

Commissioner Meservey suggested we updated required outdoor play area to 75 square feet per child (licensed capacity). Commissioners and staff agreed.

(unofficial)

Commissioners discussed the required height of fencing around the outdoor play areas. Commissioner Meservey noted that the state requires a 48-inch fence. Commissioners decided to increase the required height of fencing to 60 inches.

Complete review of the old vs. new ordinance

What's new in the R-1 District?

Scope:

- Same

Permitted Uses:

- Add 2 family dwellings
- Add small solar energy systems
- Add medium solar energy systems (non-residential only)
- Add electric vehicle charging stations 1 & 2
- Remove adult foster care family
- Add family adult day care

Special Land Uses:

- Remove (B) Public utility transformer stations, substations, and gas regulator stations without service or storage yards, subject to the standards of § [156.191](#)
- Add group adult day care
- Remove (H) The raising and keeping of fowl, cows, rabbits or similar animals for owner's use and consumption only. (Addressed in another city ordinance)
- Remove exhaustive definition of "farms" but left the term
- Remove exhaustive definition of "golf course" but left the term

Setbacks:

No changes.

What's new in the R-2 District?

Scope:

- Same

Permitted Uses:

- Add 2 family dwellings
- Add small solar energy systems
- Add medium solar energy systems (non-residential only)
- Add electric vehicle charging stations 1 & 2
- Remove adult foster care family
- Add family adult day care

Special Land Uses:

- Add Funeral Homes, not including crematoriums
- Add recreation centers
- Add group adult day care and foster care homes

Setbacks:

- Side setbacks used to be 7 & 8. Now, the ordinance states "A minimum of 8'" on the side.

What's new in the R-3 District?

Scope:

- Same

Permitted Uses:

- Add family adult day care and adult foster care family
- Add medium solar energy systems (non-residential only)
- Add electric vehicle charging stations 1 & 2

Special Land Uses:

- Remove Public utility transformer stations, substations, and gas regulator stations without service or storage yards, subject to the standards of § [156.191](#).
- Add Two family dwellings
- Add Funeral homes, not including crematoriums
- Add Adult foster care small group home

Setbacks:

- No changes

What's new in the MFRD District?

Scope:

- Same

Permitted Uses:

- Add medium solar energy systems (non-residential only)
- Add electric vehicle charging stations 1 & 2

Special Land Uses:

- Add group adult day care

Setbacks:

- No changes

What's new in the MHPD District?

Scope:

- Same

Permitted Uses:

- Add small solar energy systems
- Add electric vehicle charging stations 1 & 2

Special Land Uses:

- Same

Setbacks:

- No changes

What's new in the POSD District?

Scope:

- Same

Permitted Uses:

- Add mixed-use development
- Add small and medium solar energy systems
- Add electric vehicle charging stations 1 & 2
- Add Mobile food vending

Special Land Uses:

- Add urgent care
- Add Trade schools and vo-ed like uses
- Add wind energy conversion systems

Setbacks:

- No changes

What's new in the HCHSD District?

Scope:

- Same

Permitted Uses:

- Add mixed-use development
- Add small and medium solar energy systems (rooftop systems only)
- Add electric vehicle charging stations 1 & 2

Special Land Uses:

- Remove (B) Establishments providing lodging, not exceeding eight units.
- Add Hotels

Setbacks:

- No changes (even kept the language defining yards)

What's new in the B-2 District?

Scope:

- Same

Permitted Uses:

- Add Pubs, taverns, bars, cocktail lounges, and nightclubs
- Add pool/video arcades

- Add mixed use development
- Add housing for the elderly
- Add small and medium solar energy systems
- Add electric vehicle charging stations 1 & 2
- Add mobile food vending

Special Land Uses:

- Add restaurant with drive-through
- Remove (G) Public utility transformer stations, substations, and gas regulator stations without service or storage yards, subject to the standards of § [156.191](#).
- Remove (E) Outdoor display areas and other open-air business uses, subject to the standards of § [156.200](#).
- Remove Mixed Use
- Remove Arcades

Setbacks:

- No changes (even kept the language defining yards)

What's new in the B-3 District?

Scope:

- Same

Permitted Uses:

- Remove Hotel (keep B&B)
- Remove (B) Essential public services, telephone exchanges, public utility offices, substations and uses when conducted within a completely enclosed building, excluding storage yards.
- Add Public and municipal uses (excluding storage yards)
- Remove festivals and farmers markets as approved by the City Council for location and hours of operation.
- Add pool & video arcades
- Add Brewpubs, retail wine stores and tasting outlets
- Add Pubs, taverns, bars, cocktail lounges, and nightclubs
- Add live/work studios for artist and creative businesses
- Add small solar energy systems
- Add medium solar energy systems (rooftop only)
- Add mobile food vending

Special Land Uses:

- Add hotels
- Add funeral homes, not including crematoriums
- Add adult day care
- Remove fueling stations, service stations, and repair centers in conformance with § [156.199](#).
- Remove Indoor recreation centers

Setbacks:

- No changes

What's new in the B-4 District?

Scope:

- Same

Permitted Uses:

- Add hotels
- Add fitness centers
- Add mixed-use development
- Add commercial greenhouses, nurseries, and garden centers
- Add pool/video arcades
- Add brewpubs, retail wine stores and tasting outlets
- Add pubs, taverns, bars, cocktail lounges, and nightclubs
- Add studios or schools for arts and crafts, photography, music or dancing
- Add housing for the elderly
- Add small and medium solar energy systems
- Add vehicle charging stations, 1 & 2
- Add mobile food vending
- Add veterinary hospitals and clinics with outdoor pens, boarding, or other similar
- Add accessory outdoor sales and display up to 5% of gfa or 2,500 sf (whatever is less)

Special Land Uses:

- Add plant materials nursery
- Add funeral homes, not including crematoriums
- Add outdoor display areas and other open-air business uses
- Remove Motels, hotels and transient lodging facilities, but not including trailer camps or tent sites; provided that each living unit shall contain not less than 250 square feet of floor area; and provided further that, no guest shall establish permanent residence for more than 30 consecutive days in any one calendar year.

Setbacks:

- No changes

What's new in the FS District?

Scope:

- Same

Permitted Uses:

- Add big box retail
- Add pool/video arcades
- Add restaurants with or without drive-through facilities
- Add mixed-use development
- Add small and medium solar energy systems
- Add electric vehicle charging stations 1 & 2

Special Land Uses:

- Add wind energy conversion systems
- Add wireless communication facilities
- Add accessory structures and uses

Setbacks:

- No changes

What's new in the I-1 District?

Scope:

- Same

Permitted Uses:

- Add convenience stores
- Add recycling collection facilities
- Add recycling process facilities
- Add wireless communication facilities
- Add small and medium solar energy systems
- Add electric vehicle charging stations, 1, 2 & 3
- Add mobile food vending
- Add retail establishments...
- Add parks
- Remove Accessory retail sales of products or services produced or assembled as part of the principal industrial, technical or research use of the zoning lot, together with related accessories or similar supporting goods or services. Such accessory retail uses shall occupy no more than 10% of the gross floor area of all principal buildings on the lot.

Special Land Uses:

- Add commercial greenhouses, nurseries, and garden centers
- Add Crematoriums
- Remove (D) Restaurants, cafeteria facilities, and child care facilities for employees located in a separate building from a permitted principal industrial, technical or research use of the zoning lot.
- Remove Financial institutions, convenience stores, and similar commercial activities specifically targeted to serve employees in an industrial park setting.
- Add ice manufacturing and storage
- Add junk yards
- Add large solar energy systems
- Add wind energy conversion systems
- Remove residential dwelling accessory to a permitted principal industrial, technical or research use of the zoning lot and containing only quarters for an on-site manager, caretaker or watchman.

Setbacks:

- No changes

What's new in the I-2 District?

Scope:

- Same

Permitted Uses:

- Remove all principal permitted uses in § [156.151](#) in the I-1 (Research and Manufacturing) District. (just spelled them out)
- Add laboratories and research
- Add convenience stores
- Add recycling collection facilities
- Add recycling process facilities
- Add small and medium solar energy systems
- Add electric vehicle charging stations, 1, 2 & 3
- Add mobile food vending
- Add retail establishments...
- Add parks

Special Land Uses:

- Add Crematoriums
- Add large solar energy systems
- Add wind energy conversion systems
- Add accessory dwelling units

Setbacks:

- No changes

What's new in the PSP District?

Scope:

- Same

Permitted Uses:

- Add open air markets
- Add housing for the elderly
- Add mobile food vending
- Add small and medium solar energy systems
- Add electric vehicle charging stations, 1, 2, & 3

Special Land Uses:

- Add power plants and central stations
- Remove E) Public utility transformer stations, substations, and gas regulator stations without service or storage yards, subject to the standards of § [156.191](#).

Setbacks:

- Raised building height to 60'
- Declared actual setbacks : Front 25', Rear 20', and sides 15' minimum

What's new in the River District?

Scope:

- Same

Permitted Uses:

- Remove artist lofts and galleries. Addressed in live/work statement.
- Add mixed-use development

New section

- Add prohibited use: Adult and sexually oriented businesses

General change

- Removed: All text in (E)
- Added setbacks and a few regulations

What's new in the HCO District?

- NO changes!

PUD (Planned unit development)

- Purpose and scope are unchanged
- Qualifying conditions are unchanged
- Conceptual plan review unchanged
- Pud review procedures unchanged
- Effect of PUD approval unchanged
- Expiration of PUD approval unchanged
- Phasing unchanged
- Development requirements unchanged
- Open space preservation unchanged
- Compliance required unchanged
- Rescinding approval - changed act in #1 from P.A. 207 to P.A. 110-this is a correct update
- Amendments and appeals unchanged

NOTE: The next section in the new ordinance is 3.2 and correlates with 156.020 “Zoning Districts” in the old ordinance.

- Relocated § 156.023 PROHIBITED USES within the chapter (same text)
- Relocated principal permitted uses and special land uses text from this section within the chapter (same text)
- All other sections, zoning map, district boundaries, design/development requirements, zoning of annexed areas, zoning of vacated areas unchanged

NOTE: The next section is “Notes to District Standards”-this section includes all the notes from the old ordinance “schedule of regulations”

- Removed Multiple-family dwellings which have all off-street parking provided behind the dwelling and have the main entrance to the building facing a public street may reduce required minimum yard setbacks as follows: (addressed in MFRD)

FRONT	SIDES		REAR
	LEAST ONE	TOTAL OF TWO	
5 feet	10 feet	30 feet	30 feet

- Removed (f) Off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of ten feet between the nearest point of the off-street parking area, exclusive of access driveways and the nearest right-of-way line as indicated on the major thoroughfare plan. (addressed in chapter 5, site standards)
- Removed (j) In all zoning districts except the B-3 and I-1 Districts, the required front yard setback shall not be used for off-street parking, loading or unloading, and shall remain as open space, unoccupied and unobstructed from the ground upward, except for landscaping, plant

materials or vehicle access drives; unless use of the front yard setback for off-street parking is determined necessary by the Planning Commission due to the size and configuration of the lot. (addressed in chapter 5, site standards)

- Removed (m) Alterations and additions to a single-family home in the MFRD District shall follow the requirements in the schedule of regulations for the nearest single-family residential district. (addressed in MFRD)
- Removed (n) New or infill buildings in the B-3 District shall be set back from any public street right-of-way a maximum of ten feet. In no case shall new or infill buildings in this district be set back further than the established building line of adjacent buildings in the district, as determined by the Planning Commission. (addressed in B-3)
- Removed (o) An additional height not to exceed 15 feet shall be permitted over an area not to exceed 5% of the total roof surface for mechanical equipment and its covering (addressed in B-3)
- Removed (q) The Health Care and Human Services District observes a front yard facing west, a rear yard facing east, and two side yards facing north and south. This district shall be exempt from other provisions of the ordinance affecting front, side, rear setbacks and how they pertain to parking. (addressed in HCHSD)
- Added really cool graph which shows the notes that pertain to each district. Much better way of presenting.

NOTE: Each district that had development requirements in the district description have been transferred to this area.

- R-3 development requirements are unchanged
- MFRD development requirements are unchanged
- MHPD development requirements-Removed *Maximum height*. The maximum height of any community or similar building in a manufactured housing park shall not exceed two stories or 35 feet, whichever is less. Storage or service buildings shall not exceed one story or 15 feet. (Addressed in the MHPD section)
- The rest of MHPD remains unchanged
- HCHSD development requirements are unchanged
- B-2 Development requirements are unchanged
- B-3 Development requirements are unchanged
- B-4 and FS Development requirements are unchanged
- I-1 Development requirements are unchanged
- I-2 Development requirements are unchanged
- PSP Development requirements-Removed (4) No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area (addressed in sign area)

NOTE: Exceptions were in the old ordinance under 156.240-General provisions. They are now addressed in Chapter 3

- Removed Use of Buildings and land (addressed in 7.2)
- Removed frontage on streets required (addressed in 5.5)
- Location and number of permitted dwellings on a lot (addressed in 5.6)
- Corner lot, side yard width to the side street line (addressed in 5.7)

- Unlawful dwellings (addressed in 5.8)
- Compliance with yard requirements (addressed in 5.9)
- Corner clearance area (addressed in 5.10)
- Other projections are unchanged
- Rubbish and waste are unchanged
- Access through yards are unchanged
- Buildings under construction are unchanged
- Restoration of unsafe buildings are unchanged
- Removed Conditions for plat approval
- Building grades and grading of land (addressed in 5.11)
- Protection of excavations (addressed in 5.12)
- Removed Permits required for excavations (addressed in 5.12)
- Storage and parking of commercial vehicles (addressed in 4.49) (unchanged)

NOTE: Chapter 4.0 Use Standards

** the new ordinance calls out the districts in which this use is allowed

- Private Recreation facilities
- Public utility facilities, addressed in 3.29
- Cemeteries unchanged
- Institutional uses unchanged
- Group child day care homes unchanged
- Home occupations unchanged
- Two family and boarding houses-unchanged except “tourist” has been removed
- Bed & Breakfast unchanged
- Drive-in and Drive through facilities-removed (C) Lighting shall be installed in a manner which will not create a driving hazard on abutting streets or which will not cause direct illumination on adjacent properties, and shall comply with all other requirements of this chapter. (addressed in 5.17)
- Gas stations (calling them gas, instead of fuel now)- Removed lighting requirements (addressed in 5.17)
- Open – air businesses are unchanged
- Outdoor storage unchanged
- Self-storage warehouse unchanged
- Single-family, detached unchanged
- Massage therapy unchanged
- Fences are now in 5.13, site standards-no changes
- Accessory structures and uses are now in 5.2 site standards-no changes
- Temporary structures are now in 5.3-no changes
- Special events, unchanged
- **NOTE: This is where the City’s farmer’s market is allowed (4.55)**
- Swimming pools, unchanged
- Donation Collection Bins, unchanged (*PC approved changes coming)

- Added Accessory apartments (previously they were defined within the district in which they were allowed)
- Added Farms (previously they were defined in the R-1 district description)
- Added Golf courses (previously they were defined in the R-1 district description)
- Added commercial greenhouses, nurseries and garden centers
- Added personal service establishments
- Added restaurants
- Added retail establishments
- Added business service establishments
- Added veterinary hospitals and clinics
- Added mixed use development
- Added plant materials nursery

(all were previously defined within the districts)

- Added adult and sexually oriented businesses, refers to chapter 118 of city ordinances
- Added microbreweries
- Added outdoor display of merchandise in public right of way
- Added single family homes in b-3
- Added laundromats
- Added adult and child care centers
- Added hotels and motels
- Added laboratories
- Added packaging of previously prepared goods
- Added indoor storage
- Added machine shops
- Added printing
- Added restaurants and other facilities in industrial districts

(all were previously defined within the districts)

- Wireless communication facilities (now principal permitted uses are approved by the zoning administrator and not through site plan)
- Wireless communication facilities (added restriction on setbacks that they have to be not less than 500 feet from a residential district)
- Wireless communication facilities (added (E) Administrative review of collocation)

Condominium standards are now in 6.1.

- Added electric vehicle infrastructure
- Added mobile food vending
- Added recycling and related uses
- Added solar energy systems
- Added wind energy systems

Signs are now in Chapter 5 Site standards

- There is a new introduction to this chapter
- General provisions now follows the introduction. Changes to this section include:
 - (C) Any sign which is erected without the required license and/or building permit is prohibited.
 - Re-ordering and slight language change in some definitions (inconsequential)
- Next section is signs not requiring a permit. Brought all signs into one section, instead of spreading them out by district.
 - Add “address” sign
 - Remove “estate sale”
 - Add “temporary signs in residential districts”
 - Add “window signs displayed for less than 90 days”
- Next section, “prohibited signs”
 - Remove “abandoned” (addressed elsewhere)
 - Add snipe sign
 - Add feather and flutter sign
 - Add language found elsewhere in old ordinance prohibiting signs obstructing view, signs which interfere with the public, any signs not permitted in chapter.
- Add measuring sign area and measuring sign height and illumination guidelines (same regs as before-just explained a lot better!)
- Signs allowed by district
 - Residential district-pay attention to footnotes. Same signs allowed for residences, but footnotes allow signage for commercial uses located in residential.
 - MFRD /MHPD pay attention to footnotes, allocating signage for apartments, etc.
 - POSD-Now allowing ground signs (1 per frontage-rather than 2 signs 30’ apart.
 - B-3-Permit now required for sandwich boards (no!-change)
 - B-2 and B-4- Now allowing ground signs (1 per frontage-rather than 2 signs 30’ apart.
 - FS-same
 - I-1/I-2-same
 - HCHSD-Regulations are established. Highlights:
 - Ground sign, no limit just can’t exceed 250 square feet
 - 2 Marquee’s allowed
 - Wall sign, no limit just can’t exceed 250 square feet
 - Window signs, same regulations as downtown
- Sign definitions
 - Remove “abandoned sign” (this is regulated already in “prohibited signs”)
 - Remove “animated sign”, it is now regulated under “changeable copy sign”
 - Remove “auction sale sign”-addressed in “directional”
 - Remove “balloon” “banner” and “barber pole”-all addressed in signs allowed by district
 - Billboard, Add addressing changeable copy to not exceed 25% of total sign area
 - Remove “business center” and “business center sign”-addressed in B-2/B-4 ground sign
 - Changeable copy
 - Now include B-3 (wall and marquee with PC approval)

Animated: same nits declaration, same turn off time, same residential protection.

Remove rate of change (not legal)

Remove "construction sign"-regulated in signs allowed by district

Directional-basically the same regs.

Remove "Estate sale"-addressed in "directional"

Flag signs-added regulations but same square footage.

Remove "fuel price"-addressed in ground sign/changeable copy

Remove "Garage sale"-addressed in temporary/directional

Remove "historical marker", "institutional" and "Illuminated"

INCIDENTAL and GROUND SIGNS are not listed in the correct order

Incidental-Same regulations, different order, called out districts

Ground signs-declaration of different sizes per district (good move), one allowed per frontage (instead of 2 30' apart), HCHSD and not in B-3 called out

Remove "maintenance"-regulated in temporary

Marquee signs-now regulated, they were not regulated before

Mural-districts called out

Removed "non-conforming", "off premises", "on premises", "pennant", "permanent" "Perpendicular", "portable" and "political"

Projecting sign-same regulations (better stated)

Pylon- Same regulations as former "freestanding sign", included "1 per parcel"

Remove "roof", "sandwich board", "sign", "sign height", "special event", "special land use" and "substantially altered".

Temporary-added regulations for each type: Banner, construction, political, real estate, sandwich board

Remove "vehicle sign" and "vending sign"

Wall sign-same regulations

Remove "warning sign"

Window sign-same regulations

- Signs permitted subject to special conditions-added notification specific requirements (previous ordinance said the PC will "investigate" the need to notify neighboring properties)
 - Non-conforming-defined "Substantially Altered" in the text
 - Administration/enforcement-added language to "maintenance"
- End SIGN ORDINANCE
- Accessory structures is unchanged
 - Temporary construction uses (A) (1-5) unchanged
 - Swimming pools unchanged
 - Add to this section, with no changes: frontage on streets, location and number of dwellings on lot, corner lot, unlawful dwellings, compliance with yard requirements, corner clearance, building grades, and protection of excavations
 - Fences, no changes
 - Parking, loading and access management
 - Remove Area Requirements
 - Remove Loading Spaces
 - Changed GFA to ULA-same regulations
 - Parking spaces

Remove “two family”-use multiple family instead
Institutional: Went from 1 per 4 to 1 per 3
Government offices: went from 1 per 1,000 to 1 per 850
Hospitals: went from 1 per bed to 1 per 3 beds
Added Elementary, middle, hs., and colleges (won’t use unless private)
Added trade schools
Private clubs: went from 1 per 4 to 1 per 3
Recreation centers: removed each individual use and replaced with UFA regulation
Retail: Went from 1 per 275 to 1 per 200 UFA
Shopping centers: Went from 1 per 250 to 1 per 200
Supermarket: Went from 1 per 200 to 1 per 175
Automatic car wash: Removed 2 basic spaces, kept one per stall
Self-service car wash: 1 per each employee, remove 3 per washing stall
Gas service station: Went from 2 per stall to 3 per stall
Gas, self-service: went from 1 per employee to 1 +1 per employee on duty
Carry out restaurants: Went from 1 per 150 to 1 per 100 GFA
Added ballrooms
Banks: went from 1 per 300 to 1 per 250 GFA
Business offices: Went from 1 per 350 to 1 per 300 GFA
Added Urgent Care
Veterinary: Went from 1 per 250 to 1 per 215
Movie theaters: Went from 1 per 4 seats to 1 per 3 seats
Other private clubs: Went from persons to member families
Industrial and research: Went to 1 per each 800 GFA + 1 per 300 offices
Research & Technical: Went from 1 per 500 to 1 per 425 GFA
Warehouses: Went from 5+1 per employee to 1 per 1,000 GFA +1 per 300 offices

- Expanded Drive-through stacking spaces (much more detailed than before)
- Off street parking: Added graphic (VERY HELPFUL), Illumination: Went from 1 foot candle to .5 foot candle and added ratio not to exceed 4:1. Also added PC right to grant allowance to occupy part of front yard for parking (previously in notes to schedule of regulations)
- **NEED TO CHANGE CITY ORDINANCE BACK TO 70.008! 73.49 does not exist**
- Access management and Private road standards are unchanged
- Requirements and timing of landscaping: Add contour, utilities, walls, fences, and protection measures for existing trees regulation
- Special conditions for existing sites: Removed percentages and replaced with square footage
- Added public street plantings
- Interior landscaping-unchanged
- Parking lot landscaping-changed island requirements. Required at the end of every row of parking now.
- Methods of screening: Now defined that each parking lot shall be separated from roadway by planted hedgerow or masonry wall-flexibility is built in for the PC
- Wall-used to say maximum of 4’ above grade, now says 3’ above grade
- Plant materials: CHANGE EVERGREEN from +eet to 6 feet
- Shrubs: Changed 24” height above grade to 30”
- Added nice graph of plant material

ADDED REQUIREMENTS AND TEXT ON SIDEWALKS

ADDED EXTERIOR LIGHTING (replaces illumination + combines site plan requirement) Same regulations

- B-2 now has 20' in height
- Added graphics

CONDOMINIUM STANDARDS

- Restated the "relocation of boundaries and setbacks" in conformance with current legal standards

SPECIAL LAND USE

- No changes

SITE PLAN REVIEW

- No changes

AMENDMENTS

- No changes

NON-CONFORMING

- Remove recording of non-conforming uses and structures

ZONING BOARD OF APPEALS

No changes

ADMINISTRATION AND ENFORCEMENT

No changes

ADD NEW SECTION PERFORMANCE GUARANTEES

Not mandated but allows the City the option

Schedule public hearing for July 13, 2016 to hear comments and recommend Zoning Ordinance to Council for approval.

MOTION by Collins, supported by McNiff, to schedule a public hearing for July 13, 2016 to hear comments and recommend Zoning Ordinance to Council for approval.

OLD BUSINESS

None

PUBLIC COMMENTS

None

REPORTS

None

ADJOURN

The Planning Commission adjourned at 9:25 pm.

Submitted by,

Elizabeth Renaud