

_____ TOWNSHIP
WEXFORD COUNTY, MICHIGAN
ORDINANCE NO. ____

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AN ORDINANCE TO AMEND THE WEXFORD JOINT ZONING ORDINANCE EFFECTIVE DECEMBER 31, 2016 TO AMEND ARTICLE 94, SECTION 9402 TO ALLOW FOR ADMINISTRATIVE APPROVAL OF CERTAIN SITE PLANS AND TO REPEAL ALL ORDINANCES IN CONFLICT HERewith

THE TOWNSHIP OF _____ ORDAINS:

Section 1. Purpose

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The purpose of this ordinance is to: Allow for certain site plans to be reviewed, approved, approved with conditions, or denied by the ~~Zoning Administrator~~.

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Section 2. Amendment to Article 94, Section 9402, adding a subsection D of the Wexford Joint Zoning Ordinance.

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D. Notwithstanding subsection B above, the ~~Zoning Administrator~~ may shall review and approve, approve with conditions, or deny site plans for the following:

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1. Any accessory buildings or accessory uses not exceeding **XXXX (XXXX - thousand)** square —feet, incidental to an existing use in conformance with this ~~Zoning Ordinance~~ that does not require a variance, and ~~the where said~~ site plan demonstrates that the proposed building or use conforms with all requirements of this ~~Zoning Ordinance~~.

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2. Expansion of, or addition to an existing, conforming use where ~~the sitesaid~~ plan demonstrates that the expansion or addition conforms with all requirements of this Ordinance and does not increase the size of the existing or proposed building or structure by more **than XX (XX) percent; whichever is less.**

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Commented [1]: "whichever is less" makes no sense here as there is only one number—the maximum size.

3. A change in the internal floor plan which does not change the intensity of use or parking requirements.

Commented [2]: Does this even require a permit?? Let alone a site plan.

4. Movement of a building, drive, road or parking area by up to **XX (XXXX)** feet during construction due to an unanticipated and documented constraint or; subsurface conditions, to improve public safety or to preserve natural features. The site plan shall still demonstrate compliance with meet all of the required setbacks and other standards of this Ordinance.

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5. A pre-existing land use if discontinued may be recommenced and/or a building be re-occupied by a use permitted in the subject zoning district where the new use will otherwise conform with ~~this the Zoning Ordinance~~, and not require significant changes in the existing site facilities as elsewhere described in this subsection.

Commented [3]: How is a permit even required for this? Once granted, a permit runs with the land and lasts forever.

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6. Expansion and alteration of landscaping areas, sidewalks, bike paths and fences consistent with this Ordinance.

7. Relocation of a trash receptacle, ground-mounted utilities and/or mechanical equipment and or the installation of associated screening.

8. Installation or replacement of any sign meeting the requirements of this Ordinance.

9. Modifications to upgrade a building to state and federal barrier-free design standards in compliance with this Ordinance.

10. Increases in off-street parking areas, parking buildings and/or structures, increases in loading/unloading spaces and the implementation of landscape improvements as required by this Ordinance.

11. Alterations to the off-street parking layout or the installation of pavement and curbing improvements by parties other than state, federal or county road authorities, provided that the total number of off-street parking spaces remains undiminished or are modified to meet the Ordinance standards for the associated building and/or use.

12. Changes to exterior lighting facilities consistent with this Ordinance.

B. The administrator shall apply all applicable standards and procedures of this Ordinance in

C. The administrator shall only accept site plans submitted in compliance with this Ordinance,

D. The administrator shall submit a report of all administrative site plan approvals, conditional

Section 5: Severability: Should any provisions of this Ordinance or any part thereof be held unconstitutional or invalid, such holding shall not be construed as affecting the validity of any of the remaining provisions hereof or of any other provisions of the Wexford Joint Zoning Ordinance.

Section 6: Repeal: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7: Effective date: This Ordinance shall be effective at 12:01 a.m. on the 8th day following its adoption and publication as required by law.

THOSE VOTING IN FAVOR

THOSE VOTING AGAINST:

THOSE ABSENT OR ABSTAINING:

ORDINANCE DECLARED PASSED

Commented [4]: This is personal property, not subject to zoning.

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Commented [5]: We require a site plan to plant flowers???

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Township Clerk

CERTIFICATION

The undersigned, Township Clerk, hereby certifies that the foregoing is a true and correct copy of the ordinance adopted by the Township Board of _____ Township at a _____ [regular or special] meeting thereof, duly called and held on the _____ day of _____, 202_ at which a quorum of the Board was present.

Township Clerk