

\_\_\_\_\_ TOWNSHIP

WEXFORD COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_

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

The purpose of this ordinance is to: ~~Address the number of dimensional variances being requested pertaining to accessory buildings and structures by allowing detached accessory buildings and structures, in select zoning districts, to have equal setbacks as required for a principle building and /or structure, and to allow certain detached accessory structures and buildings to be located in front yards, in select zoning districts, and to allow the placement of a Storage building or structure on a parcel of land without a principle building and /or structure present.~~ Allow for certain site plans to be reviewed, approved, approved with conditions, or denied ~~administratively by the Zoning Administrator staff...~~ **administratively by the Zoning Administrator**

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

D. The Zoning Administrator shall review and approve, approve with conditions, or deny site plans for the following uses ~~without their submission to the Planning Commission except where the applicants so requests:~~

1. Any accessory buildings or accessory uses not exceeding 1000 (one-thousand) square feet, incidental to an **existing conforming use in conformance with this Zoning Ordinance**, ~~where said use does not require any variance, and where said site plan conforms with all requirements of this Zoning Ordinance.~~
2. Expansion and/or addition to an existing conforming use where said plan conforms with all requirements of this Ordinance and does not increase the size of the existing or proposed building or structure by more **than 1,000 (one-thousand) square feet and or does not increase the existing or proposed use by more than 10 (ten) percent, whichever is less.**
3. A change in the internal floor plan which does not change the intensity of use or parking requirements.
4. Movement of a building, drive, road or parking by up to **20 (twenty)** feet during construction due to unanticipated and documented constraint, to improve **public** safety or to preserve natural features. The site plan shall still meet all **of the** required setbacks and other standards of this Ordinance.
5. **A pre-existing land use if discontinued may be recommenced and/or a building and site to be re-occupied by a use permitted in the subject zoning district where the new use will otherwise**

**conform with the Zoning Ordinance, and** not require significant changes in the existing site facilities as elsewhere described in this subsection.

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.

**(Bob: Would this ever go the PC now?)**

9 Modifications to upgrade a building to state barrier-free design 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. **(Bob: Would this ever go the PC now?)**

11. Alterations to the off-street parking layout or the installation of pavement and curbing improvements provided that the total number of spaces remain or are modified to meet the Ordinance standards for the building and/or use. **(Bob: Would this ever go the PC now?)**

12. Changes to lighting consistent with this Ordinance.

13. Situations deemed by the Zoning Administrator to be **reasonably** similar to the above.

B. The Zoning Administrator shall apply all applicable standards and procedures of this Ordinance in approving, approving with conditions, or denying site plans.

C. The Zoning Administrator shall only accept site plans submitted in compliance with this Ordinance, for final review under this subsection.

D. The Zoning Administrator shall submit **at regular Planning Commission meetings** ~~make~~ a report of all administrative **site plan** approvals to the Planning Commission.