

Memo

To: Council Members & Planning Commission
Date: May 16, 2022
Re: Joint Meeting – Direction from Council

Ordinance Amendments:

The need for a number of ordinance amendments has been identified. As the governing body charged with the adoption of all ordinances for the Village, it is necessary for Council to give the Planning Commission general direction when reviewing and drafting amendments to the Zoning Ordinance to be ultimately approved by Council. Sample language has been provided of several ordinances using language from surrounding communities as a starting point for discussion. Any draft language, of course, would have the input from our attorney, staff and consultants.

a. Subdivision Control Ordinance

The Village Attorney has recommended that we consider the adoption of a subdivision control ordinance. Although most subdivisions proposed today are developed under the State of Michigan Condominium Act, Public Act 59 of 1978, we should consider adopting regulations for platted subdivisions.

b. Property Maintenance Code

Although we currently have blight and similar ordinances within our code, the need to address existing, distressed and sometimes dangerous buildings can be done in a much more efficient manner. The International Property Maintenance Code would allow the Village to regulate the conditions and maintenance of all property, buildings and structures and provide the standards for conditions to ensure that structures are safe, sanitary and fit for occupation and use. This would make enforcement and working with Livingston County much easier.

c. Accessory Dwelling Units

The American Planning Association defines an accessory dwelling unit (ADU) as a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names, including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs). We have had requests for such units in single family districts, and it is important to be able to regulate them and maintain the residential feel and character of the Village.

d. Alternative Energy

Alternative Energy can refer to both wind and solar energy systems and covers a wide range of options. These can also be somewhat controversial and subject to litigation. As more people are becoming eco-friendly, we are getting requests for residential solar units. We would like some general direction to be able to regulate the size, location, etc. At the same time, we need to prepare for other proposals for solar and wind energy alternatives.

e. Shipping Containers

Shipping containers have become popular for many uses including temporary storage, permanent storage and even “tiny” homes. We need some direction from Council if they would like to allow them, and if so under what conditions.

f. Section 152.388 – General Application Standards

We are recommending a couple minor changes to Section 152.388 with the most significant change being the submission deadline for plan submittal. Currently, the ordinance requires submittal 14 days prior to the meeting. It is recommended that this deadline be changed to 30 days to allow enough time for staff to forward plans and submittal documents to consultants and other agencies, response time, preparation of packets, etc.

g. Sign Ordinance

Some general direction is needed for review of just a couple aspects of the Sign Ordinance including political signs (our Attorney will advise) and temporary signs (garage sales, flag signs, etc.). Provided is a copy of the current sign ordinance.