

LONG LAKE TOWNSHIP ACTIVITY CENTER SUBPLAN



ACKNOWLEDGEMENTS

LONG LAKE TOWNSHIP ACTIVITY CENTER STEERING COMMITTEE

A special thank you to the members of the Long Lake Township Activity Center Steering Committee.
The input provided by the members was crucial to the development of this subplan.

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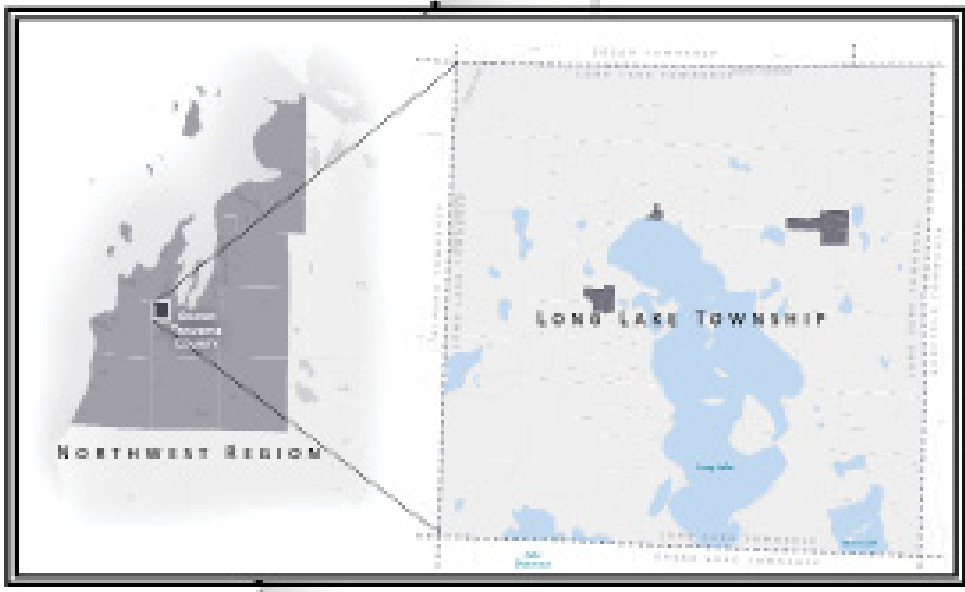
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NETWORKS NORTHWEST



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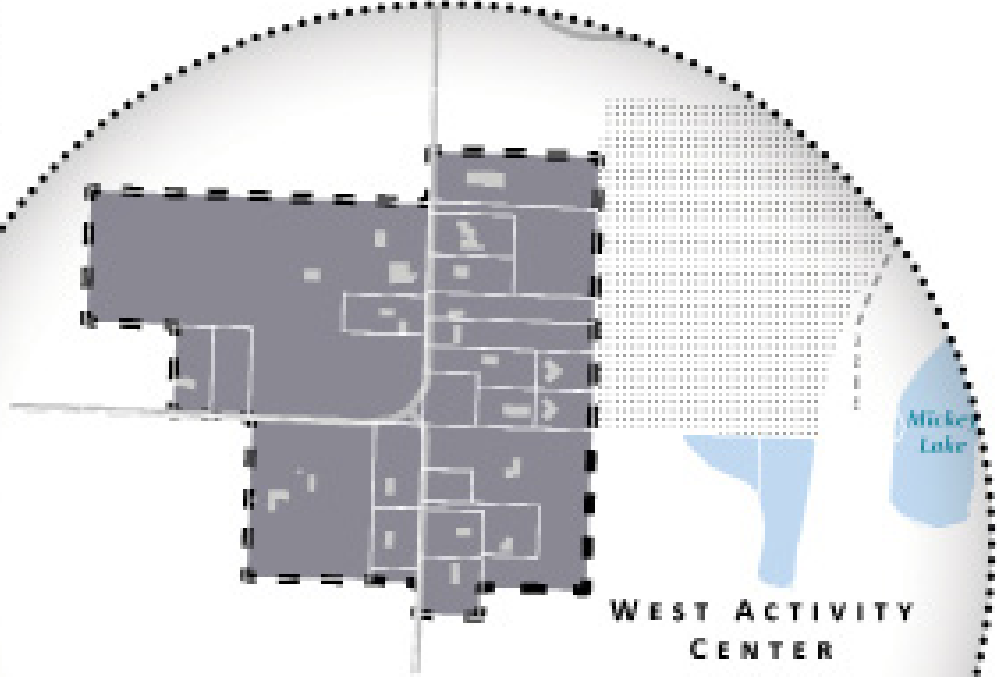
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 *Note: Maps not to scale

LEGEND

-  BARRING FOOTPRINT - CONTRACTED AREA
-  HWY, 10 - SHOULDER
-  HWY, 10 - SHOULDER
-  HWY, 10 - SHOULDER
-  WOOD
-  PUBLIC LAKE
-  WATER SCOUR



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1. INTRODUCTION

A. INTRODUCTION AND STATUTORY AUTHORITY

In February of 2024, Long Lake Township approved the Long Lake Township Master Plan 2024. The Master Plan identified three areas within the Township, referred to as Activity Centers, for Subplan development to more closely examine items such as traffic, public improvements, specific uses and appropriate scale and building types.

The three Activity Centers identified in the Township are the West Activity Center, Hamlet Center, and North Activity Center (see Map 1 for locations)

Long Lake Township contracted with Networks Northwest from May 2024 to July 2024 to develop the Long Lake Township Activity Center Subplan with guidance and direction provided by the Long Lake Activity Center Steering Committee.

The Michigan Planning Enabling Act of 2008 contains provisions for local units of government to develop sub plans for geographic areas that are less than the entire planning jurisdiction. The Subplan is general in scope, and is not a zoning document but assists with zoning decision-making related to the Activity Centers.

B. PLAN METHODOLOGY

The Subplan was primarily developed with the input received during the Activity Center Steering Committee meetings. This volunteer committee was formed through a Township survey released in November 2023, allowing any interested resident, business owner, or party to participate. Prior to the first meeting, a press release and social media post were sent out. When the agenda was sent out for the first meeting, there were 37 members on the contact list. By the last meeting, this number grew to 51 members on the contact list.

After review of the existing planning documents, Networks Northwest held five Steering Committee meetings and one community input drop-in session to develop the Subplan vision, goals and objectives, and strategies. These meetings allowed for general discussion regarding the Activity Centers and a SWOT analysis leading to a Steering Committee Input Session and Long Lake Township Activity Center Community Input Session. The vision, goals and objectives, and strategies were developed utilizing the previous planning, community input, and the steering committee input.

Further refinement took place through discussion of the existing and future land use of the activity centers and prioritizing the strategies that the Steering Committee felt the Township should pursue. The final meeting primarily focused on providing input related to design and landscaping standards, and signage in the Activity Centers.

These meetings culminated in the development of the Long Lake Township Activity Center Subplan. This was delivered to the Long Lake Township Planning Commission at the end of July 2024 for the approval process and to begin work towards the implementation of strategies.

C. PREVIOUS PLANNING DOCUMENTS

a. 2024 Master Plan

The Long Lake Township Master Plan 2024 meets the statutory authority of the Planning Enabling Act, Act 33 of 2008, for the support of regulatory provisions of the Long Lake Township Zoning Ordinance. Additionally, the Master Plan contains guidance for strategic direction of activities, processes, and investment of the community.

Activity Centers are incorporated throughout the Master Plan, including a Future Land Use narrative establishing the Activity Centers. The Master Plan notes that the Township has seen an increased population resulting in the need for additional commercial and professional services. Commercial business that aims to serve the local community, such as coffee shops, farmer markets, or restaurants, are desired over high traffic commercial business, like drive thru businesses, chain retailers and fast food.

The Master Plan further identifies the Activity Centers as a community gathering place with uses that encourage neighbor interactions, including a pavilion for outdoor events or sidewalks and bicycle parking. The Activity Centers are to be designed to offer residential alternatives, compliment existing natural features, and provide convenient services and low volume destinations to serve residents and visitors.

As part of the Master Planning process, Long Lake Township conducted an opinion survey. The results of the survey showed that traffic impacts, stress on natural ecosystems, and loss of open space are seen as the biggest threat to the future of the Township. The primary type of new home preferred in the Township was conventional single family homes with developments designed to protect fragile natural features following. The survey also spoke to commercial services needs, public facilities, and new programs or initiatives such as protecting/preserving more natural areas. Full survey results can be found in the Master Plan.

GOAL 7. Long Lake Township will include three small and confined activity centers characterized by retail, service and civic uses intended to serve the residents of the immediate vicinity and higher density residential uses all attractively designed to fit the Township's rural character and formed in safe, walkable and inviting communities.

The Long Lake Township Master Plan Goals and Objectives speak specifically to the Activity Centers. Goal 7 is to establish the three Activity Centers with the objectives supporting through the development of subarea plans, development of public and private water and wastewater policies, and amending the Zoning Ordinance to include design, landscape and use standards. Goal 7A seeks the development of a community center in the North Activity Center. The objectives listed include roadway reconfiguration, public-private partnerships, and local zoning changes.

GOAL 7A. Long Lake Township will develop a community center in the Strait/North Long Lake/East Long Lake Road corridor characterized by a reimagined multi-modal transportation system that is safer and appropriate to support a fine grain of activities and users. The center will include community-centered and locally-focused businesses, activities, and facilities. The community center will encompass a population center connecting a diversity of housing types. Lastly, the community center will be planned to promote resiliency to prepare for the possibility of continued or future pandemic restrictions, climate shifts, and resource shortages. For these reasons, there will be a focus on resource conservation, healthy lifestyles, local food production, and community gathering opportunities in open-air settings.

The Long Lake Township Master Plan’s Future Land Use notes that the Activity Center uses may be higher density, small-scale commercial, or a mixture of these two developments. Other aspects include increasing pedestrian safety and accessibility, becoming community gathering places, and residential alternatives. The following descriptions of the Activity Center’s are taken from the Master Plan future land use section.

West Activity Center

The “West Activity Center”, located at West Long Lake Road and North Long Lake Road, currently includes a machine shop, veterinary clinic and other service uses. A large portion of the district was recently committed to use as a self-storage facility. It is anticipated that this Activity Center will develop with commercial uses and services that generate less traffic and activity but will provide logical connections, services, and enhancements to nearby natural areas and existing neighborhoods. An auto service station and convenience store are among acceptable uses for this area, provided that the development is small-scale and does not pose a traffic concern as designed.

North Activity Center

The “North Activity Center”, located generally along the intersection of North and East Long Lake Roads and Strait is likely to be the largest. It is anticipated that it will include a broader range of retail and service facilities than the other center. The current pattern should be continued and expanded somewhat. The existing residential uses, Moomer’s Ice Cream and Fresh Coast Market are good examples of the type of growth that is anticipated. In addition, additional residential uses are desired to support existing and future commercial uses. Because of traffic safety concerns in this area, the North Activity Center may be poised to see significant public investment in infrastructure along with new private investment.

The North Activity Center will be characterized by a re-imagined multi-modal transportation system that is safer and appropriate to support a fine grain of activities and users. The center will include community-centered and locally-focused businesses, activities, and facilities. The community center will encompass a population center connecting a diversity of housing types. Lastly, the community center will be planned to promote resiliency to prepare for the possibility of future pandemic restrictions, climate shifts, and resource shortages. For these reasons, there will be a focus on resource conservation, healthy lifestyles, local food production, and community gathering opportunities in open-air settings.

The Township should accommodate the expansion or redevelopment of the mobile home park located on Strait Road. The park is aging and is currently not a permitted use under zoning. The park is in the heart of the planned Activity Center/North Activity Center. Higher residential densities are appropriate here to support the expansion of services and public facilities in this area. Allowances for the redevelopment or reasonable expansion of the mobile home park or the addition of other high density residential types is appropriate for this location.

Hamlet Activity Center

The Hamlet future land use designation is intended to recognize an historic settlement area that continues to serve as a hub of activity and services to nearby residences. The hamlet activity center is a more diminutive development pattern than the other planned Activity Centers. Often, a hamlet is located at an historical center of activity or at a rural crossroads. A hamlet is often a concentration of uses that may include a cluster of homes, small businesses, public facilities, and gathering places such as churches. It is not uncommon to see an upcoming hamlet-style settlement signaled by a reduction in posted road speeds, a cross roads, and an uptick in activity and pedestrians.

b. Parks and Recreation Plan

Adopted in January of 2024, the Long Lake Parks and Recreation Plan provides policy and a guide for decision making on improvements to the Township parks and recreation system. The plan inventoried recreation assets, solicited public input, and developed goals, objectives, and an action plan to meet the recreational values of the Township.

c. Natural Features Inventory (2006)

The Long Lake Township Natural Features Inventory (2006) identifies existing significant natural features and recommendations to preserve and protect floodplains, steep slopes, wetlands, woodlands, and view sheds. The Natural Features Inventory is a key document to protect the natural features found within the Activity Centers and is utilized in the Long Lake Township Zoning Ordinance for zoning decisions. It should be noted that the Township is in the process of updating the Natural Features Inventory.

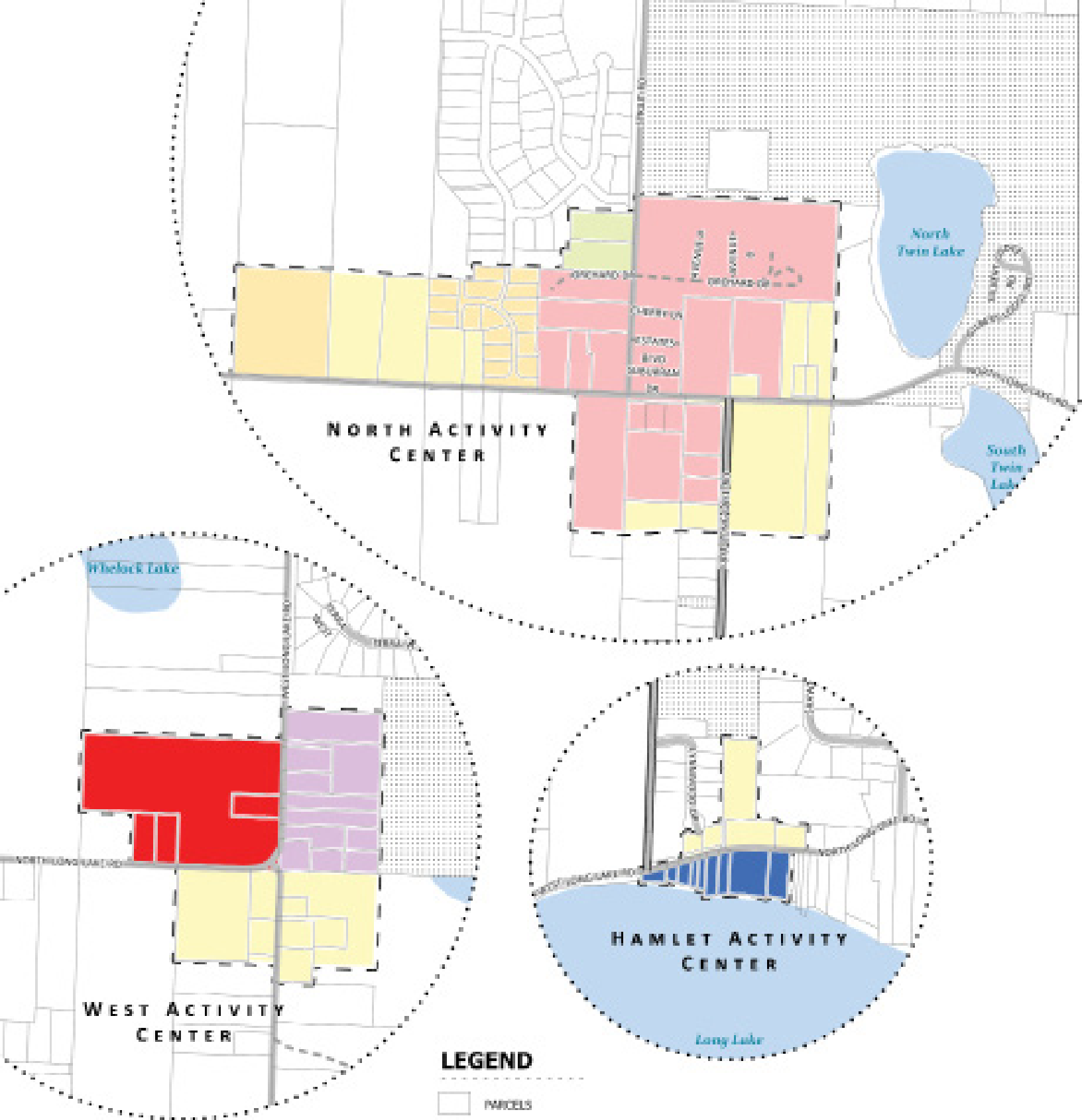
2. EXISTING CONDITIONS & LAND USE STATISTICS

The three activity centers comprise approximately 210 acres, or 1.1% of the total Township land area, with Long Lake Road bridging the activity centers. The following is an analysis of existing conditions and land use characteristics specific to the Activity Centers. Table 1. Activity Center Land Use Statistics notes some information related to the Activity Centers. Full Township information can be found in the Long Lake Township Master Plan 2024.



TABLE 1: ACTIVITY CENTER LAND USE STATISTICS

	West Activity Center	Hamlet Center	North Activity Center
Acreage	59.2	11.5	125.7
Parcel Count	22	14	48
Parcels over 5 Acres	2	0	4
Parcels over 10 Acres	0	0	2
Parcels over 20 Acres	1	0	1
Existing Households (Ariel Count)	16	14	100
Existing Businesses (As of July 1, 2024)	Long Lake Storage Vault, Dollar General, Wheelock’s Welding, Long Lake Artisan Gallery and Gift Shop, Long Lake Animal Hospital, Old Reliable Clock Shop	Long Lake Grocery	Fresh Coast Market, Moomers Ice Cream, North Long Lake Storage, Joy Givers Senior Home, Food For Thought Campus
Soil Types	Kalkaska-Mancelona		
Watersheds	Platte River Watershed		



NORTH ACTIVITY CENTER













Whelock Lake

WEST ACTIVITY CENTER

HAMLET ACTIVITY CENTER

Long Lake

LEGEND

-  PARCELS
-  ACTIVITY CENTER BOUNDARY
-  PUBLIC LANDS
-  WATER BODIES
- ZONING TYPE**
 -  AGRICULTURAL
 -  GENERAL BUSINESS
 -  LAKE RESIDENTIAL
 -  LOCAL BUSINESS
 -  LOW DENSITY RESIDENTIAL
 -  MEDIUM DENSITY RESIDENTIAL
 -  PLANNED UNIT DEVELOPMENT
- ROADS: PAVEMENT, 4 FT WIDE SHOULDERS**
 -  PAVED, NO - SHOULDER
 -  PAVED, YES - SHOULDER
 -  UNPAVED, NO - SHOULDER

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TABLE 2: LONG LAKE TOWNSHIP ZONING DISTRICT STANDARDS

ZONING DISTRICT	LOT SIZE	MIN. LOT WIDTH	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. YARD SETBACKS				MIN. RESIDENTIAL FLOOR AREA	BUILDING FLOOR AREA LIMITS
					Front	Side	Rear	Waterside		
Agricultural	2 Acres	200 Feet	35 Feet	As Determined by Setbacks	50 Feet	15 Feet	40 Feet	50 Feet	960 Square Feet	-
Low Density Residential	1 Acre, or 15,000 Square Feet w/ Community Wastewater	150 Feet, or 100 Feet w/ Community Wastewater	35 Feet	As Determined by Setbacks	50 Feet, or 30 Feet w/ Community Wastewater	15 Feet, or 10 Feet w/ Community Wastewater	40 Feet, or 30 Feet w/ Community Wastewater	50 Feet	961 Square Feet	-
Lake Residential	1 Acre	100 Feet at the Water and 150 Feet at the Right-of-Way	35 Feet	As Determined by Setbacks	50 Feet	15 Feet	40 Feet	50 Feet	960 Square Feet	-
Moderate Density Residential	20,000 square feet, or 10,000 square feet w/ Community Wastewater	100 Feet, or 80 Feet w/ Community Wastewater	35 Feet	As Determined by Setbacks	30 Feet	10 Feet	25 Feet	-	700 Square Feet	-
Local Business	1 Acre	150 Feet	40 Feet	-	40 Feet	20 Feet	20 Feet	-	-	7,500 square feet total floor area or smaller shall be a permitted use, buildings greater than 7,500 square feet total floor area shall be a conditional use, subject to Section 19.11
General Business	1 Acre	150 Feet	40 Feet	-	40 Feet	20 Feet	20 Feet	-	-	

A. EXISTING ZONING

Long Lake Township has an established Zoning Ordinance under the Michigan Zoning Enabling Act, Act 110 of 2006 as amended. The Long Lake Township Zoning Ordinance establishes the zoning districts, requirements, and uses allowed within the Township. Map 2 displays the existing zoning districts that are found in the Activity Centers. Below is a brief description of the intent and purpose of the zoning districts, a description of Development Options, and the bulk requirements found on Table 2: Bulk Requirements Chart. A full schedule of uses and standards may be found in the Long Lake Township Zoning Ordinance.

Agricultural District:

This district zones land for both agriculture-farming operations and low-density housing, allowing marginal farmland to convert to residential use while protecting valuable natural features such as woodlots, wetlands, and wildlife corridors.

Low Density Residential District:

The district allows for low-density housing development through single-family detached dwellings and residential facilities while respecting the township's changing nature and existing character.

Lake Residential District:

This district prioritizes resident well-being by protecting nature, water quality, and regulating development near waterfronts.

Moderate Density Residential District:

The district allows for single-family homes, duplexes, and multi-family buildings alongside residential amenities.

Local Business District:

The district encourages mixed-use and pedestrian connections while serving low intensity retail and service needs of the area with minimal impact on the community.

General Business District:

This district offers a mix of commercial options to meet the needs of the Township population and visitors while providing employment options. These uses may result in increased vehicle and pedestrian traffic.

Development Options:

In addition to the above Zoning Districts and their respective uses, the Long Lake Township Zoning Ordinance provides additional development options for parcels that meet certain requirements such as the zoning district the property is in, acreage minimums, or open space preservation. Please see the Long Lake Township Zoning Ordinance for full requirements and standards.

- Open Space Conservation Development - Allows for housing cluster development that protects natural areas by offering flexibility in lot sizes and permanently dedicating open space.
- Subdivision without Significant Open Space - Allows for conventional development when few natural features are present, or next to an existing conventional development that would not benefit from open space design.

- Agricultural Conservation Development Option - Allows for the development of group dwellings on a limited portion of the parcel which protects farming and preserves farmlands in the Township.
- Planned Unit Development - Aims to promote responsible land use that protects natural features, encourages innovation in design, and fosters a high quality of life with diverse housing, shopping options, and a well-connected community.
- Hamlet Development Option - Aims to create walkable village centers with a mix of shops and homes that blend with the existing community, while promoting economic activity and protecting public safety.

B. EXISTING PUBLIC FACILITIES AND PARKS

The entrance to Long Lake Elementary School is found in the North Activity Center but the elementary school building itself is located outside of the North Activity Center.

Long Lake Township has ten (10) recreational facilities throughout the Township with Taylor Park being located within the Hamlet Center. Taylor Park is 1.75 acres and offers beach access, a dock, parking lot, portable bathroom facilities, barbeque grilles, and a volleyball court. Future considerations for Taylor Park include a trail connection along North Long Lake Road, a pedestrian crossing on North Long Lake Road, updated parking, more dock space, and standardized signage.

Just outside of the West Activity Center to the east is Bullhead Lake Natural Area which provides a natural hiking trail. In between the West Activity Center and Hamlet Center on North Long Lake Road is Gilbert Park located on Long Lake. Gilbert Park provides a boat launch and dock, beach access, volleyball courts, and portable restrooms. Butting up to the northwest of the North Activity Center is Twin Lakes Park, which was acquired in late 2023. Twin Lakes Park contains Gilbert Lodge (accommodating events of up to 200 with access to a commercial kitchen), the boys dormitory building, multi-purpose field, walking trails and a universally accessible waterfront and play area.

More detailed information regarding the Township parks and recreation can be found in the Long Lake Township Parks and Recreation Plan 2024-2028.

C. EXISTING NATURAL FEATURES AND ENVIRONMENT

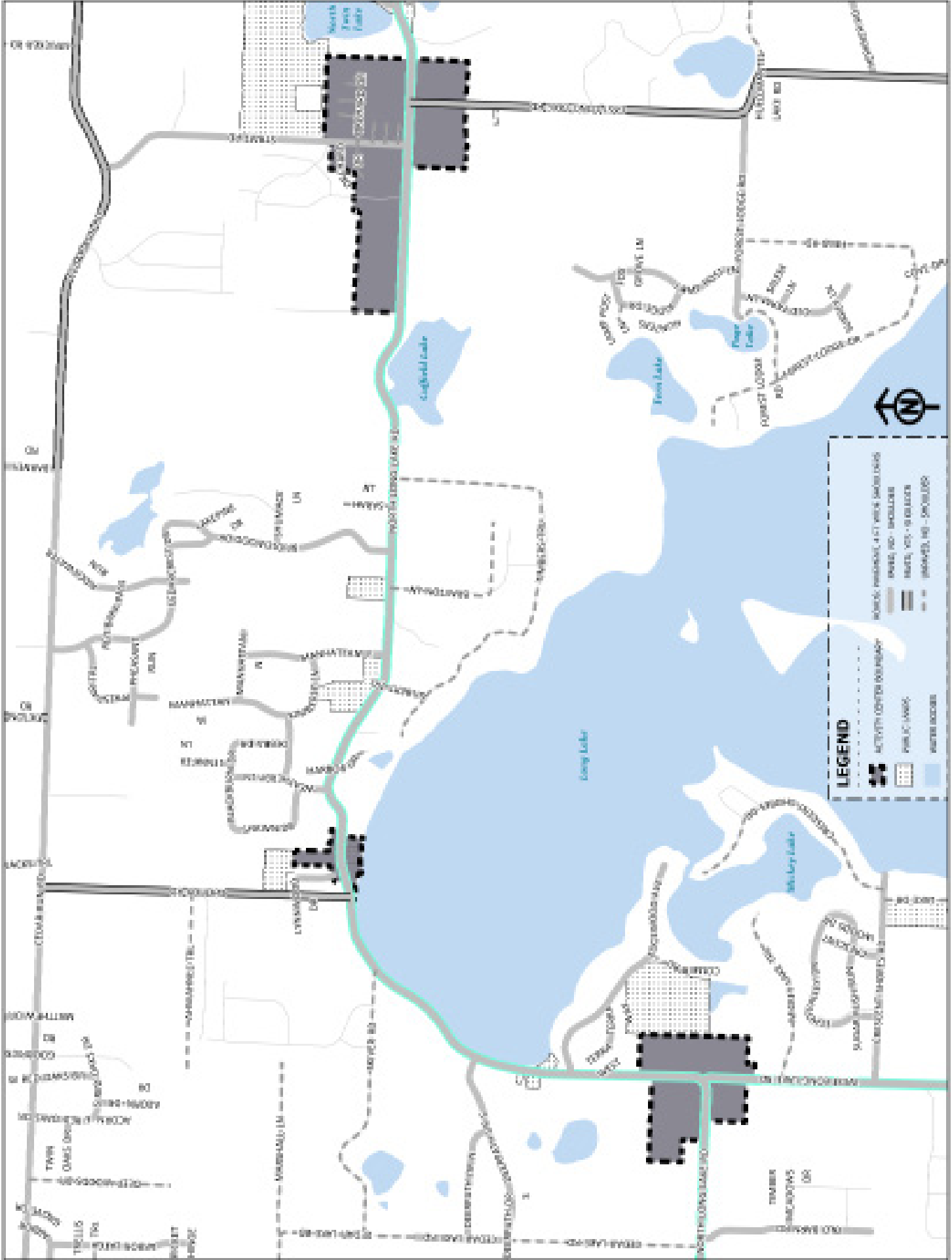
As previously mentioned, the Long Lake Township Natural Features Inventory provides information of natural features and priority areas that can be found in the Activity Centers and should be considered when planning.

The West Activity Center has elements of Priority One and Priority Two areas from existing wildlife corridors, areas with 18-25 percent slopes, scenic corridor and woodlands present. The Hamlet Center does not identify any priority areas in its boundaries, but should be noted that the FEMA 100 year floodplain does infringe on some parcels lakeside. The North Activity as well does not contain any priority areas in the boundaries but there are considerations for scenic corridor on North Long Lake Road.

Please see the Long Lake Township Natural Features Inventory (2006) for more detailed information.

D. EXISTING PUBLIC UTILITIES

Electric service is provided to the Township by Consumers Energy and Cherryland Electric Cooperative, while natural gas is provided by DTE Energy. Water access is primarily through individual wells, although some community wells serve more dense neighborhoods. Within the Activity Centers, there



is not currently access to water and sewer infrastructure. The Master Plan notes a franchise agreement between Long Lake Township and Garfield Township that connected Black Bear Farms on Cedar Run Road to public water due to poor water quality. This agreement opens the possibility of extending public water access, as well as the Township potential for creating their own water and sewer infrastructure.

E. EXISTING TRANSPORTATION

The primary road that bridges the Activity Centers is North Long Lake Road. The West Activity Center is accessed by North Long Lake Road from the west towards Lake Ann, from West Long Lake Road from the south, and from North Long Lake Road to the North. Church Road to the north and North Long Lake Road running west-east offers access into the Hamlet Center. While North Long Lake Road continues to run east-west through the North Activity Center, access is also found by Strait Road to the north and East Long Lake Road to the south.

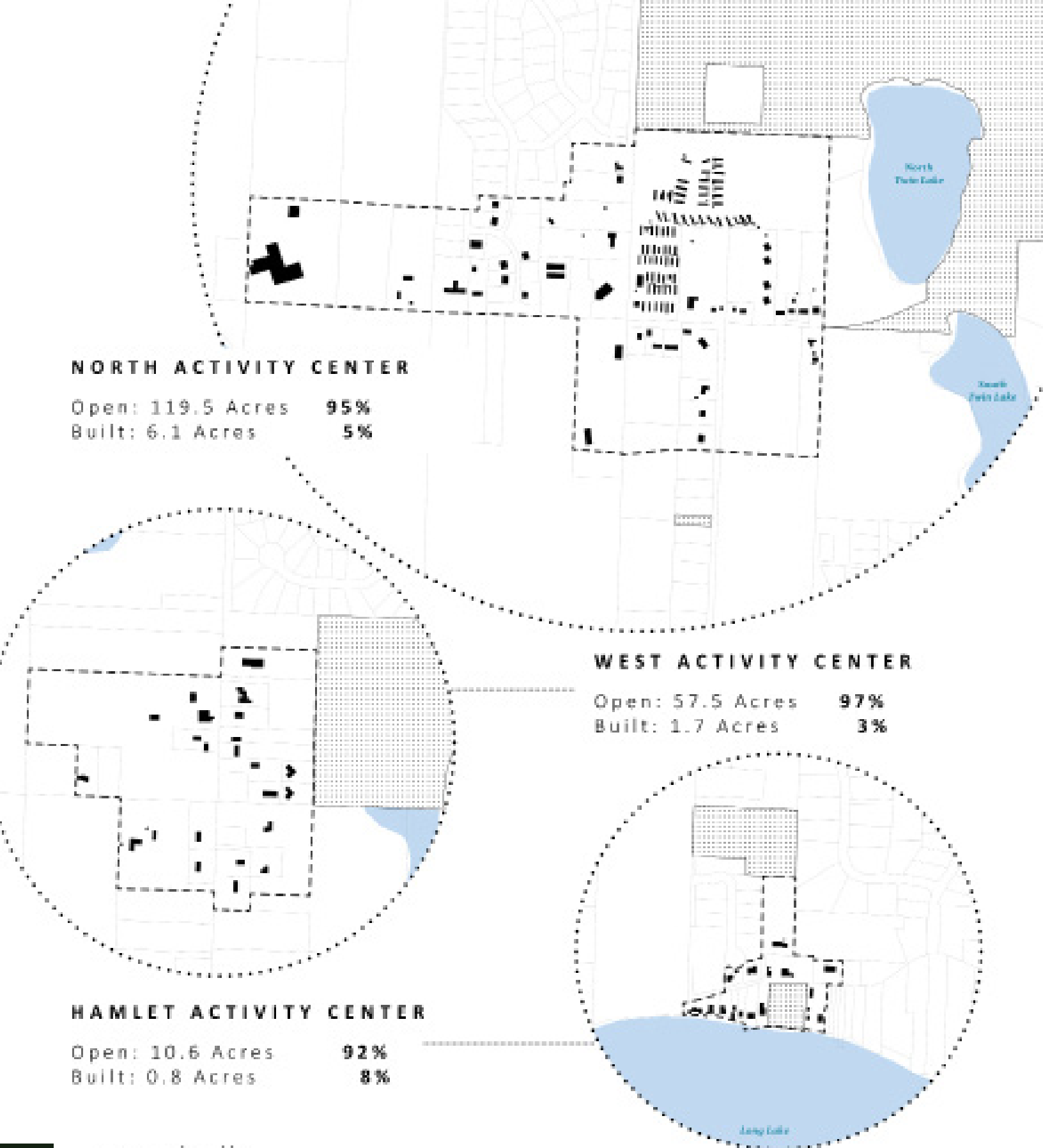
ROAD SECTION	ROAD CROSS SECTIONS	2022 AVERAGE ANNUAL DAILY TRAFFIC
North Long Lake Road	Heineser Road and West Long Lake Road	2,598
West Long Lake Road	North Long Lake Road and South Long Lake Road	3,349
North Long Lake Road	West Long Lake Road to Church Road	8,200
Church Road	Cedar Run Road to North Long Lake Road	2,270
North Long Lake Road	Church Road to Lone Tree Road	6,997
East Long Lake Road	Secor Road to North Long Lake Road	2,239
Source: MDOT Michigan Traffic AADT Map 2022 Non-Trunkline		

While there is no designated public bussing route in Long Lake Township at this time, Bay Area Transportation Authority (BATA) offers an on-demand service called BATA Link. While this service can be used anywhere, there is a designated pick up/drop off location at Haywood Park East by the Long Lake Township Hall.

Long Lake Township does not have a formal trail system between the Activity Centers but the 2024 Master Plan contains a Conceptual Road and Trail Plan (see appendix 1). This shows a conceptual multi-modal trail that would link the Activity Centers via North Long Lake Road. The conceptual plan allows for connections with existing regional trails, surrounding municipalities, and local neighborhoods and schools.

F. ECONOMIC DEVELOPMENT

Economic development in the Activity Centers is provided through private businesses that supply goods and services such as grocery stores, ice cream, self storage, and repair shops. The close proximity of the Activity Centers to Traverse City provides employment and shopping opportunities within a 15-20 minute commute. The existing businesses that are found in the Activity Centers are logged above in Table 1.



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LEGEND

-  ACTIVITY CENTER BOUNDARY
-  PARCELS
-  PUBLIC LANDS
-  WATER BODIES
-  BUILDING FOOTPRINTS - CONSTRUCTED AREA



*Note:
Map not to scale

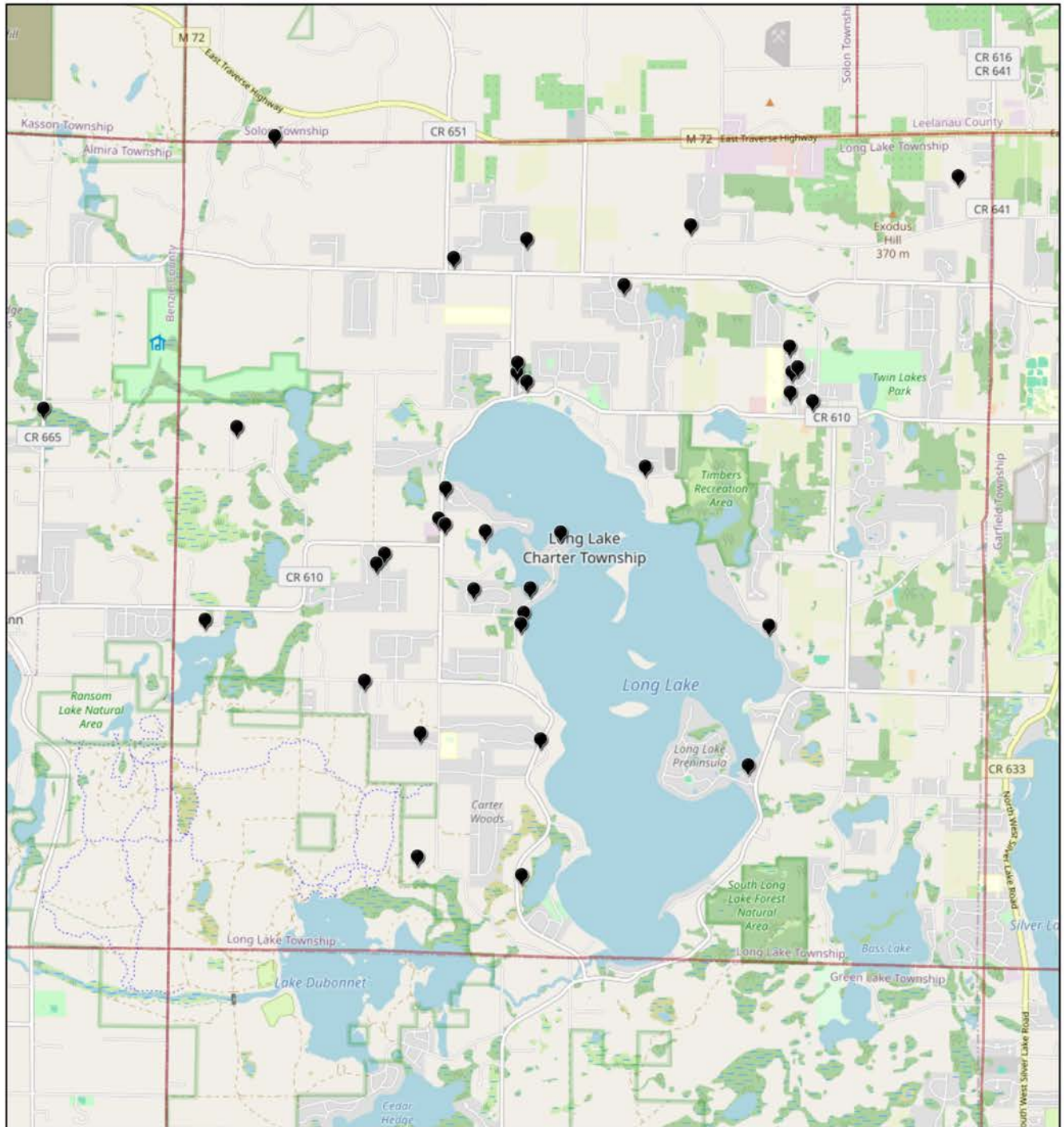
G. SOILS, TOPOGRAPHY, AND WATERSHEDS



The Master Plan Soils Map (see appendix 2, 3, and 4) identifies Kalkaksa-Mancelona soil association found in all of the Activity Centers. These soils are typically level to steep, well drained sands and loamy sands found in rolling to steep uplands and in level to moderately sloping valleys. As mentioned in the Natural Features Inventory, the Master Plan Topography Map (see appendix 3) affirms that there are no steep slopes within the Hamlet Center and North Activity Center. However, there are a couple of parcels where 18% slopes are present in the West Activity Center. Finally, all Activity Centers fall within the Platte River watershed (see appendix 4)

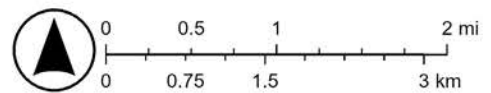
H. DEVELOPMENT CONSTRAINTS

Development constraints within the three Activity Centers are generally considered to be the same - there is currently no water and sewer infrastructure and concerns of impacts to increased traffic, natural environment, and existing residents and businesses. As can be seen in the Built vs. Open Analysis structures contain a small percentage of the Activity Center lands, however, there are limited or no parcels that do not have existing structures or development. Additionally, there are limited or no parcels of significant size (5 acres and up) where the Zoning Ordinance development options could be entertained.

Long Lake Township Steering Committee



-  Steering Committee
-  Township Boundaries



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3. STEERING COMMITTEE AND PUBLIC INPUT

The Long Lake Activity Center Steering Committee was vital to the development of the Subplan by providing input at the five steering committee meetings. As mentioned, the Township released a survey in November 2023 to generate the Steering Committee member list. Any Township resident, business owner, or member of the public were able to sign up. Additionally, a press release and social media post were sent out to generate additional sign ups. The below map shows the location of the 37 members when the process started.

The outcome of the Steering Committee meetings and public input session formed the goals, objectives, strategies, and gave preferences to future Zoning Ordinance revisions. The following is a brief synopsis of the meetings, with full analysis of the meetings available in the appendices.

APRIL 25, 2024 STEERING COMMITTEE MEETING

April 25 Attendance: 32 members

April 25, 2024 Steering Committee Activity Center Discussion

As part of the Activity Center Steering Committee’s meeting, a general discussion took place regarding the Township’s Activity Centers. Discussion was led off when the Steering Committee members were asked what makes the three areas unique, historical or special to the residents and Township. Over the course of nearly an hour of discussion, many comments were provided with the following representing a summary of key points.

Preservation of the rural character and natural environment were identified as main contributors for a desire to have planning and development that complements the existing feel and avoid becoming similar to some surrounding Townships. A tree ordinance, zoning that promotes, and restrictions on lighting and signage to promote dark skies were mentioned as possible methods to retain the rural character. Some felt that development policies should be consistent across the Township with clear standards for signage, dark skies, trees, screening and more.



Traffic and safety all along Long Lake Road was a top concern, with excessive speeds and general congestion being mentioned. Safe pedestrian and bicycle access were also discussed to increase walkability and connections. When the Township is examining planning and development, members identified considerations such as existing businesses and residential neighborhoods. It was also brought up that there is a lack of water and sewer availability. Improved communication between the Township and residents regarding development plans and allowed uses in the Activity Centers was asked for.

The North Activity Center was primarily viewed as the most established and likeliest area for a community hub and increased connections between businesses, public assets, and neighborhoods. Many expressed opposition to more development of the Hamlet Center, with a desire to preserve its character and existing businesses.

The West Activity Center was noted as having a residential feel with businesses fitting in well. Other comments included consideration of the M-72 Commercial area, community beautification, supporting increased agritourism opportunities for local farms.

Full comments can be found in Appendix 7

APRIL 25, 2024 ACTIVITY CENTER SWOT ANALYSIS

The Activity Center Steering Committee's initial meeting provided an opportunity to provide general comments regarding the three identified Long Lake Township Activity Centers. Additionally a SWOT (Strengths, Weaknesses, Opportunities, and Threats) exercise was done by members for each of the Activity Centers, West Activity Center, Hamlet Center, and North Village Center. Below is a synopsis of those general comments and of the SWOT Analysis.

In general, the Steering Committee expressed concerns about the development of the three activity centers, prioritized the protection of the natural environment and the rural character of the Township and within the Activity Centers. One of the most mentioned themes was environmental protection, including water quality and groundwater supply. Some of the measures to ensure protection mentioned by attendees included tree ordinances and septic inspections.

It was mentioned by several responses that the Township should focus on one activity center, with the North Activity center identified as the preference. Many expressed the interest in development that maintains the Township's rural and natural aesthetics. Ideas to do so included building standards in the Activity Centers, dark sky preservation, and supporting agritourism. Connecting existing neighborhoods to businesses and parks, and the Activity Centers themselves was mentioned as an opportunity to increase walkability.

WEST ACTIVITY CENTER

Strengths

The rural charm and appeal of the West Activity Center was attributed to the natural beauty of the area, proximity to lakes and adjacent communities, and existing and unique businesses that provide a residential feeling to existing families (including farming and agritourism).

Weaknesses

Weaknesses mentioned in the West Activity Center included new development clashing with the existing rural aesthetic, traffic issues (speed, boat parking congestion, busy intersections), visual appeal (blight, clear cut areas), and planning concerns.

Opportunities

Themes of the opportunities in the West Activity Center consisted of smart development, zoning standards, and planning that complements the existing rural aesthetic of the area. Environmental

protection (tree cutting, water quality, etc.) traffic calming, and supporting agritourism and existing farms were also mentioned.

Threats

Threats identified included environmental damage and concerns from clear cutting and increased development, traffic problems (especially during the boating season), loss of the rural character and open space, and overcrowding.

HAMLET ACTIVITY CENTER

Strengths

The Hamlet Center strengths included existing local businesses, public beach access and Township's Taylor Park.

Weaknesses

Weaknesses in the Hamlet Center also included traffic concerns and pedestrian access (crosswalks, handicap access, etc.) and safety, and potential effects to the water quality. Some mentioned that more development would create more issues and other areas should be focused on for development.

Opportunities

Members indicated opportunities in the Hamlet Center could be connecting parks to each other and to surrounding neighborhoods, expanding park offerings, and addition of trees. Leaving the area as is, was also mentioned as an opportunity.

Threats

Threat within the Hamlet Center included a loss of character, impact to existing businesses, traffic safety, and the natural environment.

NORTH ACTIVITY CENTER

Strengths

Strengths of the North Activity Center were the established businesses contributing to the local feel and rural character through things like their signage and look. Many families are located in or near the area which holds Long Lake Elementary School and accessibility to local trails.

Weaknesses

The main weakness in the North Activity Center was traffic safety, including speed and congestion. Others included future considerations such as a farm market competing with existing farms, connectivity and blight of abandoned buildings.

Opportunities

The opportunities for the North Activity Center included improved traffic safety (traffic calming, roundabout, etc.) and pedestrian access (connectivity, sidewalks, bike path, etc.), preservation of rural character, place-making, and redevelopment of abandoned buildings.

Threats

Threats identified within the North Activity Center include over-development and growth leading to rural character loss and natural environment damage, traffic speeds and congestion, and overcrowding leading to resident displacement.

MAY 9, 2024 STEERING COMMITTEE AND PUBLIC INPUT SESSION ANALYSIS

Attendance: 25 members; 30 attendees at Public Input Session

A range of prompts including mapping, zoning, and a gallery work were presented for response during the May 9, 2024 Steering Committee meeting and during the Long Lake Township Activity Center Community Input Session. The Steering Committee meeting had about 25 people attend from the committee.



The Community Input Session was held on May 18, 2024 from 10:00 am to 2:00 pm, which saw approximately 30 community members stop in. All attendees identified as either a resident, business owner, or both.

The input opportunities were broken into three activity stations, which included a mapping activity station, sticky note activity stations, and a gallery walk. The mapping activity broke out the three activity areas and had red and green numbered sticky dots. Red sticky dots signified a feature or use that could be improved, while a green sticky dot represents a feature or use that is working well. The number on the dot corresponded to a comment sheet where responses were left. The sticky note activity stations provided prompts for response on sticky notes in regards to the natural environment, zoning, and general activity center questions. Lastly, the gallery walk displayed a variety of images with various building types, features, or settings and attendees were asked to provide their thoughts on what they like or did not like.

The full analysis of the input can be found in appendix 8.



Networks Northwest

May 3 · 🌐



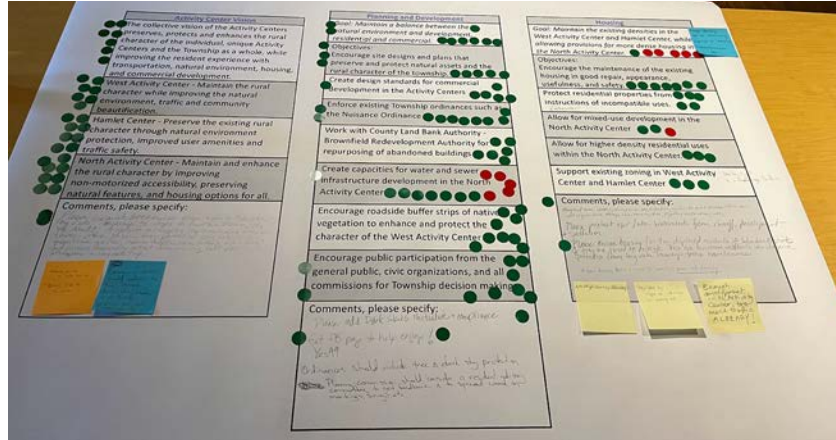
Long Lake Township has teamed with Networks Northwest to develop the Long Lake Township Activity Center Subplan. Community members are invited to drop-in any time between 10:00 a.m. and 2:00 p.m. on Saturday, May 18 at the Boys Dormitory located at Twin Lakes Park, 6800 N Long Lake Rd. The drop-in session allows community members to come at any time to provide input on a range of issues including zoning, site features, and transportation within the Activity Centers. The community's involvement will aid in the development of the subplan's strategies and implementation.

More information on the location of the three Activity Centers and plan documents, as they are developed, can be found at nwm.org/LLTsubplan

JUNE 6, 2024 STEERING COMMITTEE MEETING

Attendance: 15 members

The main objective of the June 6, 2024 Steering Committee meeting was a Vision, Goals and Objectives, and Strategies Workshop. Based on the previous planning, Steering Committee meetings, and the public input collected so far, a vision, goals and objectives, and strategies were developed. The goals



and objectives were grouped into various planning topics, with the strategies aimed to act on meeting those goals and objectives. At the meeting, the members were asked to mark what goals, objectives, and strategies they supported or did not support with the opportunity to provide any comments. In addition, a variety of open ended questions were asked related to specific standards, density, and strategies.

Members showed support for many of the drafted visions, goals and objectives, and strategies. There was mixed support between the goals and objectives and strategies for items such as water and sewer infrastructure, adjusting zoning for mixed-use or higher density housing, and farmers market in the North Activity Center. Input gave some ideas for design and landscape standards, like dark skies, native plants, facade types, and others. Additional strategies to consider included requiring impact (environment and traffic) studies for new development. While higher density housing did not have support, there was some openness to duplexes.

Please see appendix 9 for the full results.

JUNE 20, 2024 STEERING COMMITTEE MEETING

Attendance: 8 members

At the June 20, 2024 Steering Committee meeting, 8 members attended the meeting with the primary input piece looking at future land use in the Activity Center. The existing zoning of the West Activity Center, Hamlet Center, and North Activity Center was discussed amongst the members. They were then asked if there were any parcels or areas where there could be change, whether it be a zoning district change or increased density.

Attending members shared concerns with a range of issues such as the lack of water and sewer infrastructure, increased traffic resulting from increased density, impact on the environment, and loss of the existing rural character. It was discussed that the existing zoning districts should remain as they are in the future until there are infrastructure (water, sewer, road) improvements that would facilitate increased density.

Members were then given a list of fifteen (15) strategy themes and asked to rank their top ten (10) to help prioritize and further refine the strategies. The six responses that were submitted were primarily differing which created conflicts when considering priority. The responses did have some common themes such as traffic calming measures, building and landscaping design, and overlays ranked higher. There was also support given for increased moderate density residential and an outdoor plaza. Lastly, there was a stick dot response sheet with updated goals and objectives and strategies for members to consider support for or against. There were also three open ended questions for response which can be seen below.

Full comments can be found in Appendix 10.

JULY 18, 2024 STEERING COMMITTEE MEETING

Attendance: 10 members

The July 18th Steering Committee meeting started with an opportunity for discussion and comment on the drafted Long Lake Township Subplan, and for additional input regarding the strategies and to find preferences for aspects of design, landscape and sign standards.

Outside of clarifications, grammatical and spelling revisions, discussion themes included protection of Long Lake Township natural environment protection from commercial activity, desire for more citizen engagement and participation such as meetings with interested residents and notifying all residents of impactful developments, and the potential for requiring sidewalks for new subdivisions and developments.

Following the discussion, members went through a gallery walk and response sheet and marked what they supported in each of the Activity Centers. The gallery walk responses were all marked the same for nearly every picture across the Activity Centers (those that differ are noted below). These responses help give some direction to the general preferences that the community holds, specifically looking at commercial and residential building types, buffer types, and signage types.

In respects to buffer types, responses showed support for elements such as coniferous tree lines (5 supported), existing vegetation (3), shrubs, deciduous tree lines, and landscaped berms (all supported by 2 each). For residential building material types, wood/log was supported by 4 members while stone material was supported once. Commercial building material types that are preferred were brick (5), wood/log (4 - Hamlet, 3 - North and West), and siding with windows (4 - North, 3 - West and Hamlet). There was also support for the brick and glass option (1).

The last gallery walk set was in regard to signage types which showed preference for wood (7), standalone A-frame (7 - Hamlet and North, 6 - West), hanging (6), and brick (4). Comments on the signage mentioned no neon lighting or large pole signs. For the maximum size of the sign, the preferred size was four feet by four feet, or not to exceed 16 square feet (3), with not to exceed 24 square feet (1) also having support.

The last sheet revisited support for the strategies and strategy theme prioritization. For the top priority of the Activity Centers, Zoning, Design, and Landscape standards and Ordinance Development and Enforcement (4 each) led Traffic Calming (2). Last asked for any comments related to the Activity Centers for the Planning Commission, with the comments being. "To preserve the natural environment, there should be no commercial sales of anything on Long Lake waters including beaches, boats, docks." and "For anything being done, preserve as many trees as possible." Support and any comments for the strategies can be seen below. Please see Appendix 11 for full results.

STRATEGIES REVISIT	SUPPORT
North Activity Center Overlay with design standards, architectural standards, landscaping	<ul style="list-style-type: none"> • 3 for support • Comment: No - North Activity Center
West Activity Center Overlay with design standards, architectural standards, landscaping	<ul style="list-style-type: none"> • 4 for support
Update the Hamlet Center Development Option to include design standards, architectural standards, landscaping	<ul style="list-style-type: none"> • 6 for support
Lower speed limits on Long Lake Road through the Activity Centers	<ul style="list-style-type: none"> • 5 for support • Comment: Will need MSP cooperation
Install Pedestrian Activated Crosswalks at: <ul style="list-style-type: none"> • Long Lake Grocery to Taylor Park • Fresh Coast to Moomers 	<ul style="list-style-type: none"> • 7 in support
Install Roundabouts at: <ul style="list-style-type: none"> • N Long Lake Rd and Strait Rd (progress) • N Long Lake Rd and E Long Lake Rd • N Long Lake Rd and W Long Lake Rd 	<ul style="list-style-type: none"> • 4 • 2 • 1
Build an outdoor plaza for public gatherings in the North Activity Center	<ul style="list-style-type: none"> • Comment: No! Our Township Hall is a gathering place.
Connect Gilbert Park and Taylor Park with walking/biking path	
Connect Twin Lakes Park, businesses, and old elementary school in North Activity Center with walking/biking path	<ul style="list-style-type: none"> • Comment: Absolutely not - logging and roads around twin lakes park will ruin this majestic park. • Comment: No, but consider altering the entrance. The current one is dangerous due to line of sight.
Adjust zoning to allow for increased duplexes in the North Activity Center	<ul style="list-style-type: none"> • 4 for support
Develop and enforce Township Ordinances to protect environmental features	<ul style="list-style-type: none"> • 6 for support • Comment: No commercial sales on Long Lake including boats, waters, beaches, or docks

4. VISION & GOALS AND OBJECTIVES

The vision, goals and objectives of the Activity Centers were developed utilizing the input from the Steering Committee. The vision of the Activity Centers represents the community’s outlook of each Activity Center in the next ten to twenty years. The goals are broken into themes such as Planning and Development, Natural Environment, and Agriculture, with the objectives seeking to support the goals.

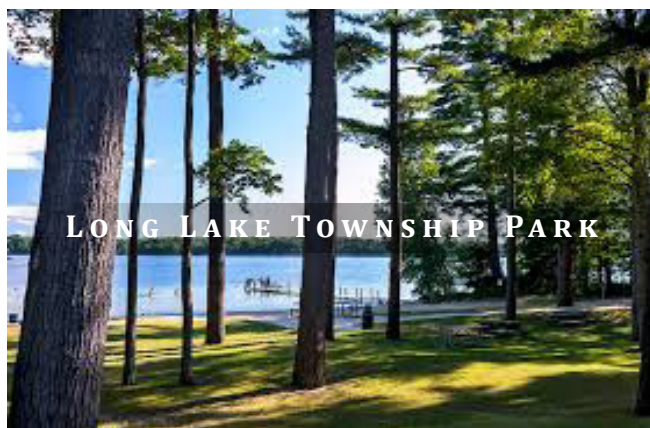
ACTIVITY CENTER VISION

The collective vision of the Activity Centers preserves, protects and enhances the rural character of the individual, unique Activity Centers and the Township as a whole, while improving the resident experience with transportation, natural environment, housing, and commercial development.

West Activity Center - Maintain the rural character while improving the natural environment, traffic and community beautification.

Hamlet Center - Preserve the existing rural character through natural environment protection, improved user amenities and traffic safety.

North Activity Center - Maintain and enhance the rural character by improving non-motorized accessibility, preserving natural features, and housing opportunities for all.



PLANNING AND DEVELOPMENT

GOAL:

Maintain a balance between the natural environment and development, residential and commercial.

OBJECTIVES:

- Encourage site designs and plans that preserve and protect natural assets and the rural character of the township.
- Create design standards for commercial development in the Activity Centers.
- Enforce existing Township ordinances such as the Nuisance Ordinance.
- Work with County Land Bank Authority - Brownfield Redevelopment Authority for repurposing of abandoned buildings.
- Create capacities for water and sewer infrastructure development in the North Activity Center.
- Encourage roadside buffer strips of native vegetation to enhance and protect the character of the West Activity Center.
- Encourage public participation from the general public, civic organizations, and all commissions for Township decision making.

HOUSING

GOAL:

Maintain the existing zoning districts in the West Activity Center and Hamlet Center, and allow increased for more duplexes in the North Activity Center

OBJECTIVES:

- Encourage the maintenance of the existing housing in good repair, appearance, usefulness, and safety.
- Protect residential properties from intrusions of incompatible uses.
- Allow for increased duplexes in the North Activity Center to support additional housing opportunities.
- Support existing zoning in West Activity Center and Hamlet Center.

NATURAL ENVIRONMENT

GOAL:

Protect the natural environment features through ordinance protections and development standards.

OBJECTIVES:

- Evaluate the environmental impact of all new development.
- Develop landscaping standards, including buffering, trees, native plants, for commercial development
- Support community beautification through tree planting, native vegetation, and landscaping with new development
- Develop outdoor lighting standards for dark skies protection
- Collaborate with conservation agencies, watershed organizations, and private groups to protect the natural environment and watershed.
- Utilize Best Management Practices (BMP) to regulate and minimize direct stormwater discharge into lakes and rivers.

AGRICULTURE

GOAL:

Recognize the importance and value of agricultural lands and production.

OBJECTIVES:

- Support and enhance agri-business opportunities
- Encourage preservation of agricultural lands through conservation agencies and state programs.
- Discourage the conversion of farmland into other more intensive uses.
- Host a seasonal farmers market in the West Activity Center to support local farmers.

COMMERCIAL AND ECONOMIC DEVELOPMENT

GOAL:

Future developments in the Activity Centers will enhance the existing quality of life for all who live, work, and play in Long Lake Township.

OBJECTIVES:

- Encourage buffer strips of native vegetation between adjacent non-commercial
- Support existing businesses through increased signage opportunities and uses that benefit local business
- Allow for additional uses and expansion of existing businesses to support them
- Allow for locally owned business uses such as a coffee shop, restaurant, etc
- Limit commercial development to 5,000 square feet of floor area

PUBLIC FACILITIES, INFRASTRUCTURE, & TRANSPORTATION

GOAL:

Enhance and improve the resident and visitor user experience.

OBJECTIVES:

- Connect the Township parks via walking/biking paths and sidewalks
- Connect surrounding neighborhoods with activity centers via walking/biking paths and sidewalks
- Support and fund traffic calming measures such as roundabouts and crosswalks.
- Develop an outdoor plaza with a pavilion to host outdoor community activities and events in the North Activity Center
- Work with Township Parks to develop a Township Non-motorized Trail Plan
- Investigate adding water and sewer infrastructure to the North Activity Center
- Partner with TART Trails, Grand Traverse County Road Commission, MDNR, and MDOT to make regional connections and infrastructure improvements.
- Support a public transit route with stops through the Activity Centers.
- Host a seasonal farmers market in the West Activity Center.

5. STRATEGIES, IMPLEMENTATION, FUTURE LAND USE AND ZONE PLAN

The strategies, implementation, future land use, and zone plan were developed utilizing input from the Steering Committee. The strategies seek to support the aforementioned goals and objectives, with implementation notes on how the strategies can be achieved, elements of standards to consider for policy and zoning changes within the Activity Centers, and general notes. The timeline are general with Short Term being achievable in a year, Mid Term achievable over a year but less than three, and Long Term taking three plus years.

STRATEGY	IMPLEMENTATION	TIMELINE
Develop the North Activity Center Overlay with design and landscaping standards	The Steering Committee showed interest in the development of Activity Center Overlay districts with specific design, architectural and landscaping standards.	
West Activity Center Overlay with with design and landscaping standards	Overlay Districts can be used to apply additional standards to an area that has special consideration, such as the Activity Centers. Through the meetings and input, it was noted that the Overlay standards would be similar between the Activity Centers.	
Update the Hamlet Center Development Option to include with design and landscaping standards	<p>The Hamlet Center Development Option currently exists in the Long Lake Township Zoning Ordinance and could be revised to include more specific design, architectural and landscaping standards to match the North and West Activity Centers.</p> <p>While there are many components that can be incorporated into an overlay district, design, and landscaping standards, some of the preferences of the Steering Committee members for residential and commercial building types, buffer types, and signage are discussed in the July 18th Steering Committee Analysis.</p> <p>The Overlays should retain the underlying zoning uses and consider additional uses that meet Long Lake lifestyle such as a coffee shop, while paying attention to the design and landscaping standards that build on to the rural character.</p> <p>Additional considerations include requiring landscape plans, encouraging creative landscape designs, the use of native plants for landscaping, requiring environmental or traffic impact studies for developments that generate more than 100 daily vehicle trips, and allowing for additional signage types for businesses.</p> <p>The following examples of language are for reference and use in developing the Activity Center Overlay Districts that meet the needs of Long Lake Township. Landscaping standard examples are provided in Appendix 12 and 13, from the Village of Dundee and from Holland Charter Township respectively. Example design standards in Appendix 14 and 15 are from the City of Wayne and Brighton Township. Lastly, examples of Overlay Districts come from Williamston Township and Zionsville, Indiana are located in Appendix 16 and 17.</p>	Short Term

STRATEGY	IMPLEMENTATION	TIMELINE
<p>Lower speed limits on Long Lake Road through the Activity Centers</p>	<p>Traffic speeds and safety were a top concern of the Steering Committee, especially on North Long Lake Road through the Activity Centers. In order to lower the speed limits, the Township Board would need to request a speed study from Grand Traverse County Road Commission and Michigan State Police.</p> <p>It should be noted that recent adopted legislation, House Bill 4012 of 2023, allows for, “A speed limit established under this section may be set below the eighty-fifth percentile speed if an engineering and safety study demonstrates a situation with hazards to public safety that are not reflected by the eighty-fifth percentile speed, but must not be set below the fiftieth percentile speed.”</p>	<p>Mid Term</p>
<p>Install Pedestrian Activated Crosswalks at:</p> <ul style="list-style-type: none"> • Long Lake Grocery to Taylor Park • Fresh Coast to Moomers 	<p>The Steering Committee noted traffic safety concerns at areas in the Activity Centers for safe pedestrian crossings. The Township would work with the Road Commission to install a lighted, pedestrian activated crosswalk such as a HAWK system.</p>	<p>Mid Term</p>
<p>Install Roundabouts at:</p> <ul style="list-style-type: none"> • N Long Lake Rd and Strait Rd • N Long Lake Rd and E Long Lake Rd • N Long Lake Rd and W Long Lake Rd 	<p>Steering Committee members considered the installation of roundabouts in the Activity Centers as a method of traffic calming.</p> <p>In the North Activity Center, progress has been made for a “peanut” roundabout that would create a loop between the intersections of North Long Lake Road and Strait Road with North Long Lake Road and East Long Lake Road.</p> <p>In the West Activity Center, the intersection of North Long Lake Road and West Long Lake Road was identified as a traffic concern. The Township would need to work with the Road Commission to determine costs and if this location is a candidate for a roundabout.</p>	<p>Long Term</p>
<p>Build an outdoor plaza for public gatherings in the North Activity Center</p>	<p>The Master Plan speaks to creating a community center in the North Activity Center. The community has interest in the establishment of a facility for public gatherings and events with an outdoor plaza being suggested.</p> <p>At current, the Township does not own property within the North Activity Center. Further examination into property acquisition and community input for size, uses and events, and materials may be considered.</p>	<p>Long Term</p>
<p>Connect Gilbert Park and Taylor Park with walking/biking path</p>	<p>Interest in creating non-motorized trails connecting the Activity Centers and community assets was shown during Steering Committee meetings. The Township Master Plan survey also noted more trails/bike paths were the second most needed public facilities.</p> <p>A Township Trailways/Non-Motorized Plan, as mentioned in the Master Plan’s Implementation, could more closely examine the feasibility, routes, and connections. Potential community organization partners could include TCAPS, TART Trails, and NORTE.</p>	<p>Long Term</p>
<p>Connect Twin Lakes Park, businesses, and old elementary school in North Activity Center</p>		

STRATEGY	IMPLEMENTATION	TIMELINE
<p>Adjust Zoning to allow for increased duplexes in the North Activity Center</p>	<p>The Steering Committee members recognized the need for additional housing opportunities in the Activity Centers, and had openness to increasing the opportunity for duplex units in the North Activity Center.</p> <p>This may be achieved through adjusting the current zoning, such as including duplexes in the Low Density Residential District, or by including specific uses in a potential North Activity Center Overlay District that meets specific standards such as building material type.</p>	<p>Short Term</p>
<p>Develop, revise, and enforce Township Ordinances to protect environmental features</p>	<p>Steering Committee members were interested in the Township developing and enforcing various ordinances or measures to protect the Activity Center and Township’s natural environment features</p> <p>In April 2024, the Planning Commission began work to develop a Tree Ordinance and the Township also has an existing Nuisance Ordinance (Ordinance No. 155 of 2016). The Township may examine their existing ordinances like the Nuisance Ordinance to ensure it meets the needs of the community to prohibit nuisance.</p> <p>Interest in additional measures included dark sky protection and protecting the waters in Long Lake such as stormwater and runoff standards. The Long Lake Township Zoning Ordinance contains Section 4.13 Outdoor Lighting and Night Skies, which should be enforced and reviewed for applicability. A stormwater-runoff ordinance may be developed to provide protection to the waters. The Township could engage with its Township Engineer for the development of standards.</p>	<p>Short to Mid Term</p>
<p>Engage with interested residents for planning and zoning matters in the Township.</p>	<p>The Steering Committee members noted that they would like the Township to be more engaged with the Township residents outside of the regular Township Board and Planning Commission meetings.</p> <p>Engagement ideas included by an email listserv, social media, townhalls with the Board of Trustees or Planning Commission, newsletter, and postcard mailer for developments with great impact to the community.</p>	<p>Short Term</p>

A. FUTURE LAND USE

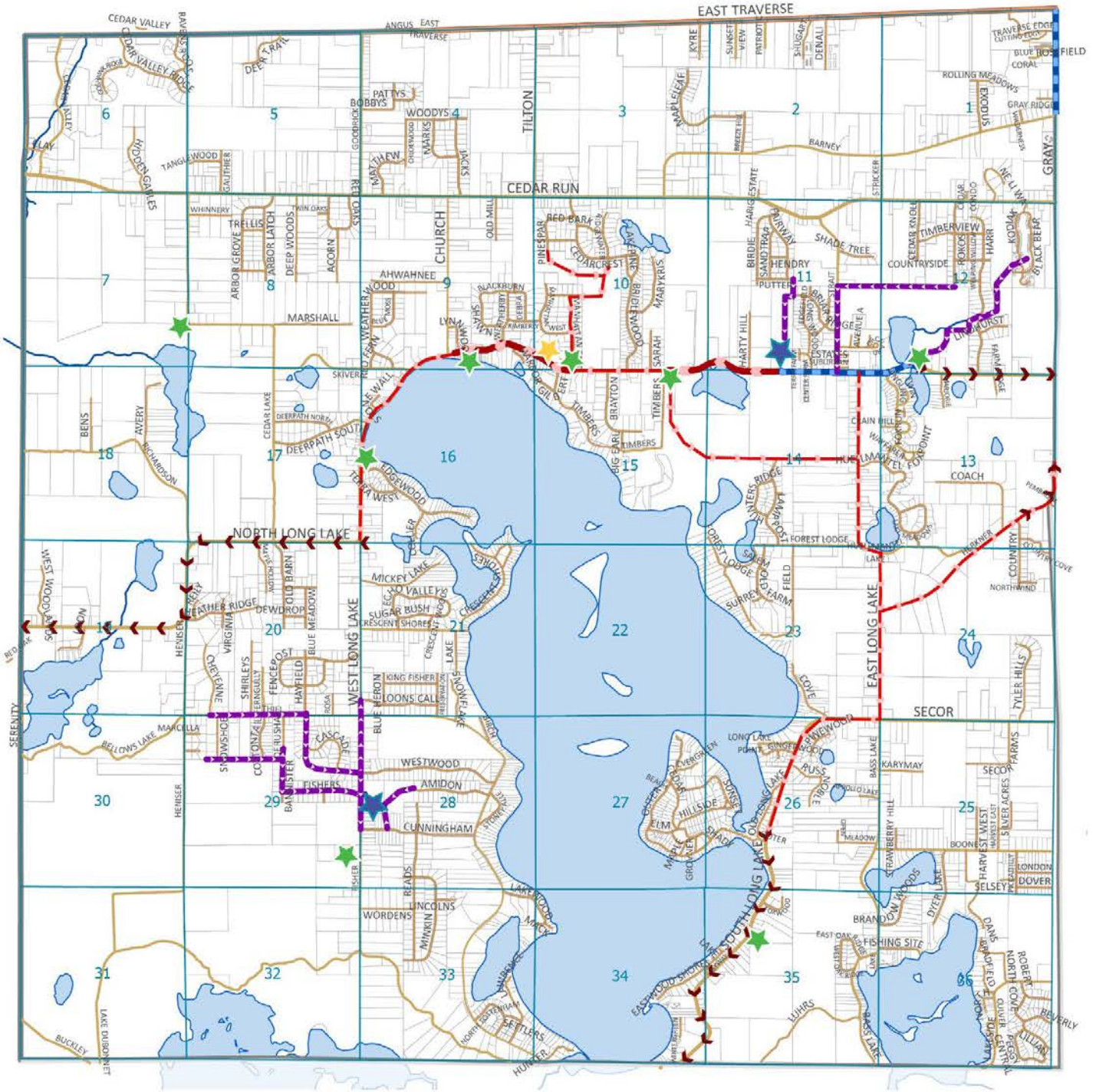
The future land use for the Activity Centers was discussed at the June 20, 2024 Steering Committee. The desire of the members was to retain the existing zoning that is currently found in the Activity Centers. There was openness to support future zoning changes as infrastructure improvements, such as road improvements and water and sewer infrastructure, allow for and facilitate smart growth for the Township.

B. ZONE PLAN

FUTURE LAND USE DISTRICT	COMPATIBLE ZONING DISTRICT	EVALUATION FACTORS
Activity Centers Hamlet Center	Retain existing zoning districts - Low Density Residential - Moderate Density Residential - General Business - Local Business - Lakefront Residential - Agriculture	- Retain underlying zoning districts - Adopt overlay districts for Activity Centers with specific uses, design, landscape, signage standards - Restrict use by right size for commercial development to 5,000 square feet

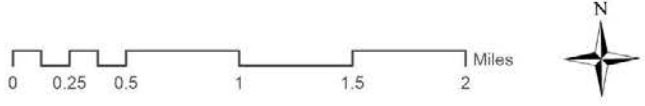
6. APPENDICES

1. CONCEPTUAL ROAD AND TRAIL PLAN - MASTER PLAN 2024	PAGE 34
2. SOILS MAP - - MASTER PLAN 2024	PAGE 35
3. TOPOGRAPHY MAP - - MASTER PLAN 2024	PAGE 36
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6. STEERING COMMITTEE FLYER/PRESS RELEASE	PAGE 39
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9. JUNE 6, 2024 STEERING COMMITTEE MEETING	PAGE 67
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12. VILLAGE OF DUNDEE LANDSCAPE STANDARDS (FOR REFERENCE)	PAGE 81
13. HOLLAND CHARTER TOWNSHIP LANDSCAPING AND SCREENING STANDARDS (FOR REFERENCE)	PAGE 90
14. CITY OF WAYNE DESIGN STANDARDS (FOR REFERENCE)	PAGE 95
15. CHARTER TOWNSHIP OF BRIGHTON DESIGN REGULATIONS (FOR REFERENCE)	PAGE 97
16. WILLIAMSTON TOWNSHIP MIXED-USE OVERLAY DISTRICT (FOR REFERENCE)	PAGE 124
17. ZIONSVILLE, INDIANA RURAL: OVERLAY DISTRICT (FOR REFERENCE)	PAGE 131
18. PLANNING COMMISSION RESOLUTION OF APPROVAL	PAGE TBD
19. TOWNSHIP BOARD RESOLUTION OF APPROVAL	PAGE TBD

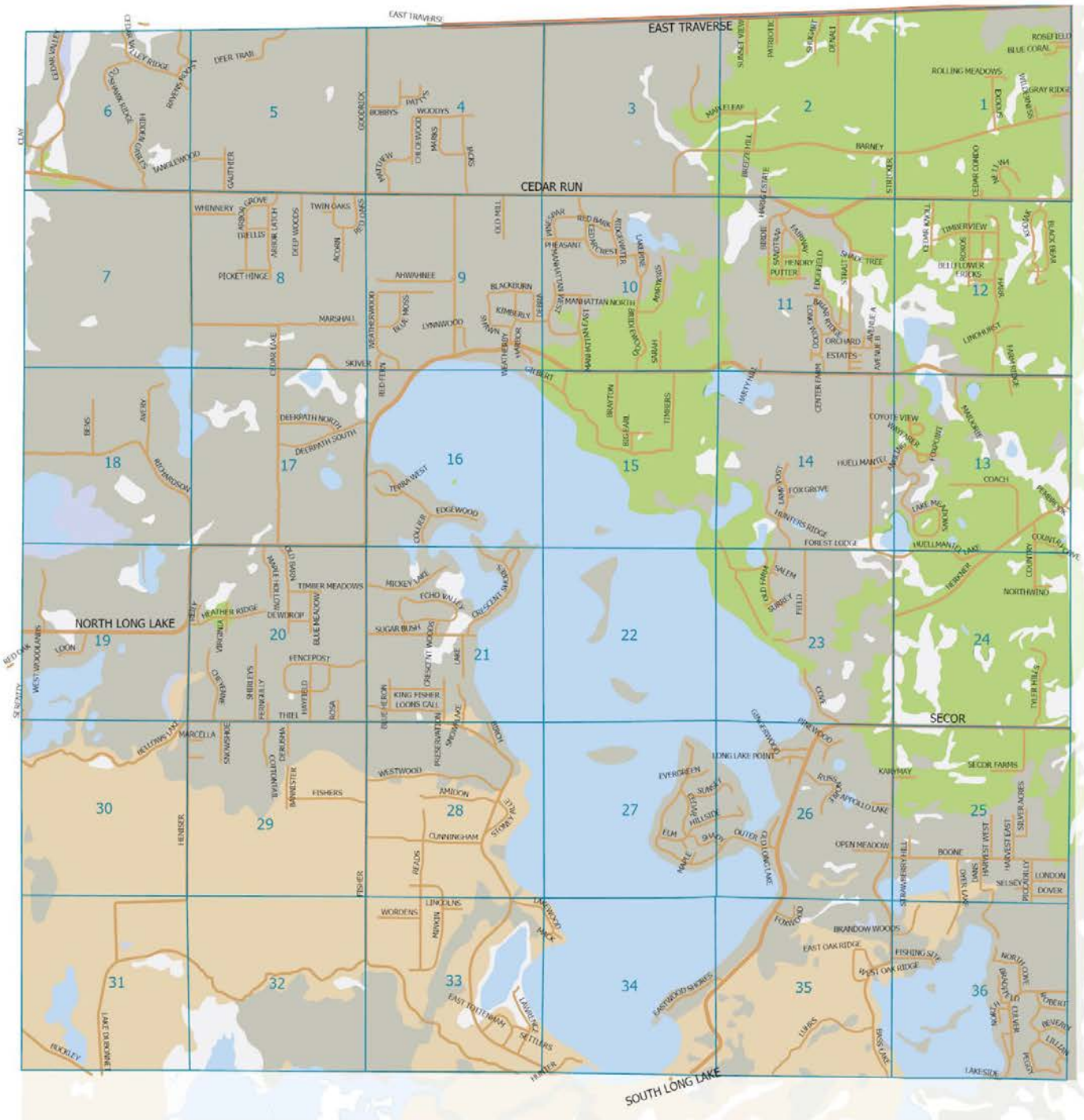


- ★ ★ ★ Points of Interest: School/Park/Government
- Gateway/Major Road Improvements
- Multi-Modal Trail - Phase 1
- Multi-Modal Trail - Phase 2
- Safe Routes to School (some existing/informal)
- ➤ Regional Trail Connections

Conceptual Road and Trail Plan



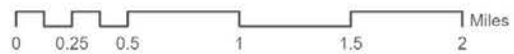
APPENDIX 2: SOILS MAP - MASTER PLAN 2024

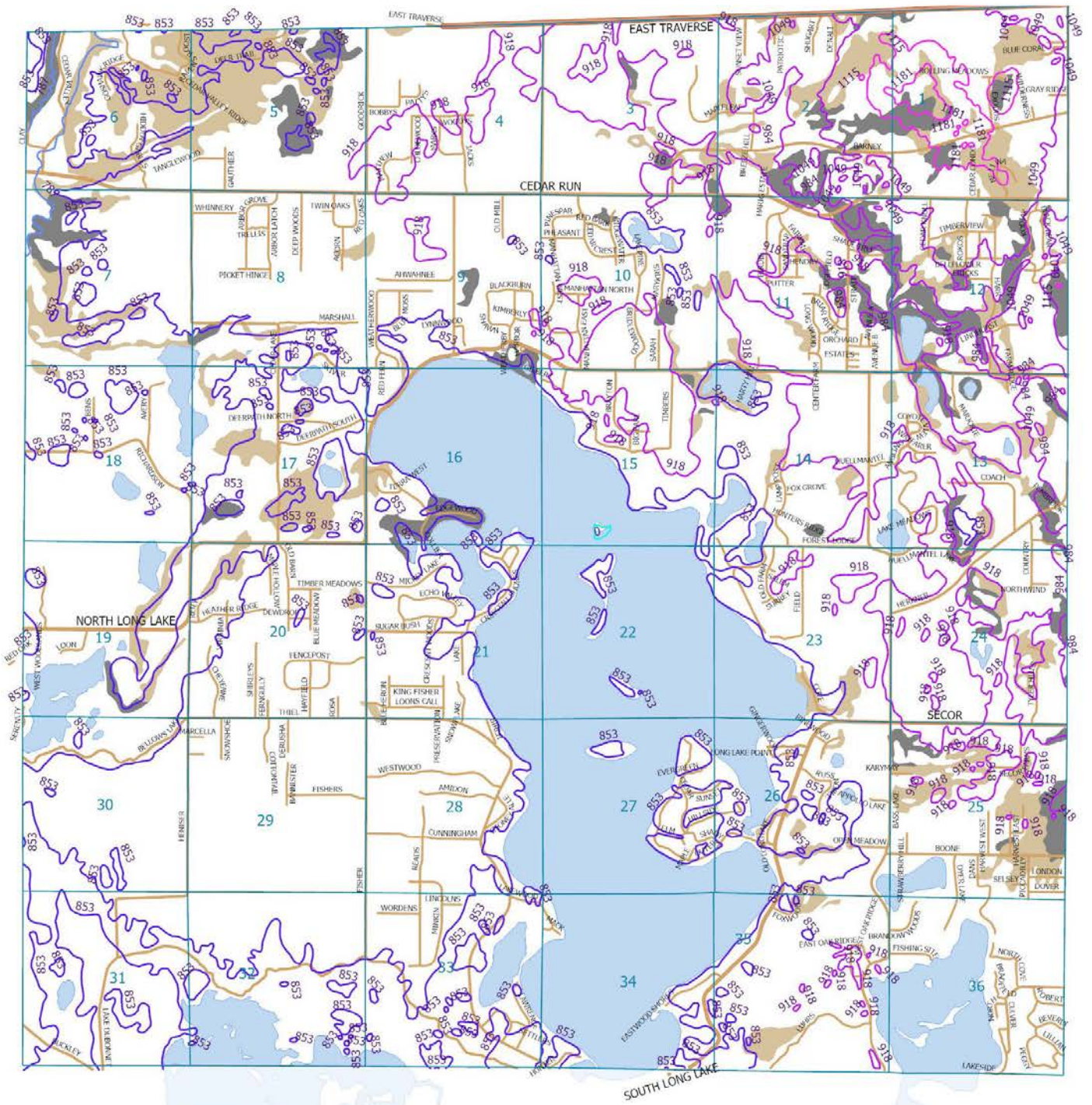


SOILS ASSOCIATIONS

- RUBICON-GRAYLING
- KALKASKA-MANCELONA
- EMMET-LEELANAU

Soils

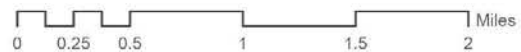


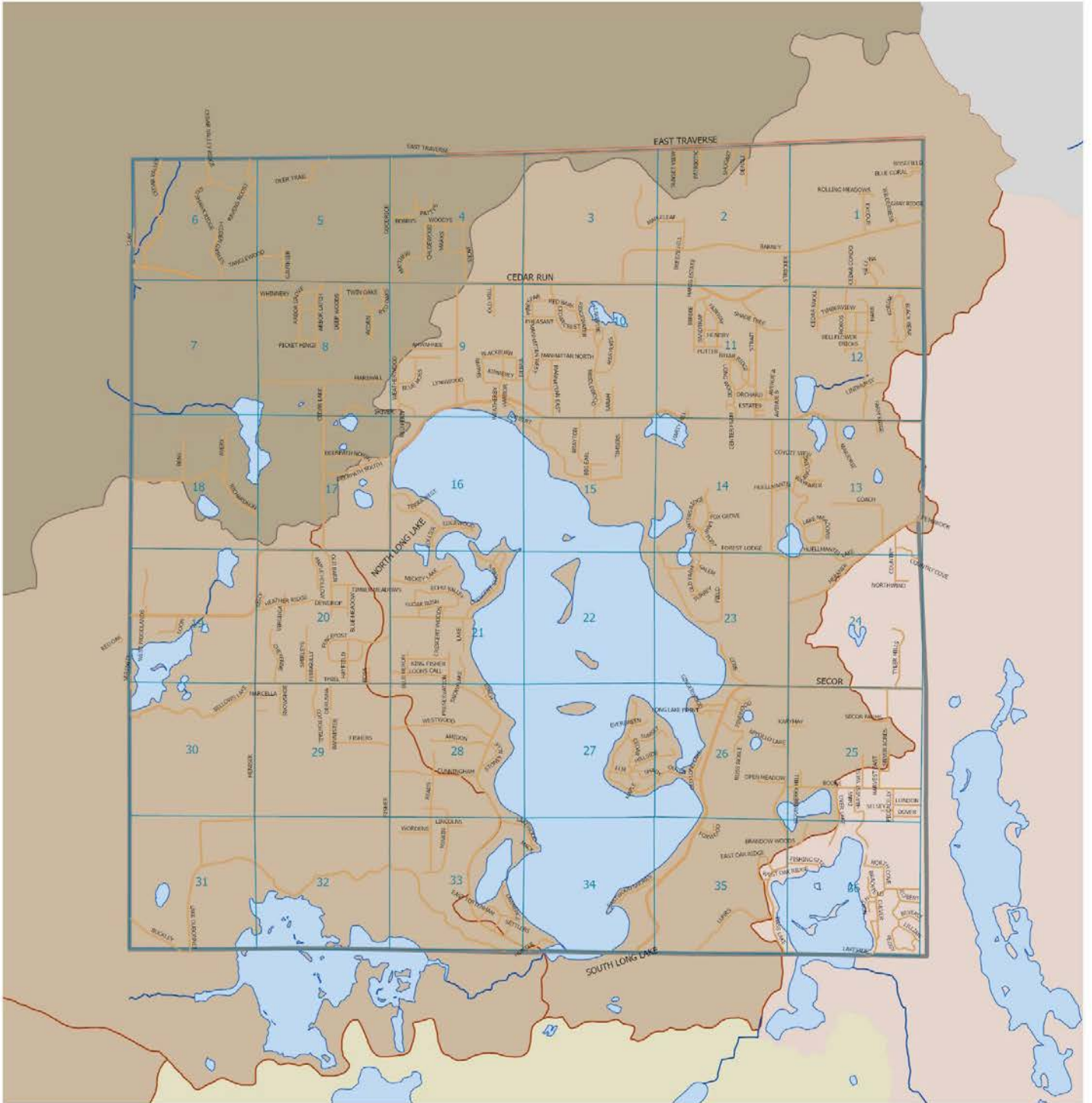


ELEVATION CONTOURS (feet)

- 0
- 1 - 850
- 851 - 915
- 916 - 1050
- 1050 - 1181
- 18% slopes
- 25% slopes

Topography

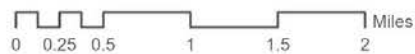




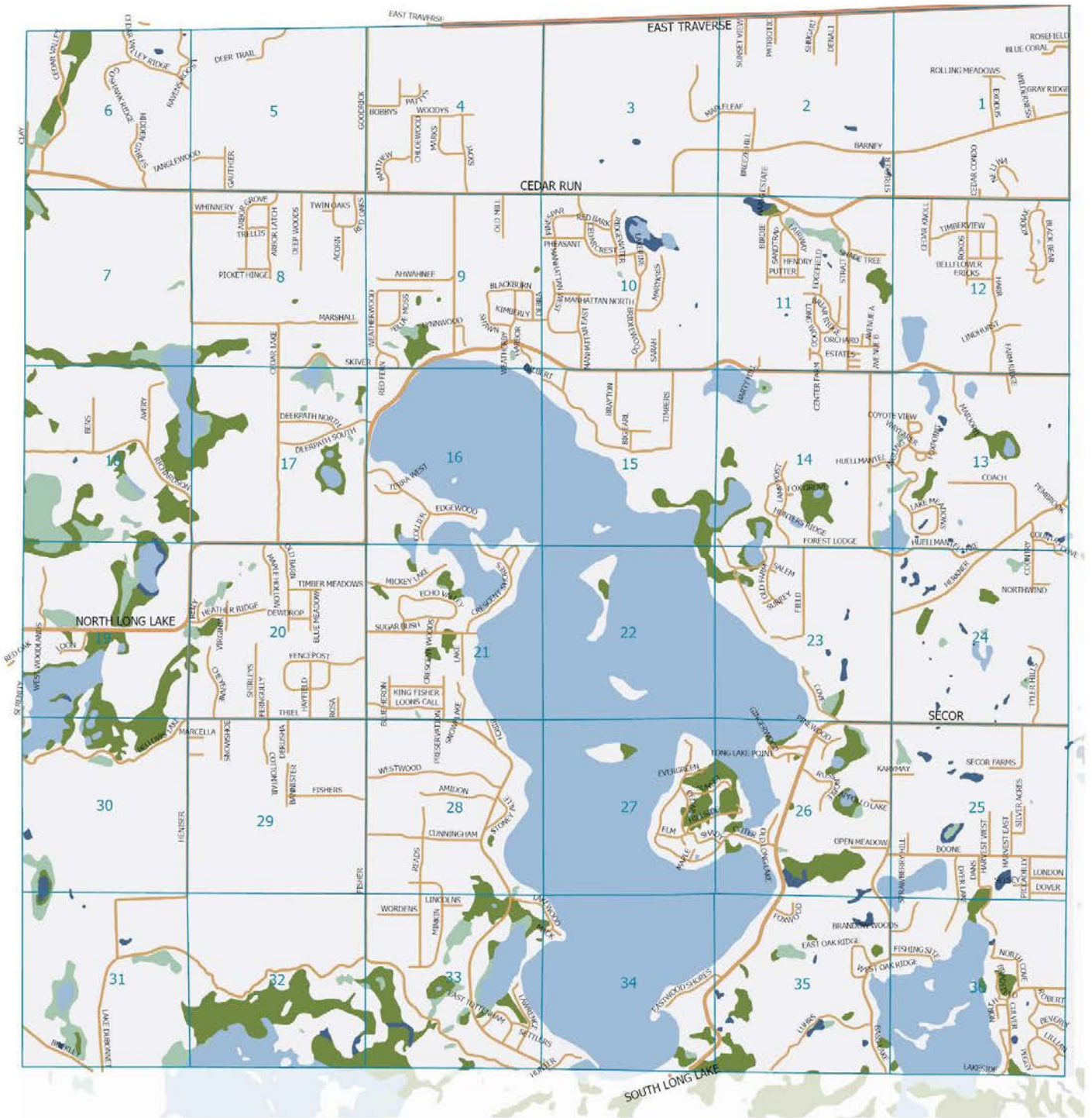
DRAINAGE BASIN

- Betsie River
- Boardman River
- Lake Michigan Drainage
- Platte River (w/subbasins)
- Lake Leelanau

Watersheds

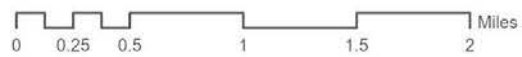


APPENDIX 5: WETLANDS MAP - MASTER PLAN 2024



- EMERGENT
- FORESTED
- SCRUB-SHRUB
- UNCONSOLIDATED SHORE/BOTTOM

Wetlands



News Release

FOR IMMEDIATE RELEASE

March 18, 2024

Media Contact: Mathew Cooke
Networks Northwest, Community Planner
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Mathew.cooke@networksnorthwest.org

Long Lake Township Seeks Residents to Join Activity Center Steering Committee

LONG LAKE TOWNSHIP, MI – Long Lake Township in Grand Traverse County is recruiting local residents and business owners to provide input for the development of their Activity Center Master Plan by joining the Activity Center Steering Committee. The new Steering Committee will help the Township Planning Commission with aspects of the design of activity centers along with functionality and uses allowed within them. The Steering Committee will begin meeting in late April. A sign-up form and additional information, including where the Activity Centers are located, can be found on the Long Lake Township website, LongLakeTownship.com

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NOTE to Media: Images are oftentimes available upon request by emailing Dan Boss at dan.boss@networksnorthwest.org and stating preferences for resolution, file format, and file size. Or phone (231) 929-5047. Check our online Media Room at: networksnorthwest.org/media

Founded in 1974, Networks Northwest facilitates and manages various programs and services for the 10-county region. These programs include Northwest Michigan Works!, APEX Accelerator (formerly PTAC), various business services, and many different regional planning initiatives in response to our communities' requests and needs. You will see the broad spectrum of workforce, business and community services Networks Northwest offers if you visit our website, networksnorthwest.org. Networks Northwest's member counties are: Antrim, Benzie, Charlevoix, Emmet, Grand Traverse, Kalkaska, Leelanau, Manistee, Missaukee, and Wexford.

April 25, 2024 Steering Committee Notes

What makes these areas unique, historic, etc was the initial question that generated a general discussion and the following commentary from the Steering Committee.

- Value natural environment
- Do not want to be like Garfield Township (built out)
- Signage standards, no neon signs
- Tree ordinance consideration
- Density of neighborhoods
- Consideration of existing mobile home park
- Aesthetic of existing businesses, such as Long Lake Grocery
- Zoning that brings a cottage feel
- Consideration of M-72 Commercial Area
- Traffic concerns, including safety
- The roundabout at N Long Lake Rd/E Long Lake Road was mentioned
- Slowing traffic down
- The area provides history with the businesses and generations of families
- Access to business – Walkability
- Long Lake itself brings people to the area – ensure the health and safety of people and environment
- Opposition to previous planning ideas including a farmers market and gas station/convenience store
- Improved communication from Township
- What types of uses are allowed in areas (in the future)
- There should be no changes to the Hamlet Center, including no gas station
- Walkability in the North Activity Center, including sidewalks
- Work with NORTE/TART on biking and pedestrian development
- Bringing in things that help families
- Clean up what exists
- There is a lack of water and sewer infrastructure, although it is nearby
- When considering sidewalks, keep in mind natural features, watershed
- Sidewalks should not be extensions of the shoulder
- Traffic slowing
- Beautification
- The North Activity Center is established
- The Township Hall should be the community hub
- Traffic safety, cars exceed 55 mph on Long Lake Road
- The uses in the area contribute to how things look, which is important
- Use by right – minimum square footage in commercial (5,000-7,500 square feet)
- The community should have a say in large commercial development
- No to big box stores

- Keep land from being fragmented
- There should be one village square/center
- Sidewalks should be required in development along with parking, screening, etc.
- Screening with the use of trees
- Light pollution, avoiding
- The policies on commercial should be across the board and not just the activity centers – universal to commercial development standards
- Connecting forests and being aware of wildlife corridors
- The West Activity Center is hard to tell there is businesses and feels residential
- Agritourism, such as Clarks Family Farm
- Re-tree areas in West Activity Center
- North Activity center provides a sense of community
- Provide for smart development between areas
- Township should have a tree ordinance
- Wheelock property was an original commercial area in the Township
- Long Lake Road sees a lot of commuter traffic with high AADT
- The sign ordinance is restrictive
- Dark skies ordinance to reduce light pollution
- How can we fund growth?
- Activity Centers came to the Township in the 90s
- Want to be respectful of neighbors
- Ensure that the Zoning Ordinance has teeth
- Balance property owners rights versus the public interest
- The Township being proactive on issues such as lighting and trees
- The Township has a parks millage

Strengths, Weaknesses, Opportunities, and Threats Assessment

General Comments

- Ecosystem must be taken into consideration. Land, plants animals, biotic and abiotic interactions and conserving the ecosystem.
- Dark Sky Ordinance
- Tree Ordinance
- Stormwater
- No Chain Stores
- Focus on corridor (M-72) with water and sewer
- We focus on everything we can see – something we must consider is how development will negatively affect the groundwater – what can be done to protect the groundwater supply and quality
- Make an ordinance to restrict tree cutting
- Make an ordinance to keep a percentage of land with tree cover

- Email agenda of steering meetings committees would be great
- How about broadcasting the meetings and all public meeting in Long Lake by internet access. Live recorded, public TV, Zoom, Google Meet, etc.
- Want to emphasize Township asking us: Do we even want to develop all three areas? Reiterating notion to focus on ne area (maybe North Activity Center) Not Three (Leave west and Hamlet alone)
- Protecting families and their homes within the overlays
- Would love paperwork in hand at meetings. Hard to follow otherwise.
- Focus on place making – Agritourism, pop-up markets, health and wellness
- Be mindful connecting the communities – I do not want this to be a suburban space – rather a rural space
- Bike path opportunity through community to connect business and families
- Encourage Board to continue with Natural Features Inventory
- Start over again – have one place not 3
- Would like a forest plan for the Township overall
- Would like a focus on night sky protection
- More paperwork at meetings or emailed
- Long Lake already has a community space with tennis courts, walking paths, bocce ball fields
- Community space to gather families/community for events
- Need restrictions to change use by right
- Need to add tree ordinance and beautification
- Resist over development with commercial businesses
- Keep the rural lake/forest character that makes Long Lake Township special
- Zoning/Land Use guidance to follow the long term historical aesthetics
- We all live out of town for a reason. Let’s keep that reason. Regulate retail/development. Listen to your people.
- No big-box chain stores
- Attractive, rustic looking building standards
- No big-box businesses – no gas stations – no convenience stores
- Dark sky
- Septic inspections every 3 years (protect water)
- Require watershed protection – check septic tanks for aging
- Dark skies
- Three activity centers don’t seem to align with Township mission
- Natural beauty protection priority . Land and new businesses builds

West Activity Center

Strengths

- Lack of development has been a strength (rural/woody feel)
- Existing businesses are residential in feel

- Adjacent to Lake Ann
- The beaches
- Some beauty still left
- Great connecting area to multiple communities
- Some current beauty left at current business
- Attractive/quality businesses like clock shop and artists market
- Clarks Farm/Agritourism
- Older (non-box store) business have great curb aesthetics
- Limits more high density residential
- Rural aesthetic/farms
- Long Lake
- Adjacent to Lake Ann
- Current aesthetic of existing small business
- Gilbert Park!!!
- Families/Residential!
- Local business (vet, clock, art store)
- Quaint building characters on one store
- Local agriculture business

Weaknesses

- Wheelock's
- Wheelock's
- Wheelock
- No appeal
- Storage business does not fit rural feel
- Not needed
- The damage to the master plan vision that's already been done
- Lack of trees
- Blight and nuisance business
- Dust and odor
- Too much traffic and too fast
- Overflow boat parking on Long Lake Road obstructs
- Junk business
- Unnecessary location based on population density
- 55 Speed Limit
- Busy intersection
- Lack of Trees
- Blind Spot intersection
- Traffic
- Dollar store
- Traffic at N and W Long Lake Road – Speed limit

- Dollar General
- Overflow of boat launch/beach traffic
- Busy area due to boat launch – too much traffic in one area
- Traffic (speed limits insane)
- Dollar General

Opportunities

- More consistent aesthetic design for business to create a look/feel appropriate for the rural setting
- Clark Family Farm
- Learn from mistakes
- Multiple businesses with similar style
- No more clear cutting trees!
- Maintain existing vegetation
- Low lights to protect dark skies
- Lobby for impact fees
- Keep density low
- Township should buy Wheelock property if ever available and use for overflow parking and then concession out in and out service and marine service
- Make them add more trees
- Slower speed on road
- Learn from mistakes
- Bike path opportunity to other activity centers and subdivisions
- Make changes to master plan to prevent more of this
- Moratorium – possible extension
- Keeping it exactly as is (supporting farm or existing small business)
- Preserving natural features
- Keeping design/residential aesthetic of existing businesses
- Sunset requirement for existing biz
- More consistent aesthetic
- Dark sky compliant requirement
- Keep it more residential business
- Hamlet could focus on agritourism
- Minimal/low light to protect dark skies
- Opportunity to keep rural feel and protect the environment (particularly groundwater)
-

Threats

- Too much clear cutting – negative impacts on lakes/watershed
- Unknown growth
- More development threatens groundwater

- What happens to those who homes fall within the center overlay?
- Overcrowding family out
- Ugly business joining trash, traffic safety
- Dollar General/no rural aesthetic
- Traffic into beach areas
- Threats to wetland and lake area with development
- No big-box stores
- Not protecting well water
- Dollar General
- More big box stores
- Clear cutting forests/destroying wildlife habitat
- Worsened traffic issues
- Suburban sprawl
- Clark's may sell
- Keep trees
- Deforestation
- Diminished property values around the dollar general
- DG can lure more developers (Walgreens vs. Rite Aid vs. CVS) to move in. How can we prevent?
- Polluted soil and water
- Well protection
- Business don't fit with rural character

Hamlet Center

Strengths

1. Long Lake Grocery
2. Township Hall with park and baseball fields
3. Long Lake Grocery
4. Long Lake Grocery
5. The look of Long Lake Grocery
6. No other businesses
7. Public access beach
8. Public beach
9. Great park/beach
10. Perfect local business to have there
11. Long Lake Grocery
12. Beach
13. Long Lake Grocery Beach
14. Beach access
15. Gas station
16. Fishing
17. Best Pizza

18. Only gas station that Long Lake needs
19. Great little local business
20. Long Lake Grocery serving this community since 1867
21. Boater access to park

Weaknesses

1. No further development – consolidate to North Activity Center
2. Traffic can be tricky in busy months
3. Swimmers itch
4. Too large an area for activity center
5. Beach not utilized for more family functions
6. Church Road – traffic is VERY fast – it's a concern
7. Handicap access
8. Very close to Long Lake – careful consideration of development and its effect to the aquatic environment must be taken into consideration
9. Lack of crosswalks
10. Walking safety
11. Too small an area to do anything with
12. Too near lake
13. Unsafe road speed, dangerous without sidewalks
14. Not necessary, we only need 1 – North Activity Center
15. Traffic (speed limits insane)

Opportunities

1. None, leave Long Lake Grocery as the only business there
2. It's a gem of an area – don't ruin it!
3. More interactive/play at beach
4. Connect two beaches by a walking trail
5. Keep it natural
6. Bike path opportunity to connect to North Activity Center and to local subdivisions
7. None really
8. Expand the park
9. Put in more trees and landscapes to protect the lake ecosystem

Threats

1. Changes to existing area
2. Any (building) change would drastically alter charm of the area
3. Threatening Long Lake Grocery Business
4. Lots of additional traffic and kids walking – very dangerous road and no sidewalks
5. Traffic speeds

6. Overcrowding
7. More business and more residence being built is a threat to groundwater
8. I strongly discourage any development near the lake
9. Pedestrian safety

North Activity Center

Strengths

- Fresh Coast and Moomers
- Fresh Coast Market and Moomers
- Multiple family subdivisions nearby
- Fresh Coast Market
- The Look
- Signage
- The products
- I personally like the mobile home park feel
- Long standing business
- Darkness and rural
- Long Lake School is set back
- Already a commercial and public density
- Pass through for much of the Township
- Moomers products
- Signage
- The look
- Family business “feel”
- Moomers
- Fresh Coast
- Township Hall
- Moomers
- Fresh Coast
- Local business owners in Township
- Families
- Local feel
- Popular businesses but not overdeveloped – can access TL trails from Strait (behind movie park)
- Families (lots of)
- Fresh Cost, Moomers, Farms
- Family businesses
- Rural character
- Farming

Weaknesses

- Farmer market compete with area farmers
- Safety and traffic
- Long Lake Road speed
- Buy land with tax payers money
- Lack of sidewalks
- Abandoned sites/church/some trash
- Relocating trailer park families is wrong
- Speed
- Traffic
- No sidewalks
- High speed traffic
- Traffic/speed
- Dollar general
- Traffic
- Overdevelopment without regulation
- Traffic
- Traffic
- Density of houses too tight
- No museum building
- Traffic (speed limits insane)
- No road to Twin Lakes on East and West side
- No clearing of trees
- Dangerous traffic
- Blight of abandoned buildings

Opportunities

- Bike path to other activity centers and subdivisions
- Sidewalks, bike paths, and hiking trails needed
- Abandoned areas that could be utilized
- Better/safer traffic flow and walking opportunity between current business and residential
- No new businesses
- No activity centers
- Place making
- Township square /gathering spot
- Decrease fragmentation of commercialization everywhere/destruction of natural areas
- Village commons concept
- No more clear cutting trees – require saving soil and vegetation
- Slow traffic
- Build a roundabout
- Add sidewalks

- Crosswalks/bike trail
- Dark sky/lighting
- Sound ordinance
- Safety grants for road/roundabout
- Abandoned buildings could be removed. Not ideal to develop though, due to traffic
- Make elementary and parks more accessible by bike or foot – safely!
- Create North Activity Center as hub
- Fix Traffic issues
- Make developers adhere to lighting, tree, landscape ordinance
- Would like to connect the school to the park
- Walking –sidewalks
- Slow traffic with caution in intersection
- Better traffic flow
- Opportunity for “place making” without excessive commercial development (more natural gathering infrastructure)
- Connections to business for pedestrians
- Better traffic management (yes it is in process)
- Decrease fragmentation of business
- Maybe have utility access for business to minimize number of drivers on Long Lake Road
-

Threats

- More business and residence being built threatens groundwater
- Growth in residential
- Overdevelopment in both residential and business
- Overdevelopment (exacerbating traffic issues and environmental concerns)
- Threat to the mobile home community (displacing people for development?)
- Disjointed/chaotic design/gel of new businesses (no overlay requirements)
- Overcrowding and pushing families out
- Overdevelopment
- Increased traffic
- Traffic
- Traffic peanut may prevent planning
- Pushing out families
- More traffic
- Displacing homeowners!! Increased activity equals increased danger.
- How will peanut impact properties?
- Protect housing for people who live in the mobile home park – their lives matter – do not evict them! Provide alternative housing, subsidized if necessary to protect them from homelessness.
- Disruption of natural areas
- Traffic speed

- Overdevelopment
- Not thinking this through
- Too much traffic
- Too much growth



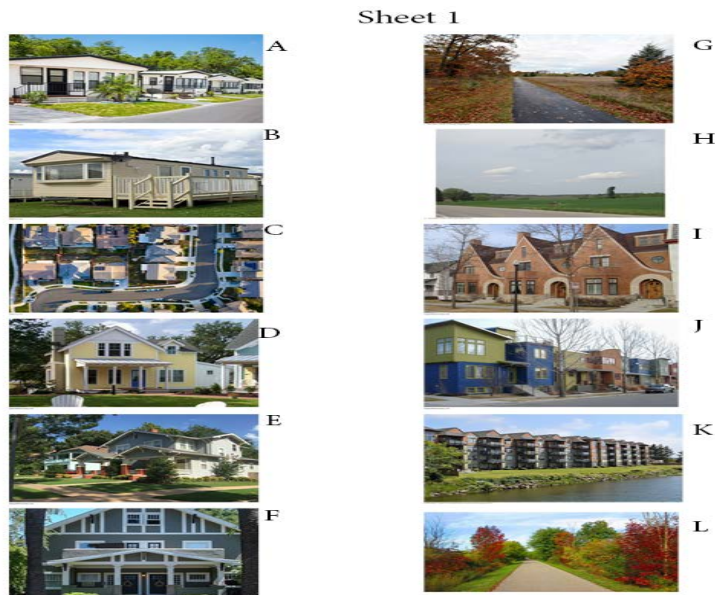
Steering Committee and Public Input Session Comment Analysis

A range of prompts including mapping, zoning, and a gallery work were presented for response during the May 9, 2024 Steering Committee meeting and during the Long Lake Township Activity Center Community Input Session. The Steering Committee meeting had about 25 people attend from the committee. The Community Input Session was held on May 18, 2024 from 10:00 am to 2:00 pm, which saw approximately 30 community members stop in. All attendees identified as either a resident, business owner, or both.

The input opportunities were broken into three activity stations, which included a mapping activity station, sticky note activity stations, and a gallery walk. The mapping activity broke out the three activity areas and had red and green numbered sticky dots. Red sticky dots signified a feature or use that could be improved, while a green sticky dot represented a feature or use that is working well. The number on the dot corresponded to a comment sheet where responses were left.

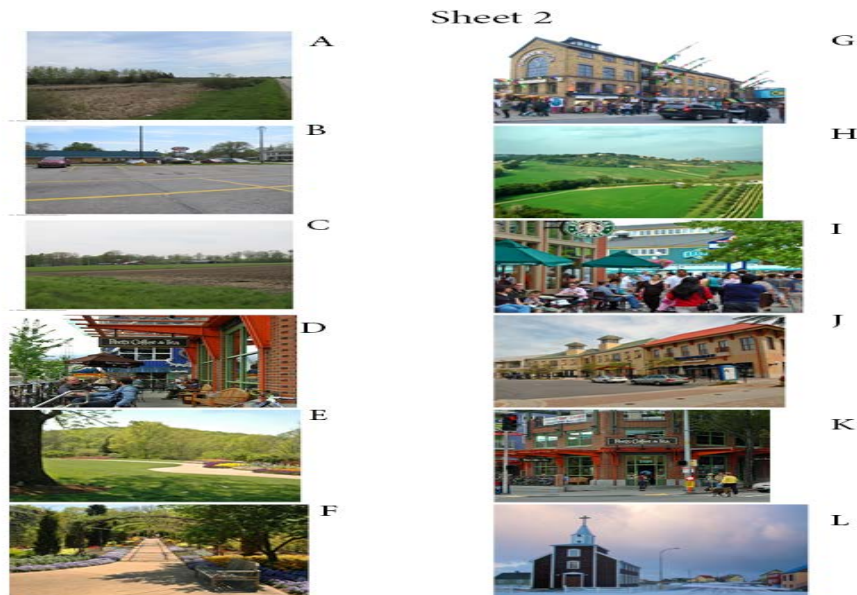
The sticky note activity stations provided prompts for response on sticky notes in regards to the natural environment, zoning, and general activity center questions. Lastly, the gallery walk displayed a variety of images with various building types, features, or settings and attendees were asked to provide their thoughts on what they like or did not like. The following represents a brief synopsis of the comments received from the response opportunities.

Gallery Walk



Sheet 1

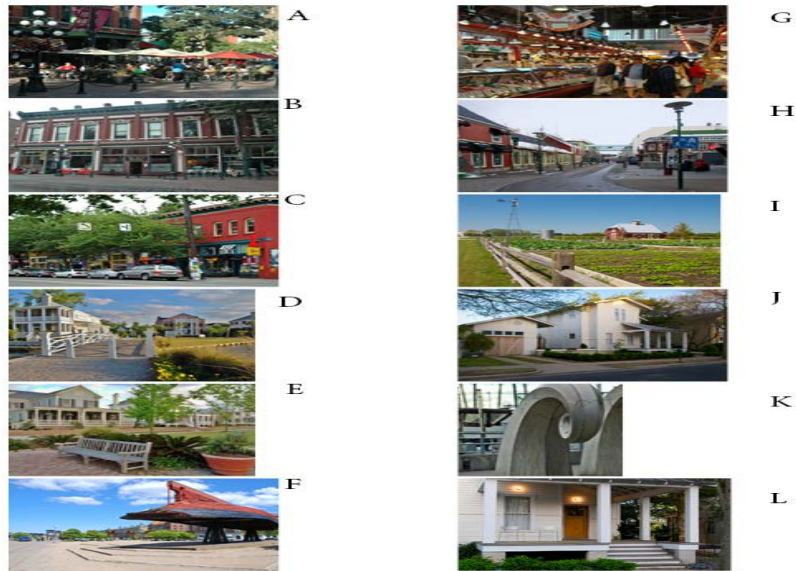
- A. Overall, the comments on mobile homes are mixed. Some people believe that they are a good option for affordable housing if kept up, while others believe that they do not fit the area with options such as 3-D printing and container homes being offered.
- B. It was noted that tiny homes are more appealing than this option.
- C. The comments noted that this was too dense, with no trees and not natural enough.
- D. Comments prefer the farmhouse look to craftsman look.
- E. One commenter liked this option.
- F. Duplexes on larger lots with tree requirements are okay, but one noted that these should not be in the activity centers.
- G. Comments gave support for this such as more bike paths.
- H. Comments would like to retain forest land and open natural spaces and liked the rural/agricultural and lack of housing.
- I. Comments rejected this noting it had a city feel and was too developed.
- J. Comments rejected this noting that it did not fit the rural feel and was too modern. The 2 story size was noted as fine.
- K. Comments rejected this for being too dense, too tall, and too many units and not matching the Township rural environment.
- L. Comments liked the natural setting which matches the current. The trail was noted as a positive.



Sheet 2

- A. Comments noted the rural and natural elements.
- B. Comments rejected this as taking away from the area, too much pavements, and a desire for avoiding chain stores and restaurants.
- C. This was noted as nice, rural.
- D. While no chains are desired, a local coffee shop and outdoor seating were mentioned.
- E. Most comments noted this was too much landscaping, and preferred something natural
- F. Comments noted a desire for something natural, particularly with Michigan native plants. One noted that planned parks help to keep them green.
- G. Comments rejected this as too large and commercial but noted walkable is good and a single story open market such as Kalamazoo Farmers Market.
- H. Comments liked this as being agricultural open land, open space, and rural
- I. Comments expressed a desire for no chains and drive thru traffic, but liked walkable and the idea of outdoor seating that coincides with the natural landscape for gatherings.
- J. Comments rejected this as too large and not the Long Lake vibe.
- K. Comments did not support the building type or size, or chain stores. Outdoor seating was mentioned, and the preference for locally owned business or agri-business.
- L. Comments noted this as nice, with one expounding on the incorporation of a walkable town square.

Sheet 3



Sheet 3

- A. Comments liked the small scale outdoor dining, especially in the North Activity Center. The walkable feel was also mentioned.
- B. This was noted as too dense, but walkable and outdoor eating being nice.
- C. Comments noted this was not rural enough for Long Lake Township.
- D. Comments liked the look of this noting the native grasses, trees, and bench.
- E. The rural feel and trees were mentioned, as well as the bench.
- F. This was noted as being too city look with too much rock and sidewalk.
- G. This was noted as redundant to existing businesses.
- H. Comments all noted this was too much hard surface.
- I. Comments liked this as being agricultural and rural. One mentioned a community garden.
- J. Comments liked this and noted good sidewalks.
- K. Comments did not like this as it did not fit the rural feel.
- L. Comments liked this and noted it looked cute.

Sheet 4



Sheet 4

- A. Comments noted this looked too much like a city scape, but trees are good.
- B. Comments liked this, particularly the trees.
- C. Comments liked this, noting native plants and trees.
- D. Comments rejected this as having a downtown feel, and not for Long Lake Township.
- E. Comments rejected this as too industrial and too much concrete.
- F. Comments liked the sidewalks and trees, with one liking the denser option.
- G. Comments liked the intention but wanted something more natural. Community garden plots were mentioned.
- H. Comments rejected this, particularly for no chain or drive thru. Having better architecture was mentioned for the Activity Centers
- I. Comments liked this for sidewalks and trees, but where would it go in Long Lake Township.
- J. Comments liked the trees, bike path/trail and lack of concrete.
- K. This was noted as not being Long Lake style.
- L. Comments did not like this outside of the brick path being nice.

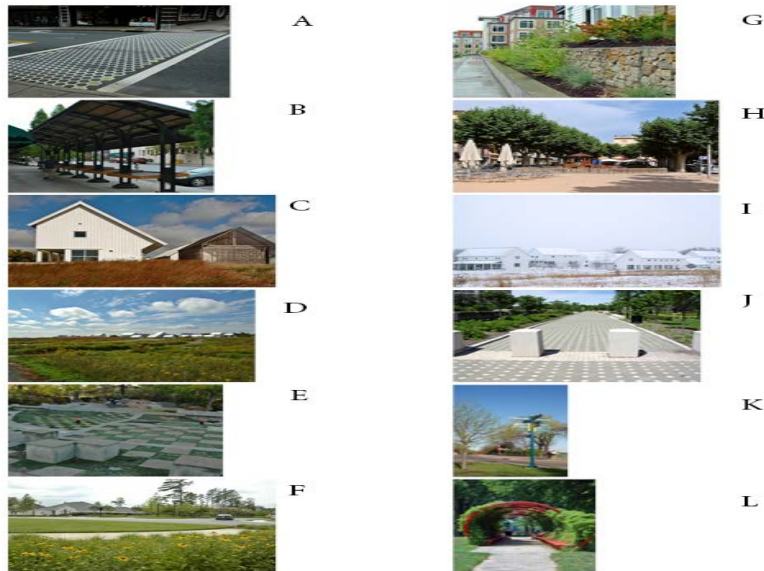
Sheet 5



Sheet 5

- A. Comments liked this and noted it looked good.
- B. Comments noted this was too much concrete, the building was too tall and noted difficulties in maintaining cobblestone.
- C. Comments supported a bike path with one desiring separate biking and walking areas.
- D. Comments liked the green space noting the barriers to slow speed and a bordered walking/biking path.
- E. Comments did not like this noting on street parking is not ideal and did not fit the rural feel.
- F. Some comments liked the walkable sidewalks and trees while others noted it was too much sidewalk. One said that porches add ambience and better connection
- G. Comments noted this was too much concrete, but liked walkable and safe pedestrian traffic.
- H. Comments rejected this for the Township's rural setting.
- I. Comments liked the look of this.
- J. Some comments did not support this, but noted the crosswalk as being nice and keeping rural character.
- K. Comments liked this noting it was an example of an affordable, dense housing space with sidewalks.
- L. Comments did not like this as it looked like a city block and not rural.

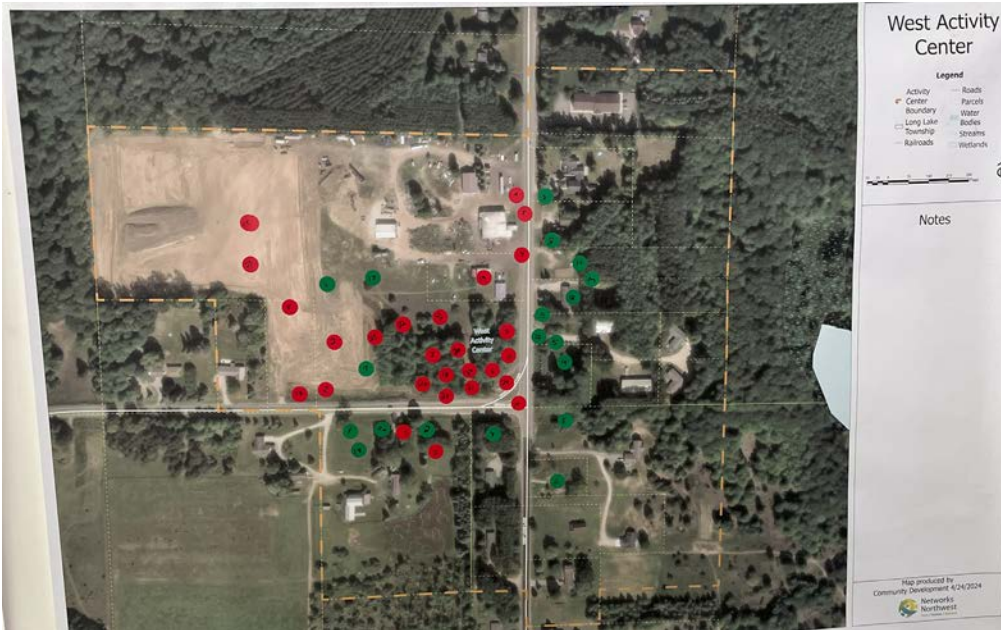
Sheet 6



Sheet 6

- A. Comments overall liked the crosswalk.
- B. Comments did not like this, noting too much hard surface and unknown use.
- C. Comments liked the look of the barn and rural setting.
- D. Comments liked this, in particular the rural look. One comment noted to maintain as much undeveloped space as possible.
- E. Comments did not like this as it did not fit in and looked like a crowded city.
- F. Comments were mixed with some noting it allows for water drainage naturally, good sidewalks and setbacks, but clear cutting and turf grass being negatives.
- G. Comments did not like this as too tall and dense.
- H. Comments noted this was too much concrete, but one liked the fenced in park.
- I. Comments noted this looked great.
- J. This was noted as too much concrete and too city in design. A walkway/path in the North Activity Center was mentioned.
- K. Comments noted that the sign was too confusing, but that signs and bike paths are good.
- L. Comments liked this for a park, and maybe if it was made of wood.

Mapping Activities



West Activity Center – Green Dot

Residents identified preservation of the rural feel through keeping the area residential, noting the importance of trees and natural buffers, and support for existing local businesses. Other comments noted the east side businesses as desired development style, opposition of a gas station, and access management concerns.

West Activity Center – Red Dot

Residents noted the dislike of development that clashes with the rural aesthetic and clear cutting of trees. Other comments included that a tree buffer between development and road is preferable, adding electric car charging stations, and the need for boat and lake parking.

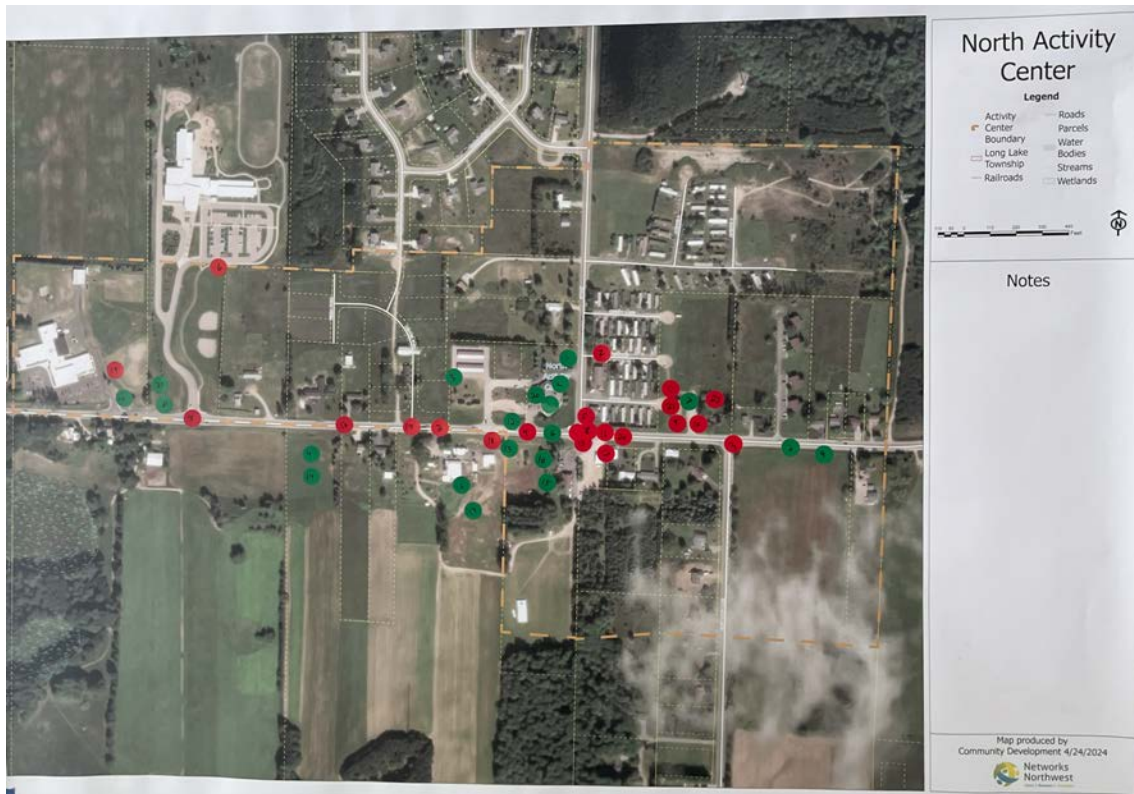


Hamlet Center – Green Dot

Residents expressed a preference for preserving the current character of the areas and supporting local businesses, but oppose large-scale development here. Comments included adding a crosswalk at Taylor Park, adding trails or paths, and electric car charging stations.

Hamlet Center – Red Dot

Residents prioritize road safety and the lack of need for additional commercial development here. Preservation and enhancement of the existing park was noted, along with traffic speed control, limited sight issues, and the need for a crosswalk.



North Activity Center – Green Dot

Residents appreciate the agricultural character of existing businesses and of the area, supporting its preservation. Residents noted that a crosswalk, walking/biking path, and electric car charging have support.

North Activity Center – Red Dot

Resident’s key concerns lie with traffic speeds and dangerous intersections, but also noted blighted or abandoned buildings that could be repurposed for community needs such as a gym. Crosswalks, walking/biking path, and the old elementary school businesses needing improved signage were mentioned.

Sticky Note Activities

West Activity Center

What is working well in the West Activity Center? What should be kept the same going forward?

Residents appreciate the rural feel of the area especially with trees and would like to see that remain. There is also an appreciation for the existing small businesses with some noting the east side businesses holding a residential feel.

What should be improved in the West Activity Center? What would you change?

Comments for improvements included addressing boat parking traffic and traffic speeds (especially between Gilbert Park and Taylor Park). Comments emphasized the need for trees and native plant landscaping, as well as business design to blend in with existing environment. Other comments included walking/biking trail possibly connecting to Lake Ann, electric car charging stations, and blight enforcement for environmental quality.

If everything were to go perfectly, what would the West Activity Center look like in 10-20 years?

In 10-20 years, residents see the West Activity Center having a focus on preservation of the rural character and not becoming overdeveloped, both residential and commercial. Unwanted change would include big box stores or commercial change development and too dense or cookie-cutter buildings. Desired changes mentioned include planting trees and native plants, focus on local businesses, traffic management to slow speeds and address boat parking, and improved infrastructure like public restrooms, picnic tables and sidewalks.

Hamlet Center

What is working well in the Hamlet Center? What should be kept the same going forward?

Residents are connected to the well-matched existing business and Taylor Park which provides a family feel and beach access. One comment noted the 35 m.p.h. speed limit and proximity to Township Hall.

What should be improved in the Hamlet Center? What would you change?

Noted improvements included traffic calming for reduced speeds (25 m.p.h. was suggested multiple times) and pedestrian safety with a pedestrian activated crosswalk being mentioned. Connecting parks with walking/biking and supporting existing

businesses were mentioned as improvements. Some enjoyed the hamlet-like aesthetic of the area, and some want to retain more rustic features. Protecting the dark skies and increase of native plants are also mentioned.

If everything were to go perfectly, what would the Hamlet Center look like in 10-20 years?

Residents see the preservation of the existing rural charm through increased trees and native plants while avoiding overdevelopment, continued support of the existing businesses and park, and addressing traffic management through slower speeds and pedestrian crosswalks. Other thoughts included walking/biking path and a restaurant.

North Activity Center

What is working well in the North Activity Center? What should be kept the same going forward?

Residents are fond of the successful, existing local businesses and are seen as destinations that contribute to the areas rural and agricultural character. The area provides a variety of housing options including the existing mobile home park

What should be improved in the North Activity Center? What would you change?

The biggest concern for improvement is traffic safety with comments mentioning speeding, difficulty in navigating intersections, and pedestrian safety. Solutions ranged from lower speed limits, crosswalks, improved signage, or a possible roundabout or traffic light at the Strait Road and North Long Lake Road intersection. Improvements for pedestrian and biking infrastructure were mentioned in this area to connect businesses with Long Lake Elementary and the repurposed elementary school. Other improvements included public amenities such as restrooms and drinking fountains, electric car charging stations, community beautification, repurpose of abandoned buildings, and improved signage at the old elementary school.

If everything were to go perfectly, what would the North Activity Center look like in 10-20 years?

Residents see this area as the heart of Long Lake and continuing to have focus on the maintenance of the rural character and improved motorized and non-motorized transportation through safer road crossings, speeds, and pedestrian safety. There is support for additional local businesses and affordable housing for residents. Other thoughts included public amenities, encouraging walkable/bikeable paths, tree preservation and repurpose of existing buildings.

Natural Environment

How can the Township better support blight measures within the Activity Centers?

Residents expressed concern about development that disrupts the natural environment and desire for clear ordinances and enforcement to prevent blight and maintain the rural character. Ideas for this included a tree ordinance, development that blends with the existing natural environment with landscaping requirements, architectural design guidelines, and communication of the risks and prevention of blight.

What ways could the Township protect Dark Skies in the Activity Centers?

Residents strongly showed support for dark sky protection with suggestions for lighting restrictions like down-shielded lights, light ordinance, dimming and hours of operation for business lighting. Ensuring signage does not create light pollution and protections of trees were mentioned as well.

How can the Township continue to protect groundwater, the watershed, and the lakes around the Activity Centers?

Resident comments showed support for all water protection with desire to see measures to reduce runoff, ensure septic system quality for all homes, stormwater management, and safeguarding of water resources. Encouraging native plants and pollinator friendly lawns were also mentioned.

How can the Township continue to protect Open Space and park land in the Activity Centers?

Residents displayed a strong desire to preserve open space with ideas such as land acquisition (working with conservancy groups), responsible development and zoning practices, and maintaining and protecting desirable natural areas

Zoning – West Activity Center

Are there specific uses, commercial or residential, that should be allowed?

Residents expressed comments that development should compliment the needs of the community while maintaining rural character. Ideas for desired uses included small local businesses such as a coffee shop, small retail, bakery, or fit the Long Lake lifestyle. Unwanted uses include large scale development such as big box stores and gas stations, industrial uses, and activities that generate heavy traffic that would affect the existing character.

What types of residential housing and density would you support?

Residents noted a focus on maintaining a low density, rural feel but showed openness to increased density to address affordability for residents. Single family homes on larger

lots was favored most, while some noted small multi-family or condos with height limitations and design features like shared open space and front porches were mentioned, as was utilizing areas that already hold higher density housing should.

If you support a maximum building square footage for commercial development, what square footage would that be?

While 5,000 square feet was the most commonly suggested, some believe the current limits are acceptable with a few citing lower or higher being okay.

Zoning – Hamlet Center

Are there specific uses, commercial or residential, that should be allowed?

Residents mentioned the focus of maintaining the residential character and limited commercial that compliments the area. Some commented opposition to national chains and business that create high traffic but there was support for recreational businesses (boating, fishing, etc.), home-based business, or a local restaurant.

What types of residential housing and density would you support?

Preservation of the low density character of the area through single family homes was favored most often. Other comments included addressing Short Term Rentals infringing in residential subdivisions and affordability.

If you support a maximum building square footage for commercial development, what square footage would that be?

While 5,000 square feet was the most commonly suggested, some believe the current limits are acceptable.

Zoning – North Activity Center

Are there specific uses, commercial or residential, that should be allowed?

Some residents do not want additional commercial development while others supported more but generally rejected high traffic generating businesses that would affect the rural feel. Ideas included a local restaurant, farm market, or focusing on the needs and values of the community.

What types of residential housing and density would you support?

Residents showed preference for single family homes, but some noted housing for all income levels could be located here but not high density housing.

If you support a maximum building square footage for commercial development, what square footage would that be?

While 5,000 square feet was the most commonly suggested, some believe the current limits are acceptable, or could be higher or lower.

General Questions

Multiple comments noted the North Activity Center as best developed for potential community facilities and services. What would you like to see?

Residents see potential community facilities or services to create spaces for gathering, recreation, and promoting healthy lifestyles. Ideas included a pavilion, walking/biking paths that connect neighborhoods, businesses, and other areas, family friendly options like splash pad or community garden, seasonal farmers market and food trucks, and public conveniences like restrooms and drinking fountains. Accessibility for all and environmental friendliness (native plants, low lights, etc.) should be encouraged.

How can the Township support existing and future commercial businesses and agritourism, particularly within the Activity Centers?

Residents displayed a want for business and agri-tourism to support the local economy and rural character of the community. Thoughts to achieve this included regulations to support the community and preserve the natural environment, increased visibility of business signage (especially at the old elementary school), support of existing local businesses, and collaborating with existing agri-business and initiatives. The protection of farmland was emphasized and one noted that development on M-72 should be an alternative for increased commercial development.

What ways can the Township enhance community beautification of the Activity Centers?

Residents prioritize the natural environment through native plants, tree ordinance, green space protection, and dark sky protection. Also mentioned were architectural standards for more aesthetically pleasing building designs, enforcement of existing policies, and working with existing businesses and homeowners to beautify the community.

What are traffic calming measures that would create a safer and more manageable transportation network?

Residents commented on multiple approaches to traffic calming which included improved infrastructure such as roundabouts, crosswalks and pathways. Comments also noted lowering traffic speeds and considering other traffic calming measures such as speed bumps, signage, and medians.

Do you support provisions for tree preservation outside of the buildable area?

The majority of comments supported the need for tree preservation for conservation and the rural aesthetic. Planting of native trees, opposition to clear cutting, and a cut one – replace one policy were ideas mentioned.

Is there anything else you would like the Township to know about the Activity Centers? Please identify the activity center.

Residents left a variety of comments but overwhelmingly prioritize maintaining the rural character of the areas, with opposition to overdevelopment to remain distinct from surrounding Townships and Cities. Residents see agri-tourism as a way to support the local economy and existing business while complimenting the rural vibe. Additional concerns included the number of activity centers, sprawl, and communication between township and residents particularly with large developments. Some mentioned the desire for design guidelines that promote a rural architecture, increased walking/bike paths connecting the Township, and kid-friendly activities and events.

Steering Committee Vision, Goals and Objectives, and Strategies Workshop Results

Vision	Supported	Not Supported
The collective vision of the Activity Centers preserves, protects and enhances the rural character of the individual, unique Activity Centers and the Township as a whole, while improving the resident experience with transportation, natural environment, housing, and commercial development.	7	0
West Activity Center - Maintain the rural character while improving the natural environment, traffic and community beautification.	7	0
Hamlet Center - Preserve the existing rural character through natural environment protection, improved user amenities and traffic safety.	8	0
North Activity Center - Maintain and enhance the rural character by improving non-motorized accessibility, preserving natural features, and housing options for all.	8	0
<p>Comments, please specify:</p> <ul style="list-style-type: none"> - Please circulate BATA buses often and daily throughout Long Lake Township to stops in Downtown Traverse City, the mall, airport, and shopping stops including grocery stores. More public transportation can help reduce greenhouse gasses, reduce traffic, save parking costs and space, and increase community contact while reducing heat gain in the atmosphere in Long Lake Township. - Moderate density in North Activity Center, limit size of businesses - Commercial centers should adhere to the same dark sky, water and tree ordinances as residents. 		

Planning and Development	Supported	Not Supported
<i>Goal: Maintain a balance between the natural environment and development, residential and commercial.</i>	9	0
Objectives: Encourage site designs and plans that preserve and protect natural assets and the rural character of the township.	8	0
Create design standards for commercial development in the Activity Centers	6	0
Enforce existing Township ordinances such as the Nuisance Ordinance	10	0
Work with County Land Bank Authority - Brownfield Redevelopment Authority for repurposing of abandoned buildings	6	0
Create capacities for water and sewer infrastructure development in the North Activity Center	8	4
Encourage roadside buffer strips of native vegetation to enhance and protect the character of the West Activity Center	9	0
Encourage public participation from the general public, civic organizations, and all commissions for Township decision making.	9	0
Comments, please specify: <ul style="list-style-type: none"> - Please add Dark Skies Initiative and Compliance (1 support) - Get a Facebook page to help engage! (3 support) - Ordinances should include tree and dark sky protection. - The Planning Commission should consider a resident advisory committee to get feedback and to spread word on meetings, surveys, etc. 		

Housing	Supported	Not Supported
<i>Goal: Maintain the existing densities in the West Activity Center and Hamlet Center, while allowing provisions for more dense housing in the North Activity Center.</i>	1	5
Objectives: Encourage the maintenance of the existing housing in good repair, appearance, usefulness, and safety.	7	0
Protect residential properties from intrusions of incompatible uses.	5	0
Allow for mixed-use development in the North Activity Center	2	1
Allow for higher density residential uses within the North Activity Center.	3	0
Support existing zoning in West Activity Center and Hamlet Center	3	0
<p>Comments, please specify:</p> <ul style="list-style-type: none"> - High density can be concerning, depending on definition. Duplexes/Townhouses okay. - Use by right is a challenge to this (supporting existing zoning in West Activity Center) - May need more zoning changes in West Activity Center to avoid incompatible uses and require more things like tree buffers, lighting restrictions, etc. - Please protect our lake and watersheds from runoff, development, and pollution - Please ensure housing for the displaced residents of suburban estates if they are forced to relocate. These are low income residents who deserve protection from Long Lake Township forced homelessness - Higher density doesn't mean high density - mean medium density - No high density housing - Can use by right be conditional in the activity center? - Enough development in North Activity Center, too much traffic already! 		

Natural Environment	Supported	Not Supported
<i>Goal - Protect the natural environment features through ordinance protections and development standards.</i>	7	0
Objectives: Evaluate the environmental impact of all new development.	7	0
Develop landscaping standards, including buffering, trees, native plants, for commercial development	8	0
Support community beautification through tree planting, native vegetation, and landscaping with new development	6	0
Develop outdoor lighting standards for dark skies protection	9	0
Collaborate with conservation agencies, watershed organizations, and private groups to protect the natural environment and watershed.	9	0
Utilize Best Management Practices (BMP) to regulate and minimize direct stormwater discharge into lakes and rivers.	7	0
Comments, please specify: <ul style="list-style-type: none"> - Tree Ordinance, no clear cutting of trees! Take down a tree, replace a tree! For the environment! - Norte - Tree Ordinance, Dark Sky, Stormwater - Natural features inventory should be done every 3 years - Tree Ordinance - Township needs a land strategy that identifies wildlife corridors, forest interconnections to be protected both residential and commercial. Land strategy should identify wetlands and vernal ponds as opportunities to protect natural stormwater managers. 		

Agriculture	Supported	Not Supported
<i>Goals: Recognize the importance and value of agricultural lands and production.</i>	4	0
Objectives: Support and enhance agri-business opportunities	5	0
Encourage preservation of agricultural lands through conservation agencies and state programs.	8	0
Discourage the conversion of farmland into other more intensive uses.	7	0
Host a seasonal farmers market to support local farmers	4	0
Comments, please specify: <ul style="list-style-type: none"> - Don't do the farmers market next to Fresh Coast Market or in the North Activity Center - Farm Market at Township Building? - Foster food for thought incubator for agribusiness "pop-up" opportunities in activity centers can create a sense of place - As we consider agricultural lands, we know that timber is a crop and clear-cutting is part of farming. May want tree ordinance to address - No farmers market in North Activity Center 		

Commercial and Economic Development	Supported	Not Supported
<i>Goal: Future developments in the Activity Centers will enhance the existing quality of life for all who live, work, and play in Long Lake Township.</i>	5	0
Objectives: Encourage buffer strips of native vegetation between adjacent non-commercial	7	0
Allow for additional uses and expansion of existing businesses to support them	0	0
Allow for locally owned business uses such as a coffee shop, restaurant, etc	6	0
Limit commercial development to 5,000 square feet of floor area	6	0
Revise signage standards for businesses, especially in the North Activity Center	3	0
Comments, please specify: <ul style="list-style-type: none"> - Too vague to vote on this (additional uses for existing businesses) - Business expansion - within reason - hold at similar standards to new - Keep smaller business size to keep charm - Sign standards should include dark sky protections - Buffer near parks and preserves should be longer (related to native vegetation) 		

Public Facilities, Infrastructure, and Transportation	Supported	Not Supported
<i>Goal: Enhance and improve the resident and visitor user experience.</i>	0	0
Objectives: Connect the Township parks via walking/biking paths and sidewalks	6	0
Connect surrounding neighborhoods with activity centers via walking/biking paths and sidewalks	6	0
Support and fund traffic calming measures such as roundabouts and crosswalks.	5	0
Develop an outdoor plaza with a pavilion to host outdoor community activities and events in the North Activity Center	5	0
Work with Township Parks to develop a Township Non-motorized Trail Plan	5	0
Investigate adding water and sewer infrastructure to the North Activity Center for higher density development	0	5
Partner with TART Trails, Grand Traverse County Road Commission, MDNR, and MDOT to make regional connections and infrastructure improvements.	6	0
Comments, please specify: <ul style="list-style-type: none"> - No higher density in Long Lake Township! Say with master plan without exception - Amend the entrance to Twin Lakes for safety - Goal statement should include or end with "health and wellness" - Non-motorized trail plan should include collaboration with County since they provide no other recreation in Township - Ran out of green stickers, support all trails! - Water/sewer in North Activity Center may be helpful to protect lakes and watershed but I do not support higher density 		

Strategies	Supported	Not Supported
North Activity Center Overlay with design standards, architectural standards, landscaping	5	0
West Activity Center Overlay with design standards, architectural standards, landscaping	5	0
Update the Hamlet Center Overlay to include design standards, architectural standards, landscaping	6	0
Lower speed limits on Long Lake Road through the Activity Centers	7	0
Install Pedestrian Activated Crosswalks at: <ul style="list-style-type: none"> - Long Lake Grocery to Taylor Park - Fresh Coast to Moomers 	10	0
Install Roundabouts at: <ul style="list-style-type: none"> - N Long Lake Rd and Strait Rd - N Long Lake Rd and E Long Lake Rd - N Long Lake Rd and W Long Lake Rd 	3 4 4 2	0 1 1 4
Build an outdoor plaza for public gatherings (farmers market) North Activity Center	6	7
Connect Gilbert Park and Taylor Park with walking/biking path	11	0
Connect Twin Lakes Park, businesses, and old elementary school in North Activity Center	7	0
Adjust zoning to allow mixed-use in the North Activity Center	2	9
Adjust Zoning to allow for higher density housing in the North Activity Center	0	8
Allow for expanded agri-business opportunities in the Zoning Ordinance	2	0

Enforce Nuisance Ordinance for blight control	5	1
Design Standards - to be determined	3	0
Landscaping Standards - to be determined	3	0
Comments, please specify: <ul style="list-style-type: none"> - Pop- up business for Farmers Market - Why would we build a farm market next to fresh coast market when they support local farms - How are we going to build crosswalks with no traffic control? - Dark sky, tree ordinance - More BATA buses circulate a continuous loop in Long Lake Township to key stops downtown Traverse City, Meijer, Munson, the mall, airport, etc. 7 days per week - Support this but would need to define agribusiness, maybe agritourism? - Let farmers run their own small markets - Don't want another farmers market not fair to fresh coast farmer market - No farm market at north activity center. Fresh coast is already supporting locals. - Im against all high density housing, don't adjust zoning - Public gathering - yes, farmers market - No for North Activity Center 		

Question	Responses
What are some design standards you would like to see in the Activity Centers?	<ul style="list-style-type: none"> - Dark Sky - Dark sky, no "pole barn look" - Limit size, stone, and/or natural materials on facade - appropriate for our natural setting - Maintain natural, discourage growth - Brick facades, log facades, tree buffer between road and buildings, vintage building style (Long Lake Grocery), Barn style, farmhouse style, trash behind buffer - Size constraints, no pole barn/metal - Size constrained to 5,000 square feet. Larger buffer, setback between residential and businesses to protect homeowner - No red brick facades, natural stones - Tree buffer/native, landscaping, exterior aesthetics that creates a sense of place, not formulaic (shaker shingles, board and ??, sheet metal - stop the pole buildings outbreak, dark sky
What are some landscaping standards you would like to see in the Activity Centers?	<ul style="list-style-type: none"> - Native plants everywhere! Let Long Lake Township bloom year round with natural beauty - Tree - Remove 1, replace with tree at least ½ diameter of original, buffer from road to building, native species - 1 for 1 trees - Buffers with landscaping and trees - Enhance tree buffer

	<ul style="list-style-type: none"> - Only cut trees that have to be cut, why do clear cutting, leaver as many as possible. - May not be practical to replace one for one, but require tree buffers and some minimum design standards - Holiday trees lighted during solstice, christmas, dark winter holidays - Use LED Tree lights in Activity Centers, soft white in color
<p>Are there additional strategies that should be considered?</p>	<ul style="list-style-type: none"> - Impact study - Amend entrance to Twin Lakes Park - Traffic and environmental impact evaluations before any more development such as dollar general - Research best practices from other areas with similar characteristics and goals as LLT - Land strategy to define wildlife corridors, wetlands and forest interconnections to fulfill promise in Master Plan
<p>What types of higher density housing would be acceptable in the North Activity Center?</p>	<ul style="list-style-type: none"> - No high density building in Long Lake Township. Nothing above two stories. No apartment complexes of high density - None - None - No high density - Medium at most - None - Expand suburban estates for affordable housing - No high density please - Duplexes and townhouses okay - Duplex and limited multi-use
<p>Is there anything else related to the Vision, Goals and Objectives, and Strategies that we should know?</p>	<ul style="list-style-type: none"> - Circulate BATA busses to reduce traffic and greenhouse gasses in Long Lake Township - Severely limit development to maintain country rustic uniqueness of this area - Family areas to gather around. Natural plants, educational features on native plants - Involve other departments for safety and traffic control while allowing non-motorized traffic - Need lighting ordinance to ensure businesses don't blind road/neighbors, stormwater ordinance in the township (100 year), and enforce ordinance violation - Dark skies, watershed protection - Impact study on new business in an area to ensure no negative impact to the existing businesses - We don't want to be an extension of Garfield Township - Would like to see us mention resident health and wellness as part of goals to support non-motorized trail plan, park investments, and green space preservation - Dark sky protection, watershed protection

June 20, 2024 Steering Committee Meeting Analysis

At the June 20, 2024 Steering Committee meeting, 8 members attended the meeting with the primary input piece looking at future land use in the Activity Center. The existing zoning of the West Activity Center, Hamlet Center, and North Activity Center was discussed amongst the members. They were then asked if there were any parcels or areas where there could be change, whether it be a zoning district change or increased density.

Attending members shared concerns with a range of issues such as the lack of water and sewer infrastructure, increased traffic resulting from increased density, impact on the environment, and loss of the existing rural character. It was discussed that the existing zoning districts should remain as they are in the future until there are infrastructure (water, sewer, road) improvements that would facilitate increased density.

Members were then given a list of fifteen (15) strategy themes and asked to rank their top ten (10) to help prioritize and further refine the strategies. The six responses that were submitted were primarily differing which created conflicts when considering priority. The responses did have some common themes such as traffic calming measures, building and landscaping design, and overlays ranked higher. There was also support given for increased moderate density residential and an outdoor plaza.

Lastly, there was a stick dot response sheet with updated goals and objectives and strategies for members to consider support for or against. There were also three open ended questions for response which can be seen below.

Updated Considerations for Goals and Objectives, Strategies	Supported	Not Supported
<i>UPDATE Housing Goal: Maintain the existing zoning districts in the West Activity Center and Hamlet Center, and allow increased Moderate Density Residential in the North Activity Center</i>	-	3
UPDATE Objective: Adjust Village Center Planned Unit Development to encourage more mixed-use development.	-	4
UPDATE Objective: Allow for increased moderate density residential district in the North Activity Center	-	-

UPDATE Objective: Support a public transit route with stops through the Activity Centers.	2	-
UPDATE Objective: Host a seasonal farmers market in the West Activity Cente.	3	2
UPDATE Strategy: Build an outdoor plaza for community events and gathering in the North Activity Center	2	1
Comments, please specify:		

Q: If a public transit bus route ran through the Activity Centers, where could bus stops be considered within the centers?
Responses: - No responses

Q: Zone plan considerations for the Planning Commission include reducing the minimum commercial square footage and developing specific design and landscaping standards.
Are there any additional revisions that the Planning Commission could consider with respect to the Activity Centers zoning?
Responses: - 2 people noted support for reducing commercial square footage and design and landscape standards. - Reduce square footage less than 5k, many townships have 3k

Q: Do you have any additional thoughts or comments related to the Activity Centers t share with the Planning Commission?
Responses: - No responses

July 18, 2024 Steering Committee Meeting Analysis

July 18th Attendance: 10 Members

The July 18th Steering Committee meeting started with an opportunity for discussion and comment on the drafted Long Lake Township subplan, and for additional input regarding the strategies and to find preferences for aspects of design, landscape and sign standards.

Outside of clarifications, grammatical and spelling revisions, discussion themes included protection of Long Lake Township natural environment protection from commercial activity, desire for more citizen engagement and participation such as meetings with interested residents and notifying all residents of impactful developments, and the potential for requiring sidewalks for new subdivisions and developments.

Following the discussion, members went through a gallery walk and response sheet and marked what they supported in each of the Activity Centers. The gallery walk responses were all marked the same for nearly every picture across the Activity Centers (those that differ are noted below). These responses help give some direction to the general preferences that the community holds, specifically looking at commercial and residential building types, buffer types, and signage types.

In respects to buffer types, responses showed support for elements such as coniferous tree lines (5 supported), existing vegetation (3), shrubs, deciduous tree lines, and landscaped berms (all supported by 2 each). For residential building material types, wood/log was supported by 4 members while stone material was supported once. Commercial building material types that are preferred were brick (5), wood/log (4 - Hamlet, 3 - North and West), and siding with windows (4 - North, 3 - West and Hamlet). There was also support for the brick and glass option (1).

The last gallery walk set was in regard to signage types which showed preference for wood (7), standalone A-frame (7 - Hamlet and North, 6 - West), hanging (6), and brick (4). Comments on the signage mentioned no neon lighting or large pole signs. For the maximum size of the sign, the preferred size was four feet by four feet, or not to exceed 16 square feet (3), with not to exceed 24 square feet (1) also having support.

The last sheet revisited support for the strategies and strategy theme prioritization. For the top priority of the Activity Centers, Zoning, Design, and Landscape standards and Ordinance Development and Enforcement (4 each) led Traffic Calming (2). Last asked for any comments related to the Activity Centers for the Planning Commission, with the comments being. "To preserve the natural environment, there should be no commercial sales of anything on Long Lake waters including beaches, boats, docks." and "For anything being done, preserve as many trees as possible." Support and any comments for the strategies can be seen below. Please see Appendix XX for full results.

Strategies Revisit	Support
North Activity Center Overlay with design standards, architectural standards, landscaping	<ul style="list-style-type: none"> - 3 for support - Comment: No - North Activity Center
West Activity Center Overlay with design standards, architectural standards, landscaping	<ul style="list-style-type: none"> - 4 for support
Update the Hamlet Center Development Option to include design standards, architectural standards, landscaping	<ul style="list-style-type: none"> - 6 for support
Lower speed limits on Long Lake Road through the Activity Centers	<ul style="list-style-type: none"> - 5 for support - Comment: Will need MSP cooperation
Install Pedestrian Activated Crosswalks at: <ul style="list-style-type: none"> - <i>Long Lake Grocery to Taylor Park</i> - <i>Fresh Coast to Moomers</i> 	<ul style="list-style-type: none"> - 7 in support
Install Roundabouts at: <ul style="list-style-type: none"> - <i>N Long Lake Rd and Strait Rd (progress)</i> - <i>N Long Lake Rd and E Long Lake Rd</i> - <i>N Long Lake Rd and W Long Lake Rd</i> 	<ul style="list-style-type: none"> - 4 - 2 - 1
Build an outdoor plaza for public gatherings in the North Activity Center	<ul style="list-style-type: none"> - Comment: No! Our Township Hall is a gathering place.
Connect Gilbert Park and Taylor Park with walking/biking path	
Connect Twin Lakes Park, businesses, and old elementary school in North Activity Center with walking/biking path	<ul style="list-style-type: none"> - Comment: Absolutely not - logging and roads around twin lakes park will ruin this majestic park. - Comment: No, but consider altering the entrance. The current one is dangerous due to line of sight.
Adjust zoning to allow for increased duplexes in the North Activity Center	<ul style="list-style-type: none"> - 4 for support
Develop and enforce Township Ordinances to protect environmental features	<ul style="list-style-type: none"> - 6 for support - Comment: No commercial sales on Long Lake including boats, waters, beaches, or docks
Other:	

ARTICLE 14 LANDSCAPE STANDARDS

Section 14.01 Intent

Landscaping is necessary for the protection and enhancement of the environment and for the continued vitality of all land uses in the Village. The intent of this Section is to promote the public health, safety, and welfare by establishing minimum standards for the design, installation, and maintenance of landscape improvement. The requirements of this article are intended to help achieve several functional and environmental objectives such as:

- A. To improve the local environment by controlling soil erosion, moderating harsh or unpleasant sounds, removing air pollutants, controlling light trespass and reflection, moderating winds, and the effects of climate, and promoting stormwater infiltration thereby helping to prevent flooding.
- B. To encourage the preservation of existing trees and vegetation;
- C. To provide visual buffering and enhance the beautification of the Village;
- D. To reduce the physical impact between adjacent land uses by requiring complementary landscape treatments and providing a transitional area adjacent to natural areas;

Section 14.02 Scope of Application

- A. The requirements set forth in this Article shall apply to all uses, lots, sites, and parcels that are subject to be reviewed in accordance with Article 8, Site Plan Review Procedures and Requirements.
- B. Where landscaping is required, a building permit shall not be issued until the required landscape plan is submitted and approved, in accordance with the Article 8 Site Plan Review Procedures and Requirements. A certificate of occupancy shall not be issued unless provisions set forth in this Article have been met or a performance bond has been posted in accordance with the provisions set forth in this Article.
- C. The Planning Commission, Zoning Enforcement Officer, or Village Manager (or designee) may determine that there exist unique circumstances that would prevent the installation of all or a portion of the required site landscaping, greenbelts, buffer zones, and parking lot landscaping or detention/retention basin landscaping requirements.
 - 1. A determination to modify landscape requirements shall be made based upon the following:
 - a. Topography
 - b. Existing woodlands, wetland, floodplain, drainage conditions and poor soils
 - c. Types and distance to adjacent land uses
 - d. Dimensional conditions unique to the parcel

- e. Provision of adequate sight distances/clearance for motorists and pedestrians
 - f. Health, safety, and welfare of the Village
 - g. Clearance from overhead utility lines and separation from underground utilities
 - h. Accessibility to fire hydrants
2. In circumstances where landscape requirements result in a reduction in landscaping, the applicant shall be required to incorporate at least one (1) of the following elements in the landscape plan:
- a. Use of creative design (including reforestation plans, see Section 19.03)
 - b. Use of larger plant material (see Section 19.03)
 - c. Payment in lieu of installation (see Section 14.08)
- D. In any case, where the building and/or parking area is being increased by at least twenty-five (25%) percent over the originally approved site plan, or is being changed to a more intense use, as determined by the Planning Commission, Zoning Enforcement Officer or Village Manager (or designee), the site shall be brought into full compliance with the landscape standards herein. The change in use intensity shall consider factors such as parking required, amount of traffic generated, maximum building occupancy or change to a different use category in the Building Code.

Section 14.03 Landscape Plan Specifications

- A. Minimum Requirements. The requirements contained in this Article are considered the minimum necessary to achieve the intent of this Article, but nothing herein shall preclude the use of more extensive landscaping to further improve the function, appearance, and value of the property.
- B. Landscape Plan Review Required. A separate detailed landscape plan shall be submitted as part of the preliminary site plan review, preliminary condominium/site condominium and final preliminary plat approval process.
- C. Registered Landscape Architect Required. Landscape plans shall be signed and sealed by a registered landscape architect.
- D. Required Information. The landscape plan shall demonstrate that all requirements of this Article are met and shall include the following information:
 - 1. Illustrate location, spacing, species, size, and root type of proposed plant material;
 - 2. Separately identify compliance with the minimum numeric requirements (rounded up) for site landscaping, greenbelts, buffer zones, parking lot landscaping, and detention/retention ponds;
 - 3. Provide typical cross sections to illustrate views from adjacent land uses, and the slope, height, and width of proposed berms or landscape elements;

4. Provide a tree survey which denotes all trees with a caliper of greater than four (4) inches or eight (8) feet tall and other landscape elements to be preserved;
5. Identification of existing wetlands, forested areas, trees, and vegetative cover;
6. Delineate the location of tree protection fencing at the perimeter of areas that are to be preserved. The protective fencing shall be located no closer than the drip line of the trees, and a detail of all such fencing shall be provided on the plans;
7. Provide construction details to resolve specific conditions such as limits of grading adjacent to areas with trees and vegetative cover to be preserved, tree wells to preserve existing trees or culverts to maintain natural drainage patterns;
8. Provide details to ensure proper installation and establishment of proposed plant material;
9. Identify grass areas, mulch areas and other methods of pervious ground cover; and
10. Identify a landscape maintenance program including statement that all diseased, damaged or dead materials shall be replaced in accordance with the requirements of this Article.

Section 14.04 Preserving Existing Vegetation

To the extent practical, preservation of existing vegetation shall be incorporated in landscape plans in accordance with Section 19.03.

Section 14.05 Landscape Standards

- A. *General site landscaping.* In addition to any required screening, front greenbelt, foundation landscaping and/or parking lot landscaping required by this section, twenty-five (25%) percent of the site area, excluding existing public road right-of-way, or private road easement shall be landscaped. Such site landscaping shall include preservation of existing plant material, grass, ground cover, trees, shrubs and/or other living plant material, but shall not be solely grass. When meeting general site landscaping requirements, particular attention shall be paid to such site elements as transformers, mechanical equipment, ground sign bases and entry ways.
- B. *Street Trees.* All parcels or lots with frontage on public streets shall be landscaped with the equivalent of one (1) tree for every forty (40) lineal feet, or fraction thereof. Such street trees shall be located within the street right-of-way, said trees shall meet the minimum size requirements set forth in subsection 14.06.B of this section and shall be an appropriate species for a street environment. The Planning Commission, Zoning Enforcement Officer, Village Manager (or designee) may determine that existing trees which are preserved within the road right-of-way or easement may meet all or a portion of the street tree requirement.

C. *Buffer Zones between land uses.*

1. A landscape buffer shall be required to create a visual screen at least six (6) feet in height along all adjoining boundaries whenever a nonresidential use or a residential use of higher density abuts residentially zoned property. A landscape buffer may consist of earthen berms and plant materials, or plant materials only, so as to maintain a minimum opacity of at least eighty (80%) percent. Opacity shall be measured by observation of any two (2) square yard area of landscape screen between one (1) foot above the established grade of the area to be concealed and the top or the highest point of the required screen. Provided the minimum size of plant material as set forth in subsection 14.06.B of this Section at the time of installation, the opacity standard shall be met based upon reasonably anticipated growth over a period of three (3) years. At the time of the initial planting, the applicant shall agree in writing to install additional plantings after the expiration of three (3) years in the event that the landscaping has not screened the view of areas as required.
2. Where there is a need to provide a greater visual, noise or dust barrier or to screen more intense development, a solid wall, fence or berm or combination thereof may be required by the Planning Commission, Zoning Enforcement Officer or Village Manager (or designee). Such wall or fence shall be a minimum of six (6) feet in height, or up to an eight (8) foot berm and/or wall within the commercial and industrial districts, as measured on the side of the proposed wall having the higher grade and shall be constructed on both sides with textured concrete, split-face concrete block, wood, brick, or stone. Precast panels and formed concrete structures may be used if they provide surface detail and texture equal to or greater than, the materials just named. The location may be modified by the Planning Commission, Zoning Enforcement Officer or Village Manager (or designee) upon recommendation of the Village Engineer due to unique circumstances, such as conflicts with underground utilities and better screening provided at alternative locations. In addition, a minimum of one (1) tree and six (6) shrubs meeting the minimum size requirements set forth in subsection 14.06.B of this section shall be planted adjacent to and for each thirty (30) lineal feet of wall or fence.
3. Any zoning district or use adjacent to the US-23 right of way shall be required a buffer width of no less than fifty (50) feet along the property line. This buffer area shall include one (1) canopy tree per each thirty (30) linear feet, and two (2) evergreen trees per each twenty (20) linear feet. Furthermore, a berm and/or masonry wall may be required in place of the buffer when deemed necessary by Planning Commission, Zoning Enforcement Officer or Village Manager (or designee) to meet the intent of Section 14.05.C.

D. *Parking lot landscaping.*

1. *Interior areas.* Each separate landscaped area within a parking lot shall be adequately planted and maintained and shall be located in such a manner as to promote the following: divide and break up the expanse of pavement; define parking areas; designate vehicular circulation; and separate parking lots from off-street parking. The following specific standards shall apply:

- a. *Parking Islands.* Separate landscaped islands shall be required within parking lots of sixteen (16) spaces or greater. No more than a row of twenty-four (24) spaces, that range from a thirty (30) degree to a ninety (90) degree angle from a curb, the edge of parking surface, or vehicular access aisle are permitted without an island. In parking lots containing parking spaces parallel to a curb, the edge of parking surface, or vehicular access aisle, no more than a row or nine (9) spaces shall be permitted without an island. Where size and configuration of a parking lot would prevent maintenance or impede traffic flow as a result of requiring landscaped areas within parking lots, the Planning Commission, Zoning Enforcement Officer or Village Manager (or designee) may approve alternative landscaping along the perimeter of the parking lots.
 - b. There shall be one (1) canopy tree meeting the minimum size requirements set forth in subsection 14.06.B of this section for every eight (8) parking spaces, landscaped islands within a designated parking area shall be a minimum of one hundred-fifty (150) square feet in area and nine (9) feet in width; no branches shall remain within four (4) – six (6) feet above the grade of the parking lot.
 - c. A minimum distance of three (3) feet shall be established between proposed tree or shrub plantings and the backside of the curb or edge of the pavement.
2. *Perimeter areas.* To reduce the visual impact, minimize conflicts between neighboring uses and reduce the effect of headlight glare and parking lot lighting on adjacent uses and public roadways, the perimeter of parking lots shall be screened in accordance with the following standards (see figure below):
- a. Parking lots which are adjacent to residentially zoned or used property, which serve a nonresidential use, or a residential use of higher density shall be screened from that residential use in accordance with the standards set forth in Section 14.05.C
 - b. Parking lots adjacent to like zoning districts shall provide a perimeter buffer area of no less than ten (10) feet wide from the edge of pavement and screened with a minimum of one (1) deciduous per each two thousand (2,000) square feet of paved surface, meeting the minimum size requirements set forth in subsection 14.06.B of this section.
 - c. Parking lots which are visible from a public road shall follow the requirements of Section 14.05.E – Front Greenbelt Landscaping.
 - d. The Planning Commission, Zoning Enforcement Officer or Village Manager (or designee), at its discretion, may approve alternative landscape plantings, such as a solid hedge, or a solid wall in lieu of a landscape berm. Decorative treatment may be incorporated into the perimeter parking lot landscaping such as the inclusion of tree clusters, or a two and half (2.5) foot tall wood fence, brick wall or wrought iron fencing with brick pilasters. Treatment provided must be compatible with, or a site improvement to, surrounding properties. This decorative treatment is encouraged on sites within the business districts and multiple-family developments near the downtown.

3. *Landscape strips.* Minimum of four (4) foot wide landscape strips (not including vehicle overhangs) should be provided between paved parking surfaces and buildings, fences, and property lines wherever possible. Trees and shrubs shall be planted clear of the vehicle overhang area. For locations abutting an exterior building wall where sidewalks are required; landscape stripe shall be placed between the sidewalk and building wall.

E. *Front greenbelt landscaping.*

1. A minimum of a twenty (20) foot wide greenbelt shall be required for any lot or any portion of an interior or corner lot fronting on a public or private road, and shall be landscaped with a minimum of one (1) deciduous tree or one (1) evergreen tree, plus six (6) deciduous and/or evergreen shrubs meeting the minimum size requirements set forth in subsection 14.06.B of this section for each forty (40) lineal feet, or major portion thereof, of frontage abutting said public right-of-way. The remainder of the greenbelt shall be landscaped in grass, ground cover, shrubs and/or other living plant material. (See figure below).
2. Access-ways from public rights-of-way through required landscape strips shall be permitted, but such access-ways shall not be subtracted from the lineal dimension used to determine the minimum number of trees required unless such calculation would result in a spacing arrangement which is detrimental to plant development.
3. Greenbelt plantings shall be arranged to emulate the landscape character of the surrounding areas. Subject to Planning Commission determination, the greenbelt plantings may be waived within the B-1, Central Business District providing the buildings are located at or near the property line.

F. *Subdivision and site condominium landscaping.* Landscaping for subdivisions and site condominiums, which shall include, but not be limited to, residential, office, commercial, and industrial development, shall be provided in accordance with the following requirements:

1. *Street trees.* The frontage of all internal public or private streets shall be landscaped on both sides with the equivalent of one (1) tree for every forty (40) lineal feet, or fraction thereof. Such street trees shall meet the minimum size requirements set forth in subsection 14.06.B of this Section and shall be an appropriate species for a street environment. The Planning Commission may determine that existing trees which are preserved within the road right-of-way or easement may meet all or part of the street tree requirement.
2. *Screening from public roads.* Where a subdivision or site condominium abuts a public right-of-way located outside of the proposed subdivision or site condominium, the screening requirements set forth in subsection (1) of this section shall be met.
3. *Other site improvements.* A landscape plan for a subdivision or site condominium development shall also include landscaping details of the entrance to the development, cul-de-sac islands, stormwater retention and/or detention areas, community buildings and other recreational areas, and any other site improvement which would be enhanced through the addition of landscaping.

- G. *Foundation landscaping.* Foundation plantings shall be provided along the front or sides of any buildings which faces a public road and/or is adjacent to a parking lot or other area which provides access to the building by the general public. Foundation planting areas shall be integrated into the sidewalk system (between the front and sides of the building and the parking area and/or associated driveways) adjacent to the building. Foundation planting areas shall contain, at a minimum, one (1) ornamental tree and (6) six shrubs per thirty (30) lineal feet of applicable building frontage. Individual planting areas shall be a minimum of eight (8) feet in width.
- H. *Retention and detention areas.* The integration of stormwater retention and detention areas in the overall landscape concept is recommended. Retention and detention areas with a natural/free form design and appearance shall be encouraged. Fenced retention/detention areas within a front yard shall be strictly prohibited. Each retention or detention area shall have one (1) tree per each fifty (50) linear feet measured at the top bank of the pond and ten (10) shrubs per each fifty (50) linear feet measured at the top bank of the pond plus a native seed mix on the slopes to prevent erosion. The plantings shall be clustered in a natural pattern around the basin with trees above the freeboard line, and all other plantings must be tolerant of wet/moist soils. The location of plant material shall also be done in consideration of the need to provide access for and minimize disruption of plant material during routine pond maintenance.

Section 14.06 Specifications for Landscape Improvements and Plant Materials

- A. **Plant Material.** All plant material shall be hardy to the Village of Dundee, be free of disease and insects, and conform to the American Standard for Nursery Stock of the American Nursery and Landscape Association.
- B. **Minimum Sizes and Spacing.** The minimum plant sizes shall be provided in accordance with the following:

Plant Type	Minimum Plant Size (1)	Spacing Requirements (max. on center)
Large Deciduous Canopy Trees	Two and one half (2.5) inch caliper	Twenty-five (25) feet
Ornamental Trees	Two (2) inch caliper or Six (6) foot height	Fifteen (15) feet
Evergreen Trees	Six (6) foot height	Fifteen (15) feet
Large Deciduous Shrubs	Three (3) foot height	Four (4) - six (6) feet
Small Deciduous Shrubs	Two (2) foot height	Three (3) feet
Upright Evergreen Shrubs	Two (2) foot height	Three (3) - four (4) feet
Spreading Evergreen Shrubs	Two (2) foot spread	Three (3) – four (4) feet

Footnotes:

- (1) Height of minimum plant size shall be the overall measured height from grade to crown at the time of installation.

- C. **Mixing of Species.** The overall landscape plan shall not contain more than thirty-three (33%) percent of any one (1) plant species. The use of native species and mixture of plants from the same plant community is strongly encouraged.
- D. **Trees Not Permitted.** The following trees are not permitted as they split easily, their wood is brittle, their roots clog drains and sewers, and they are unusually susceptible to disease or insects. The Planning Commission may, however, allow trees from this list when associated with an appropriate ecosystem. Trees not permitted are as follows: Box Elder, Elms, Ash, Tree of Heaven, Willows, Soft Maples (silver), Poplars, Horse Chestnut (nut bearing), Ginkgo (female), Mulberry, Catalpa, Cottonwood, Black Locust and Honey Locust (with thorns).
- E. **Planting Beds and Parking Lot Island.** Appropriate landscaping stone or bark mulch used as a pervious landscape bed cover shall be maintained at a minimum of two (2) inches deep. Non-curbed plantings beds shall be edged with either plastic or metal edging in all nonresidential uses in residential districts, and metal edging in all other zoning districts.
- F. **Topsoil.** Topsoil shall consist of a four (4) inch base for lawn areas and an eight (8) to twelve (12) inch base within planting beds. This also applies to berms.
- G. **Proximity to Utilities.** Plant material shall not be located in a manner that will interfere with or cause damage to underground or overhead utility lines, public roads, or other public facilities.
- H. **Lawn Grasses.** Lawn grasses shall be planted in species normally grown as permanent lawns in Monroe County. Grasses may be seeded or sodded. Only rolled sod, erosion reducing net or suitable mulch shall be used in swales or other areas susceptible to erosion and shall be staked where necessary for stabilization. When complete sodding or seeding is not possible, nurse grass seed shall be sown and mulched for immediate protection until permanent coverage is achieved. Grass sod and seed shall be free of weeds and noxious pests or disease.
- I. **Landscape Berms.** Where provided, landscape berms shall conform to the following standards.
1. The berm may be up to ten (10) feet shall be at least three (3) feet above the grade elevation, but in no case shall be maintained at a continuous height. All berms shall be undulating and include gaps were deemed necessary.
 2. Sides of the berm shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal.
 3. In measuring slope and height, grade elevation shall be the average ground elevation adjacent to the proposed berm.
 4. Side slopes shall be protected from erosion by sod, seed, or other living ground cover. If slopes are seeded, they shall be protected until the seed germinates and a permanent lawn is established.
 5. The Planning Commission has the ability to permit a deviation from the height and slope requirements noted above.

Section 14.07 Minimum Standards for Installation, Irrigation and Maintenance

- A. **Timing of Planting.** All required plant materials shall be planted prior to issuing a Certificate of Occupancy. In the event the project is completed during a time of year when planting is impractical, a written agreement shall be provided by the applicant guaranteeing the planting installation shall be completed during the immediately following growing season. Said guarantee shall be signed by the applicant and the Zoning Administrator or designee.
- B. **Completion of Improvements.** Tree stakes, guy wires, and tree wrap shall be removed after completion of the initial growing season.
- C. **Irrigation.** All landscaped areas shall be provided with a readily available and acceptable water supply, or at least one (1) outlet located within one hundred (100) feet of all plant material.
- D. **Maintenance.** The owner of the property shall be responsible for the regular maintenance of all landscaping. Landscaped areas and plant materials required by this Article shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance per the intent of the approved site plan. Additionally, all plantings approved as part of a site plan shall be maintained in perpetuity or an amended landscape plan shall be submitted for consideration by the Administration and/or Planning Commission. However, if any required plant material dies or becomes diseased, it shall be replaced. Replacement shall be within thirty (30) days unless an extended time period is necessary due to weather in which case a written request shall be submitted and reviewed by the Village Manager prior to its potential authorization.

Section 14.08 Payment In Lieu of Installation

- A. **Criteria.** The Planning Commission, in coordination with staff, may recommend to the administration that an applicant pay a fee-in-lieu of installing some of the required landscaping because it cannot be accommodated on the subject site and would be better suited elsewhere within the Village.
- B. **Quantity of Trees.** The quantity of trees to be used in calculating the payment-in-lieu shall be determined as follows: total caliper of all canopy and ornamental trees, total height of all evergreen trees and the total quantity of all shrubs (evergreen and deciduous).
- C. **Payment.** The applicant shall submit a payment to the Village Tree Fund in an amount determined by multiplying the total quantity of plantings by the cost per plant. The latter shall be derived by averaging the cost provided by local distributors. The Village shall utilize this fund to plant trees/shrubs in public places elsewhere within the community.

Article 11. Landscaping and Screening

Section 11.1 Intent and Purpose

The purpose of this article is to minimize the adverse effects of certain land uses and outdoor activities upon their surroundings and to improve the appearance of parking areas and street frontages within the community. It is further intended to preserve and enhance the aesthetic qualities, character, privacy, and land values within Holland Charter Township. The standards of this article are intended to help achieve a number of functional and environmental objectives such as:

- A. Reduce the physical impact between adjacent land uses by requiring complementary landscape treatments and providing a transitional area adjacent to natural areas.
- B. Screen headlights to reduce glare and incidental pollution.
- C. Control soil erosion by slowing the effects of erosive winds and water.
- D. Provide reasonable standards to bring developed sites, which existed prior to the adoption of these standards, into compliance with the requirements contained in this article.
- E. Recognize and preserve the aesthetic value of natural areas such as woodlands, wetlands, and floodplains within and adjacent to a development site.

Section 11.2 General Landscaping Requirements

A. *Applicability.*

1. Site Plan Approval. These requirements apply to all new buildings and parking lots and the area affected, or the area adjacent to, expansions to existing buildings and parking lots requiring site plan approval.
2. Installation. Required landscaping shall be installed before occupancy or establishment of the use, unless the township authorizes occupancy or establishment of the use prior to complete landscape installation, based on unforeseen weather conditions or the timing of construction as it relates to the planting season. In cases where deferment is approved, a performance guarantee may be required per *Section 18.2*.
3. Zoning Districts. Landscaping requirements apply to all non-residential and non-farm properties within the Agricultural (*Article 3*) and Residential (*Article 4*) Districts, all multi-family residential developments within the Residential (*Article 4*) Districts, and all uses in the Commercial and Office Districts (*Article 5*), and the Industrial Districts (*Article 6*).

B. *Materials.*

1. Type. All plant material shall be hardy to Ottawa County, and be free of disease and insects. A prohibited list of species is available in the Community Development Department office.
2. Restriction. Artificial plant material shall not be used within any required landscaped area.

C. *Number.*

1. Substitution. No substitution of plant species or sizes shall be allowed unless approved by the Zoning Administrator.
2. Variety. No one (1) tree species can exceed 50 percent of the total proposed.
3. Rounding. Where this article requires landscaping based on a distance measured in feet along a property boundary and a dimension results in a fraction of the given requirement, the number shall be rounded down to a whole number.

4. Separate Requirements. All landscape plans shall meet each required calculation individually and in no case shall any required plantings and planting areas be counted towards other landscape requirements.

D. *Size.*

1. Minimum Installation Size. When landscaping is required, it shall be installed at the minimum sizes included in *Table 11.2A*. Tree widths are measured at the diameter at breast height (DBH), which is four and a half (4 ½) feet above the ground.

Table 11.2A Landscaping Minimum Installation Size	
Type	Minimum Size
Deciduous Canopy Tree	2.5 in. caliper
Deciduous Ornamental Tree	2 in. caliper
Evergreen Tree	6 ft. height
Shrub	24 in. height

2. Credit for Existing Trees. When landscaping is required and existing trees within front yards or designated buffer areas can be preserved, healthy and desirable trees may be counted to satisfy the requirements of this article. Sizes of existing material must meet the requirements for newly installed trees and shrubs to qualify (*Table 11.2A*). However, larger trees may count for two (2) required trees if the minimum sizes of *Table 11.2B* are met.

Table 11.2B Credit for Existing Trees		
Type	Minimum Size	Credits
Canopy Tree	Eight (8) inches DBH or greater	Two (2)
Evergreen Tree	12 feet high or greater	Two (2)

E. *Placement and Maintenance.*

1. Setback. Plant material shall not be placed closer than three (3) feet to any fence or property line.
2. Placement. All landscaped areas shall be arranged to simulate a natural setting such as staggered rows or massings. Planting beds shall have a well-maintained edge.
3. Utilities. All plant material shall be installed in a manner that will not cause damage to utility lines (above and below ground) and public streets. Landscape plans shall consider utility easements, overhead power lines, and underground utilities.
4. Drainage. All plant material shall be installed in a manner that does not alter drainage patterns on site or on adjacent properties.
5. Groundcover. All planting beds shall be mulched, or comparably treated, and those areas not containing landscaping be planted with ground cover. Mulch, or comparable products, shall not be used for ground cover.
6. Berms. The maximum slope for a berm shall be one (1) foot vertical to three (3) feet horizontal with a crest area at least four (4) feet wide.
7. Sight Lines. Landscaping shall be installed such that, when mature, it does not obscure traffic signs, fire hydrants, lighting, or obstruct vision for safety of ingress or egress.
8. Planting Soil. Planting Soil (approximately 1/3 topsoil, 1/3 peat, 1/3 excavation material) shall be placed around all plantings as required and within planting beds to a depth of eight (8) to 12 inches.
9. Topsoil. Topsoil (loam soil free of stones, sticks, weeds, or debris) shall be placed to a depth of four (4) to six (6) inches for lawn areas.

- F. *Maintenance.* All landscaping shall be maintained in a healthy, neat and orderly state free from refuse and debris. Required trees and shrubs that are determined by the Zoning Administrator to be diseased, dead, or dying shall be replaced within one (1) growing season.

- G. *Lawn Grasses.* Lawn grasses shall be planted in species normally grown as permanent lawns in Ottawa

County. Grasses may be plugged, sprigged, seeded, or sodded. Rolled sod, erosion reducing net or suitable mulch shall only be used in swales or other areas susceptible to erosion and shall be staked where necessary for stabilization. Lawns shall be free of weeds and noxious pests or disease.

- H. *Performance Guarantee*. The Planning Commission may require a performance guarantee in accordance with the requirements of *Section 18.2* sufficient amount to ensure the installation of all required landscaping.

Section 11.3 Modifications

- A. *Circumstances*. The approval authority may vary the landscaping requirements of this article only under at least one of the following circumstances:
1. When existing natural or topographic features render compliance with the requirements unnecessarily difficult;
 2. When adherence to the requirements result in the loss of significant natural or cultural features;
 3. Where a variation clearly results in a superior landscape that could not be achieved under the requirements of this article;
 4. When existing vegetation can be preserved to meet the intent of the screening and buffering intent of this article.
- B. *Easements*. Where easement restrictions exist, the type and/or location of trees and shrubs may be adjusted with approval of the Zoning Administrator upon review of the easement holder's published planting guidelines.

Section 11.4 Landscape Plans

- A. *Landscape Plans*. Landscape plans shall be professionally prepared. Landscape plans shall include the following materials:
1. A separate plan sheet shall be drawn at the same scale as the required site plan. To ensure that landscaping is not affected by, nor interferes with utilities, the plans shall indicate all existing or proposed utilities and easements. At the discretion of the Zoning Administrator, for simple site plans, plantings may be shown directly on site plans.
 2. Provide existing and proposed contours at intervals not to exceed two (2) vertical feet.
 3. Plans shall show all landscaped areas and plants listed in a table by common and scientific name, including quantities, and size at installation. Anticipated mature height shall be indicated and the crown spread shall be shown on the plan with circles indicating anticipated plant size at maturity. Plans shall illustrate the location, spacing, species, and size of proposed plant material.
 4. Text shall accompany the landscape plan that provides calculations for the proposed landscaping and describes how the plan complies with the regulations of this article. Required trees or materials cannot be double-counted.
 5. Existing natural and man-made landscape features and proposed buildings and structures, as required for the overall site plan, shall be clearly indicated.
 6. Landscape plans shall show all existing trees eight (8) inch caliper or greater for deciduous and 12 feet or taller for evergreen, located in portions of the site that will be built upon or otherwise altered. Trees shall be labeled "To Be Removed" or "To Be Saved" on the plan.
 7. Limits of grading shall be indicated and measures to protect existing trees to be saved shall be noted on the plans, including but not limited to protective fencing. When protective fencing is proposed, plans shall include the following statement: "Protective fencing shall be installed prior to site disturbance." Tree preservation fencing shall be established at the drip line of the tree and a detail of the fence shall be provided.

8. Provide planting details to ensure proper installation and establishment of proposed plant material.
9. Identify grass areas and other methods of ground cover.
10. Include a description of irrigation methods for landscaped areas.
11. Identify a landscape maintenance program including a statement that all diseased, damaged or dead materials shall be replaced in accordance with standards of this article.

Section 11.5 Right-of-Way Landscaping

The area between the street paving or curb line and the property line or sidewalk, with the exception of driveways and walkways, shall be used exclusively and maintained as landscaped area with grass, trees, and other plants.

Section 11.6 Front Yard Landscaping

- A. *Applicability.* For all uses within the Commercial and Office Districts (*Article 5*), Industrial Districts (*Article 6*), and all non-residential and non-agricultural uses in the Agricultural (*Article 3*) and Residential Districts (*Article 4*), front yard trees and shrubs are required in accordance with this section within a 10-foot wide strip.
- B. *Trees.*
 1. Number. The total number of trees shall be based on a ratio of one (1) per 40 linear feet of frontage.
 2. Placement. The required front yard landscaping strip shall be planted between the parking area and the road right of way. If there is no front yard parking, the landscaping strip may be placed anywhere within the front yard, subject to the spacing requirements of this section.
 3. Spacing. Trees shall be spaced in a manner so as not to overlap crown spread at maturity. Spacing from curbs and paved areas shall be at least four (4) feet, unless additional space is necessary for healthy growth. Grouping of different height trees can overlap, as long as each tree does not interfere with the growth potential of a nearby required tree.
- C. *Shrubs.* For areas where parking lot screening is not required, front yards shall include:
 1. Number. Seven (7) shrubs for every 40 linear feet of frontage or fraction thereof.
 2. Placement. Shrubs are encouraged to be placed in groups/clusters with a shrub spacing not to exceed five (5) feet on center.

Section 11.7 Buffers

- A. *General Requirements.* A buffer is an area intended to provide visual barrier and noise abatement between specified land uses.
 1. Applicability.
 - a. A buffer area is not required if the qualifying adjacent zoning districts are separated by a public right-of-way.
 - b. A buffer area shall be required even when the adjacent property is undeveloped.
 2. Design and Placement.
 - a. The buffer area shall abut the applicable property line and plantings shall fall within the required buffer area width.
 - b. Buildings, structures, and parking lots may not encroach into the buffer area. Driveways may cross the required buffer areas perpendicularly.
 - c. Stormwater management measures, such as areas for infiltration or retention, may be located in the buffer area, provided, the planting requirements in *Table 11.7A* can still be met.

3. Walls. When a wall is provided, it shall have a maximum height of six (6) feet and shall be constructed of brick, stone, or decorative masonry material.
 - a. The colors and materials of the wall shall complement that of the main building or structure.
 - b. A residential privacy fence may be approved in place of a solid wall if it is more compatible with the character of the area. The privacy fence must be six (6) feet tall, completely opaque and, if wooden, treated to prevent decay.

B. *Buffer Requirements*. Buffer area types applicable to the following zoning districts are indicated in the following tables.

Table 11.7A Buffer Types							
District	Use	Adjacent to					
		AG	R1, R2	R-2A, R-3	C-1, C-2, C-3	O-S	I-1, I-2
AG, R-1, R-2, R-2A, R-3	Non-Residential Use	C	A	B	C	C	None
R-2A, R3	Multi-Family Residential	C	B	C	None	None	None
C-1	Any	C	A	B	C	C	None
C-2	Any	B	A	B	C	C	None
C-3	Any	A	A	B	C	B	C
O-S	Any	B	B	C	C	C	C
I-1	Any	A	A	A	B	B	C
I-2	Any	A	A	A	A	A	C

Table 11.7B Buffer Planting Requirements			
Type	Min. Width	Screen	Requirement
A	30 ft.	6 ft. high vertical wall or, 4 ft. high berm.	1 canopy tree, 3 evergreen trees and 5 shrubs per each 40 linear feet along the property line.
B	20 ft.	None required.	1 canopy tree, 1 evergreen tree and 7 shrubs per each 40 linear feet along the property line.
C	10 ft.	None required.	1 canopy and 7 shrubs per each 40 linear feet along the property line.

Section 11.8 Screening

- A. *Non-Residential and Multi-Family Dumpsters, Rolling Carts, and Trash Cans*. Unless otherwise permitted in accordance with this section, garbage and recycling service areas shall be screened from the view of all streets and parking lots with a solid fence or wall enclosure that meets the following specifications:
1. Enclosures shall be constructed of masonry, concrete, metal, treated wood, or similar materials and must be durable, weather resistant, rust proof and easily maintained.
 2. Screening shall be opaque. Chain link fences with slats are not acceptable.
 3. Access gates shall be closed at all times when not in use.
 4. Enclosures shall be protected by bollards or other means to prevent interior or exterior damage.
 5. Enclosures shall be a height sufficient to obscure containers and garbage cans but shall be no less

CHAPTER 1209**Design Standards**

1209.01 Intent.

1209.02 Design standards.

1209.01 INTENT.

Design standards encourage traditional mixed-use and commercial development, and promote a vibrant, lively social environment with walkable streetscapes, and public amenities. These design standards apply to all uses in the following zoning districts:

- SF, Storefront
- MU, Mixed-Use
- B1, Community Business
- B2, Regional Business
- IB, Industrial Business

(Ord. 2023-01. Passed 2-7-23.)

1209.02 DESIGN STANDARDS.

(a) For the purpose of this Code, “façade” is defined as the portion of any building side facing a public street, private street, public alleyway, or public parking lot; with corner buildings required to apply these design standards to both façades.

(1) There must be a mixture of two or more predominant downtown finish materials (i.e., brick, clay, stucco (not Dryvit or a similar material), natural stone or ornamental concrete/fiber cement siding). The façade may be 100 percent brick, however the brick must contain design elements, such as cornices and soldier coursing.

(2) Transparent glass must account for at least sixty percent of the total wall area of the first-floor elevation, with the upper stories providing similar window openings corresponding with the overall design of building and adjacent existing structures. Storefronts must be maintained and repaired. When replacement is required or alterations are proposed, the new storefront must fill the entire historic storefront opening and maintain the same level of transparency. Sliding and glass block windows are prohibited.

(3) Exterior walls may not be covered with metal panels, EIFS (exterior insulation and finish system), vinyl siding, faux half timbering, logs, shakes, shingles, exposed aggregate, or split faced block.

(4) Preassembled clay brick panels, artificial stucco, decorative precast units resembling stone must match the appearance of natural materials.

(5) New construction must be compatible in size, scale and proportion, massing, and building materials are encouraged to fit with the rest of downtown designs.

(6) The size, scale, massing, and façade materials of new construction must complement the architectural character of buildings in a traditional downtown.

(7) Building façades must incorporate recesses or projections along at least twenty percent of the length of the façade.

(8) Decorative fencing must consist of wrought iron, vinyl, or ornamental aluminum.

(9) Building entries must be readily identifiable and accessible, with at least one main entrance that opens directly onto the public sidewalk.

(10) Building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning (with no signage), arcade, or portico to provide shelter from the elements.

(11) Roofs (especially flat roofs) must be enclosed by parapets to conceal mechanical equipment

(12) All exterior lighting must be decorative (wall pack type lighting is prohibited), in proportion to the architectural type and style of building, and compliant with Chapter 1221: Lighting.

(b) Exceptions. Projects exempt from these design standards are developments which are limited to the following:

(1) Interior remodels only.

(2) Normal or routine maintenance and repair of existing structures.

(3) Exterior/interior work that does not require a permit from the City.

(Ord. 2023-01. Passed 2-7-23.)

ARTICLE 14
DESIGN REGULATIONS

5

Sec. 14-01 Architecture and Building

(a) **Intent.** The intent of these regulations is to provide specific design guidelines that achieve the following:

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(1) Encourage development and redevelopment that protects and enhances the rural character and creates a character that reinforces a sense of community identity.

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(2) Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of the business districts, maintain the desired character of the Township, prevent the creation of blight, and protect property values.

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(3) Implement recommendations of the Master Plan.

(b) **Applicability.** All uses except single family residential uses shall comply with the design standards of *Sections 14-01 (c), (d), and (e)* under the following circumstances. Refer to *Section 14-01 (f)* for building design standards for single family residential units. All sites shall meet the requirements of the Brighton Township Engineering Design Standards.

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(1) **New Buildings.** All uses that receive a building permit or site plan approval for construction of a new building after the effective date of this Ordinance shall fully comply with the design standards of this Section.

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(2) **Expansions to Buildings.** For buildings existing prior to the effective date of this Ordinance, major building improvements or expansions that require site plan approval may be permitted by the Planning Commission without a complete upgrade to meet the requirements of this Section, provided there are reasonable improvements to the building in relation to the scale and construction cost of the building improvements or expansion. Major exterior renovations shall be consistent with the building design standards herein to the extent deemed practical by the Township.

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(3) **Minor Improvements to Buildings.** For buildings existing prior to the effective date of this Ordinance, minor changes, improvements, and modifications that are approved administratively shall be permitted, provided the improvements shall not increase noncompliance with the requirements of this Section.

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(c) **Exterior Wall Design Standards**

(1) **Wall Materials.** The use of exterior wall materials on walls that are visible from a public road or a parking lot shall be in compliance with the maximum percentages permitted in Table 14-01. A table must be provided on the site plan depicting the percentage planned of each material.

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Table 14-01 Schedule of Regulating Exterior Building Wall Materials					
Building Materials	Maximum Percent of Wall that can be Covered by Certain Building Materials by Zoning District				
	RM-1	OS	B-1 (a)	B-2 & B-3 (a)	I-1
Brick or Face Brick	100%	100%	100%	100%	100%
Stone	100%	100%	100%	100%	100%
Split Face Block	25%	25%	50%	50%	100%
Cast Stone	25%	25%	25%	25%	100%
Precast Concrete	0%	25%	0%	25%	75%
Concrete Formed in Place	0%	25%	0%	25%	75%
Metal (b)	0%	25%	0%	25%	50%
Reflective Glass	0%	50%	0%	0%	50%
Glass Block	25%	25%	25%	25%	25%
Wood Siding	75%	50%	50%	0%	0%
Vinyl Siding	75%	50%	50%	0%	0%
Finishes (c)	0%	25%	10%	25%	25%
Footnotes:					
(a) All walls exposed to public view from the road or an adjacent residential area shall be constructed of not less than seventy-five (75%) brick, face brick, stone, or cast stone.					
(b) Flat sheets and seamed or ribbed panels, including aluminum, porcelain and stainless steel and similar material. These materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless the walls are adequately protected to prevent damage.					
(c) Includes fiberglass, reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS), plaster, stucco, and similar materials. These materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless the walls are adequately protected to prevent damage.					

15

5 (2) **Allowance for Other Materials.** The Planning Commission may waive strict compliance with the *Section 14-01 (c)(1)* when the following qualities can be demonstrated. The proposed building design and materials schedule shall be accompanied by a written design statement which shall describe how the selected wall materials and material combinations will be consistent with and enhance the building design.

10 a. The design and materials are found to be in keeping with the character of the Township.

b. The materials are found to be permanent and durable.

15 c. The design and materials are compatible with the type of use and development proposed.

d. The design and materials can easily be adapted to another use in the future.

20 e. The design and materials meet the intent of this Section.

25 (3) **Mixture of Materials.** The application of these requirements should promote integration and mixture of materials where more than one (1) material is used on a building. If only one (1) material is used, architectural detailing and articulation, massing, texture and form must be introduced into the building design. Building roof materials should be in harmony with the style and material used on the building walls.

30 (4) **Long Walls.** When buildings are one hundred (100) feet or greater in length, design variations must be applied to assure that the building is not monotonous in appearance. Variations include but are not limited to the following:

35 a. Recess and projections along the building façade. Variations in depth shall be a minimum of ten (10) feet.

b. Architectural details or features.

c. Enhanced ornamentation around building entryways.

40 d. Landscaping.

- e. Streetscape elements.
- f. Variations in building height.

5 (5) **Colors.** Information on building colors shall be submitted with the site plan and considered to be part of any site plan approval under *Article 18*. The primary building color shall be earth tone colors and be compatible with the surrounding area.

10 (d) **Roof Design Standards**

(1) **Compatible Design Character.** Roof design and materials are considered to be key elements to the Township character, and thus shall be consistent with the intent of this Article. As a part of building design, roofs shall be designed in keeping with the overall architecture of the building.

(2) **Roof Materials.** The following regulations apply to roof materials:

- 20 a. Asphalt, fiberglass, tile, slate, metal, or cedar shingles may be used in all districts.
- b. Standing seam metal roof systems shall be permitted only in the B-2, OS, and I-1 Districts.
- 25 c. Asphalt shingles shall be heavily textured with colors that are compatible with the building architecture.
- d. When permitted, the color of standing metal seam roof systems shall be subtle and compatible with exterior building materials.
- 30

(3) **Screening Rooftop Equipment.** Rooftop equipment shall be screened by a pitched roof enclosure or parapet wall of sufficient height so as to not be visible from the adjoining public road or adjacent property. The method to screen rooftop equipment shall be compatible with the building through color, scale, materials, and architectural style. The Planning Commission may require cross-Section details to confirm compliance.

(e) **General Building Design Accent Standards**

5 (1) **Front Facade.** Blank walls shall not face a public road. Walls facing a public road shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. A prominent and usable public building entrance shall be provided at the front of the building. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.

10 (2) **Pedestrian Orientation.** Buildings shall be designed at a pedestrian scale with relationship to the road and sidewalk. Convenient and safe pedestrian access shall be provided between the public sidewalk and the building entrance.

15 (3) **Awnings.** Awnings with straight sheds may supplement facades. Awnings shall not be cubed or curved except over doorways. Awnings shall be of an opaque material. Translucent or internally lit awnings shall not be permitted. Signs are not permitted on the awning.

20 (4) **Canopies.** Canopies, such as over gasoline pumps or drive-through structures, shall be designed to be consistent with the approved building materials and colors. Support columns shall be brick or materials compatible with the main buildings. The Planning Commission may require a peaked roof to complement the main building. Any canopy lighting shall be flush with the canopy.

25 (5) **Neon.** Exposed neon shall not be permitted on a building except on signs as provided for in *Article 17*.

30 (6) **Quality and Workmanship.** This Section is not intended to regulate the quality, workmanship and requirements for materials relative to strength and durability.

35 (f) **Building Design Standards for Single Family Residential Units.** To ensure the compatibility in appearance of single-family dwelling units, such units shall meet the following design and site standards:

(1) Shall be constructed to the most current State or Federal Building Standards. These include the Michigan Construction Code Act of 1972 (Act 230, P.A. 1972, as amended) and the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.

5

(2) Have a minimum width dimension of twenty-four (24) feet.

(3) The gross floor area and lot coverage of any proposed single-family dwelling unit shall comply with the standards set forth in Table 3-03.

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(4) Have two (2) exterior doors (front and rear, or front and side), and where there is a difference in ground elevation, steps must be permanently attached, on a frost depth foundation, either to the perimeter wall or to porches connected to the perimeter wall.

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(5) Have a roof with a minimum 4:12 pitch and minimum eight (8) inch eave, and with a drainage system that will collect and concentrate the discharge of storm water or snow away from the sides of the dwelling. The roof shall have wood shake, asphalt or other acceptable shingles, and meet the snow load standards for southern Michigan.

20

(6) Have an exterior finish architecturally compatible to that of other similar homes in the surrounding area.

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(7) Shall be firmly attached to a permanent foundation constructed on the site in accordance with the applicable building code 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.

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(8) The compatibility of design and appearance shall be determined by the Township Planner upon review of the plans submitted for a particular dwelling. An aggrieved party may appeal the Township Planner's decision to the Zoning Board of Appeals as provided for in *Article 22*.

35

(9) Any determination of compatibility shall be based upon the standards set forth in the definition of dwelling as well as the character, design, and appearance of one (1) or more residential dwellings within five hundred (500) feet of the subject dwelling provided the surrounding existing

dwellings considered are located outside of manufactured housing community. 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 design homes.

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(10) All dwelling units shall be oriented toward the public right-of-way so that the facade that faces the road contains a door, windows, and other architectural features customary of the front facade of a residence.

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(11) The provisions of this Section shall not apply to manufactured homes situated in licensed manufactured home parks.

(Ord. #281, 12/9/22) (Ord. #231, 12/27/05)

15 **Sec. 14-02 Landscaping**

(a) **Intent.** The intent of this Section is to promote the public health, safety and welfare by establishing minimum standards for the design installation and maintenance of landscaping, greenbelts and buffer zones. Landscaping, greenbelts, and buffer zones are necessary for the continued protection and enhancement of all land uses. Landscaping and greenbelts enhance the visual image of the Township, preserve natural features, improve property values, and alleviate the impact of noise, traffic, and visual distraction. Buffer zones protect less intense uses from the noise, light, traffic, litter, and other impacts. Specifically, the intent of these provisions is to:

20

25

(1) Improve the appearance of off-street parking area, vehicular use areas, and property abutting public rights-of-way.

30

(2) Protect and preserve the appearance, character, and value of the neighborhoods which abut non-residential areas, parking areas, and other intensive use areas.

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(3) Integrate the various elements within a site and link a development with the surrounding environment.

(4) Reduce soil erosion and depletion.

(5) Increase soil water retention, thereby helping to prevent flooding, erosion, and sedimentation.

(6) Remove air pollutants, and control glare and reflection.

(7) Assist in directing safe and efficient traffic flow and prevent vehicular and pedestrian circulation conflicts.

(8) Create a more desirable microclimate.

(9) Provide natural green space to allow infiltration of stormwater, minimize erosion and filter sediments from runoff.

(b) Applicability

(1) The requirements of this Section shall apply to all projects subject to administrative review, site plan review, or condominium review. No site plan, condominium, or land use permit shall be approved unless landscaping consistent with the requirements of this Section is provided.

(2) The landscaping requirements shall be met prior to the issuance of a certificate of occupancy and shall be continuously maintained in a sound, healthy, and vigorous growing condition.

(3) Creativity in landscape design is encouraged. The standards are intentionally flexible to encourage adaptability and creative design. Required trees and shrubs may be planted at uniform intervals, at random, or in groupings, depending on the designer's desired visual effect and the intent of the Township to coordinate landscaping on adjacent properties. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

(4) The requirements herein, shall be independent of each other and shall not be double counted to fulfill the requirements of different required landscape elements.

(5) In any case where an existing building and/or parking area is being increased by twenty-five percent (25%) or more over the original site plan,

the site shall be brought into full compliance with the landscape standards herein.

5 (6) Where an increase in an existing building and/or parking area is less than twenty-five percent (25%), the extent of new landscaping shall be equal to four percent (4%) of compliance for every one percent (1%) of increase in the building or parking footprint. For example, a ten percent (10%) building expansion shall require forty percent (40%) compliance with these landscape requirements.

10 (c) **General Requirements**

15 (1) Plant material shall be installed so that at maturity it does not obscure traffic signs or lighting, obstruct access for emergency vehicles, interfere with adequate sight distance for motorists or disrupt drainage patterns on the site or on adjacent properties.

(2) Landscaped areas shall be covered by grass or other living ground cover.

20 (3) A minimum four (4) inches of topsoil shall be provided for all lawn areas, ground covers and planting beds.

25 (4) Planting beds shall be maintained with woodchips or similar natural material, non-stone, at a minimum depth of three (3) inches. Planting beds shall be limited to the area immediately surrounding the plant material.

(5) Planting beds must be curbed or defined with steel edging.

30 (6) Trees and shrubs shall be set back ten (10) feet from the edge of a road and five (5) feet from a vehicular access or pathway.

(7) The overall landscape plan shall not contain more than thirty-three percent (33%) of any one (1) species. The use of trees native to the area and mixture of trees from the same species association are encouraged.

35 (8) Ornamental trees may be used to fulfill the tree requirement, provided two (2) ornamental trees shall be the equivalent of one (1) required tree.

(d) **Plant Material Specifications**

(1) **Size.** The following minimum specifications shall apply to all plant material at the time of planting proposed in accordance with the landscaping requirements of this Section:

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Table 14-02.1 Minimum Plant Material Size			
Plant Type	Minimum Caliper¹	Minimum Height	Minimum Spread
Deciduous Shade Trees	3 inches	4 feet ² first branch	--
Ornamental Trees	2 inches	4 feet ³	--
Evergreen Trees ⁴	--	6 feet	--
Shrubs	--	2 feet	15 inches
Hedges ⁵	--	4 feet	--
Footnotes: ¹ Measured 12 inches above grade. ² Trees planted along pedestrian routes (i.e. sidewalks, plazas, etc.) shall not have branches lower than 6 feet. ³ Clumped trees (e.g. birch) shall have a minimum height of 6 feet above grade. ⁴ The size of the burlapped root ball for evergreen trees shall be at least 10 times the caliper measured 6 inches above grade. ⁵ Hedges shall be planted and maintained so as to form a continuous, unbroken, visual screen within 2 years after planting.			

(2) **Spacing.** Planting in informal groupings to create a naturalistic appearance is desirable. Wherever possible, plant materials shall not be placed closer than four (4) feet from the fence line or property line.

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(3) **Recommended Plant Materials.** Table 14-02.2 lists recommended plant materials for required landscaping. Plant materials of equal or better quality may be substituted for suggested plant materials.

15

Table 14-02.2 Recommended Plant Materials*	
Common Name	Genus
Deciduous Canopy Trees	
Beech	Fagus
Birch	Betula
Ginkgo (male)	Ginkgo
Hackberry	Celtis
Hard Maple	Acer
Hickory	Carya
Honeylocust (Thornless Cultivars only)	Gleditsia
Hophornbeam (Ironwood)	Ostrya

Table 14-02.2 Recommended Plant Materials*	
Hornbeam (Blue Beech)	Carpinus
Linden	Tilia
Oak	Quercus
Planetree (Sycamore)	Platanus
Deciduous Ornamental Trees	
Dogwood (Tree Form)*	Cornus
Downy Serviceberry	Amelanchier
Flowering Crabapple (Disease Resistant Cultivars)	Malus
Flowering Plum (Tree Form)	Prunus
Flowering Pear	Pyrus
Hawthorn	Crataegus
Hornbeam	Carpinus
Magnolia	Magnolia
Redbud	Cercis
Rose of Sharon	Hibiscus
Evergreen Trees (Dwarf, Globe, Pendulous species/Cultivars are not permitted)	
Douglas Fir	Pseudotsuga
Fir	Abies
Hemlock	Tsuga
Pine*	Pinus
Spruce	Picea
Narrow Evergreens (Dwarf, Globe, Pendulous species/Cultivars are not permitted)	
Arborvitae (Columnar Giant, Douglas)	Thuja
Column Hinoki Cypress	Chamaecyparis
Juniper (Blue Columnar Chines)	Juniperus
Pyramidal Red Cedar	Cedrus
Pyramidal White Pine	Pinus
Swiss Stone Pine	Pinus
Large Shrubs	
Deciduous	
Cotoneaster	Cotoneaster
Dogwood (Shrub Form)*	Cornus
Euonymus	Euonymus
Forsythia	Forsythia
Lilac	Syringa
Mock-Orange	Philadelphus
Ninebark	Physocarpus
Privet	Ligustrum
Spiraea	Spiraea
Sumac	Rhus
Viburnum	Viburnum
Witchhazel	Hamamelis
Buckthorn	Rhamnus
Evergreens	
Juniper (Hetz, Pfitzer, Savin)	Juniperus
Yew (Pyramidal Japanese)	Taxus
Small Shrubs	
Deciduous	
Barberry	Berberis
Boxwood	Buxus

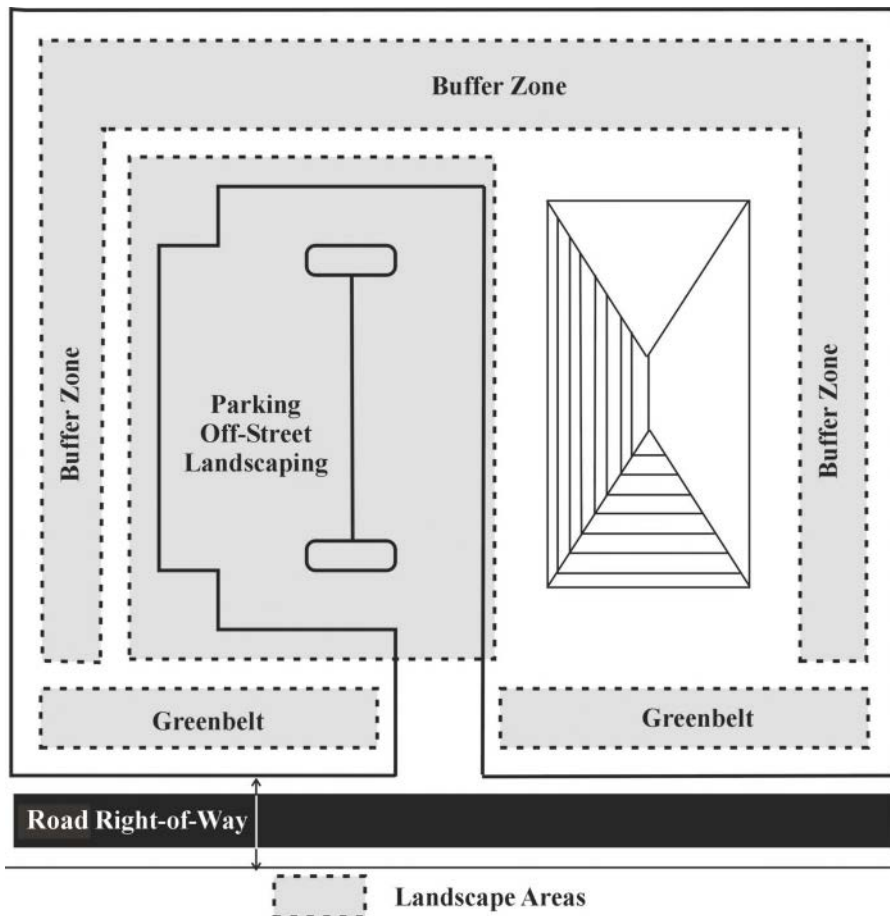
Table 14-02.2 Recommended Plant Materials*	
Burning Bush	Euonymus
Cotoneaster	Cotoneaster
Currant*	Ribes
Euonymus*	Euonymus
Forsythia	Forsythia
Holly*	Ilex
Hydrangea	Hydrangea
Lilac	Syringa
Potentilla*	Potentilla
Privet	Ligustrum
Quince	Chaenomeles
Viburnum*	Viburnum
Weigela	Weigela
Evergreens	
Arborvitae (Globe/Dwarf)	Thuja
False Cypress	Chamaecyparis
Fir	Abies
Juniper (Low Spreading)*	Juniperus
Pine	Pinus
Spruce	Picea
Yew (Globe, Spreading, Upright)*	Taxus
*See <i>Section 14-02 (c) (4)</i> Undesirable Plant Materials	

(4) **Undesirable Plant Materials.** Use of the following plant materials (or their clones and cultivars) is not encouraged because they split easily, their wood is brittle and breaks easily, their roots clog drains and sewers or they are unusually susceptible to disease or insect pests. These plant materials may be permitted to remain in their natural setting but cannot be transplanted. The Planning Commission, however, may allow trees from this list when associated with an appropriate ecosystem, such as a wetland area.

Table 14.02.3 Undesirable Plant Materials	
Common Name	Genus Species
American Elm	Ulmus Americana
Ash (All Varieties)	Fraxinus
Box Elder	Acer Negundo
Eastern Red Cedar	Juniperus Virginiana
European Barberry	Berberis Thunbergii
Horse Chestnut (Nut Bearing)	Aesculus Hippocastanum
Northern Catalpa	Catalpa Speciosa
Poplar (All Varieties)	Populus
Soft Maple (Silver)	Acer Sacharinum
Tree of Heaven	Ailanthus Altissima
Willow	Salix Spp.

(e) **Greenbelts.** Greenbelts, where required, shall conform to the following standards:

- 5 (1) Non-residential uses requiring site plan approval shall provide a twenty (20) foot wide greenbelt along the lot's frontage, adjacent to and outside of the road right-of-way. A minimum of one (1) deciduous canopy tree shall be planted for each thirty (30) lineal feet, or portion thereof, of required greenbelt length.
- 10 (2) Multiple family developments and site condominiums shall provide greenbelts in accordance with *Section 14-02 (i)(1)*.
- 15 (3) For the purpose of calculating required plant material, greenbelt length shall be measured between the side lot lines along the site's frontage, following the road right-of-way. The frontage calculation shall include any openings for driveways, sidewalks, or easements with the number of trees. Fractions of trees shall be rounded upward to the nearest whole number.



(4) All existing trees six (6) inches in diameter at breast height within the greenbelt shall be preserved, except where necessary to install vehicular, pedestrian, and utility access points.

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(5) Greenbelt plantings shall be designed to simulate a natural appearance and include a variety of plant species.

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(6) A required greenbelt may be interrupted only to provide for pedestrian or vehicular access.

(7) All tree plantings within the greenbelt shall be located to not block vision for motorists and to avoid overhead utility lines.

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(f) **Buffer Zones**

In order to provide protective screening and buffers between abutting land uses, a landscaped buffer zone, and wall, fence or berm shall be provided by the applicant in accordance with this subsection. This subsection applies to any application for site plan, or condominium approval. These regulations do not apply along a lot line where the abutting land use is separated by a public road right-of-way or private road easement.

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Table 14-02.4 identifies where and what type of buffer is required between land uses. Table 14-02.5 details the minimum landscape elements that must be included in each type of buffer zone.

25

Table 14-02.4 Required Buffer Zones					
Proposed Use	Proposed Use Adjacent to:				
	Single Family District	Multiple Family District	Manufactured Home Park District	Business District	Industrial District
Single Family Residential ¹	None	B	B	B	A
Multiple Family Residential	B	C	B	B	A
Manufactured Home Park	B	B	C	B	A
Commercial ²	B	B	B	C	B
Industrial	A	A	A	B	None

Footnotes:
¹ Applies to applications for subdivision plat or condominium site plan approval only.
² Includes non-residential special land uses in a Residential District.

Table 14-02.5 Description Of Required Buffer Zones			
Buffer Zone	Minimum Width	Wall/Berm	Minimum Plant Materials
A	50 feet	Required See (1) & (2) below	1 deciduous tree, 2 evergreen trees and 4 shrubs per each 20 linear feet along the property line, rounded upward.
B	20 feet	Required See (1) & (2) below	1 deciduous tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line, rounded upward.
C	10 feet	None Required	1 deciduous or evergreen tree or 4 shrubs per each 20 linear feet along the property line, rounded upward.

(1) **Minimum Requirements for Berms.** Where required or provided, berms shall conform to the following standards:

5

a. Required berms shall be at least three (3) feet above grade elevation, and shall be constructed with slopes no steeper than one (1) foot vertical for each four (4) feet horizontal (twenty-five percent (25%) slope), with at least a two (2) foot flat area on the top. The Planning Commission may modify the height requirement in cases where sufficient room does not exist to construct a three (3) foot high berm.

10

b. Required berms shall be planted with grass, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape.

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(2) **Minimum Requirements for Walls and Fences.**

a. **Location.** Required walls shall be located on the lot line except in the following instances:

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1. Where underground utilities interfere with placement of the wall on the property line, the wall shall be placed on the utility easement line located nearest the property line.

25

2. Where located adjacent to a side road, the wall shall be set back eight (8) feet from the side property line. The area between the wall and the property line shall be landscaped in accordance with the greenbelt provisions set forth previously.

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b. **Openings for Access.** Walls shall be continuous except for approved pedestrian or vehicular connections.

5

c. **Substitution.** As a substitute for a required wall, the Planning Commission may, in its review of the site plan, approve the use of other existing or proposed natural or man-made landscape features (such as evergreens spaced ten (10) feet on center) that would produce substantially the same results in terms of screening, durability, and permanence.

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d. **Wall Specifications**

1. Required obscuring walls shall be six (6) feet in height, and shall be constructed of the materials that are architecturally compatible with the materials used on the facade of the principal structure on the site.

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2. Masonry walls shall be erected on a concrete foundation which shall have a minimum depth of forty-two (42) inches and shall not be less than four (4) inches wider than the wall to be erected.

20

3. The Planning Commission may require brick or decorative facing with the same or complementary materials as the main building on one (1) or both sides of the wall.

25

e. **Fence Specifications**

1. Fences erected for screening purposes shall be a minimum of six (6) feet in height, and shall be constructed of redwood, cedar, or No. 1 pressure-treated wood, with posts sunk into the ground at least three (3) feet.

30

2. Chain link fences shall not be permitted for screening purposes.

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(g) **Off-Street Parking.** Off-street parking lots shall provide the following landscaping:

(1) All off-street parking lots containing greater than twenty (20) spaces shall provide the following landscaping within the parking lot envelope,

described as the area including the parking lot surface and extending eighteen (18) feet from the edge of the parking lot.

5 a. One (1) canopy tree shall be required for each ten (10) parking spaces, provided that in no case less than two (2) trees shall be provided.

b. A minimum of one-third (1/3) of the trees required shall be placed within landscape islands in the interior of the parking lot.

10 (2) Landscaped areas shall be protected with curbing or other means to prevent overhang encroachment of vehicles.

15 (3) When visible from a street or service drive, landscape shall shield views of parked cars from passing motorists and pedestrians. Screening shall be provided by a continuous row of shrubs along the front of the parking lot.

(4) Landscape islands shall meet the requirements listed in Table 14-02.6.

Table 14-02.6 Parking Lot Island Requirements	
Minimum Size	150 square feet; 75 square feet if irrigated
Minimum Width	10 feet
Required Depth	2 feet shorter than adjacent parking space
Required Radii	Minimum 10 feet at ends facing main circulation aisles, minimum 1 foot for others

20 (5) When off-street parking and loading of a non-residential use abuts a Residential District, the parking lot and loading area shall be screened from the Residential District by a solid, ornamental masonry wall at least six (6) feet tall meeting the requirements of **Section 14-02 (f)(2)d**. In lieu of a wall, the Planning Commission may permit or require one (1) evergreen tree planted every ten (10) feet along the mutual property boundary, in addition to the landscape plant materials required in **Section 14-02 (f)**.

30 (6) Whenever possible, parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area. Landscaping shall be installed such that, when mature, it does not obscure traffic signs or lighting, obstruct access to fire hydrants, interfere with adequate sight

distance for motorists, nor disrupt drainage patterns on the site or adjacent properties.

5 (7) Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct smooth traffic flow within the lot.

10 (h) **Detention and Retention Basins.** Detention and retention basins shall provide the following landscaping:

(1) Plantings shall be provided a rate of one (1) tree and ten (10) shrubs per fifty (50) linear feet of basin perimeter as measured along the top elevation of the basin bank.

15 (2) Basins shall be designed to not require fencing whenever possible by utilizing a gradual slope not to exceed 5:1. If fencing is unavoidable the use of ornamental fencing shall be used with appropriate landscaping to provide attractive views to the basin.

20 (3) To the extent possible, basin configuration shall be incorporated into the natural topography of the site and shall not be permitted in the front yard. Where these requirements are not practical, the basin shall be shaped to emulate a natural formed 'free form' depression and shall be part of the natural landscape and open space system of the site.

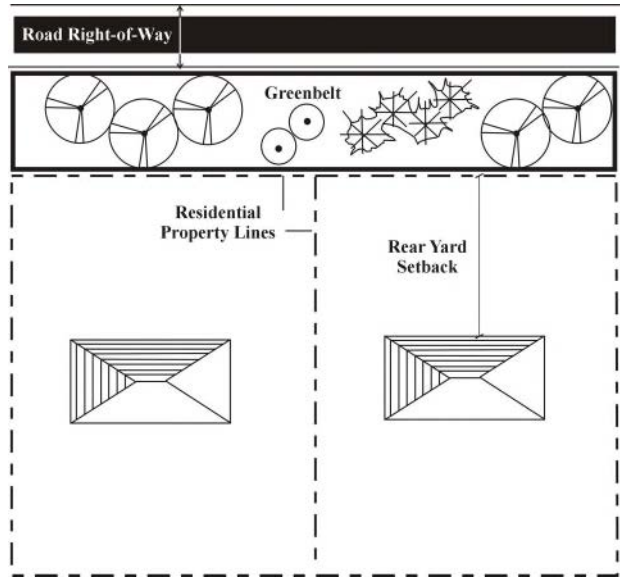
25 (4) The edge of the basin shall consist of sculptured landforms to filter and soften views of the basin.

30 (5) Plantings shall replicate a natural environment. Trees and shrubs shall be clustered around the basin and contain a variety of plant material.

35 (6) Trees must be planted above the freeboard line of the basin. Shrubs planted below the freeboard line of the pond must be tolerant of wet or moist soil conditions. The location of plant material shall consider the need to provide access for and minimize disruption of plant material during routine basin maintenance.

(i) **Residential Landscaping.** Multiple family developments and site condominiums shall provide the following landscaping:

(1) A thirty (30) foot wide greenbelt shall be provided along the site frontage adjacent to and outside of the road right-of-way. A minimum of one (1) deciduous canopy tree and one (1) evergreen tree shall be planted for each thirty (30) lineal feet, or portion thereof, of required greenbelt



length. The greenbelt requirement applies to all roadways around the perimeter of the site and any proposed internal collector roads that will not have individual unit driveway approaches. The greenbelt requirement does not apply to proposed internal roadways that serve to provide frontage and driveway access to individual units.

(2) Front yard landscaping for individual units shall be provided at a rate of two (2) deciduous canopy trees for every unit.

(3) Cul-de-sacs with islands shall be planted at a rate of one (1) canopy tree, or two (2) ornamental trees, per one thousand (1,000) square foot area. Fractions of trees shall be rounded upward to the nearest whole number.

(4) Cul-de-sacs with islands, site entrances, and boulevard medians shall be landscaped with species tolerant of roadside conditions. The landscape plan shall take into consideration sight distance, size of planting area, location of pathways, maintenance of adequate overhead clearance, accessibility to fire hydrants, visibility of approved signs, and compatibility with the visual character of the surrounding area.

(j) **Landscaping of Rights-of-Way.** Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be planted with grass or other suitable live ground cover, and shall be maintained by the owner or occupant of the adjacent property as if the rights-of-way were part of the required landscaped areas or greenbelts.

5 (k) **Modification of Landscape Requirements.** The Planning Commission may reduce or modify the location of the landscape requirements contained in this Section based upon a determination that the landscaping required in this Section will not be necessary or effective in meeting the intent of this Article. In making such a determination, the following shall be considered:

10 (1) Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.

15 (2) Parking, vehicular circulation, or existing or planned land use are such that required landscaping would not enhance the site or result in the desired screening effect.

(3) The public benefit intended by the landscape requirements could be better achieved with a plan that varies from the strict requirements of the Ordinance.

20 (4) The intent to comply with the requirements has been demonstrated by the applicant with alternatives considered by the applicant prior to the Planning Commission consideration of modification to requirements.

25 (l) **Installation and Maintenance.** The following requirements shall be observed where installation and maintenance of landscape materials is required:

30 (1) **Installation.** Landscaping shall be installed in a sound, professional manner to ensure the continued growth of healthy plant material.

(2) **Protection from Vehicles.** Landscaping shall be protected from vehicles through use of wheel stops or other means. Landscape areas shall be elevated above the pavement to a height adequate to protect the plants from snow removal, salt, and other hazards.

35 (3) **Maintenance.** Required landscaping (including berms, greenbelts, buffer zones, walls, woodlots, trees, lawns and ground cover) shall be maintained in a healthy, neat, and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced in the next

appropriate planting period. The landscape plan shall indicate the individual(s) or business(es) who will be responsible for continued maintenance of the landscaping. Those charged with this responsibility shall also be responsible for maintenance of adjacent landscaped areas in public rights-of-way. Tree stakes, guy wires, and tree wrap must be removed after one (1) year.

(4) **Irrigation.** The method or irrigation must be specified. Irrigation equipment is not permitted within the right-of-way.

(m) **Treatment of Existing Plant Material.** The following regulations shall apply to existing plant material:

(1) **Utilization of Existing Elements in the Landscape Design.** In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth previously in this Section, provided the substitution is in keeping with the spirit and intent of this Section and this Article in general. Existing hedges, berms, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such existing elements are in conformance with the requirements of this Section.

(2) **Preservation of Existing Plant Material.** Site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are six (6) inches or greater in diameter at breast height. Trees shall be labeled "To Be Removed" or "To Be Saved" on the site plan.

(3) In the event that healthy plant materials which are intended to meet the requirements of this Article are cut down, damaged or destroyed during construction, the removed plant material shall be replaced.

Sec. 14-03 Outdoor Lighting

(a) **Intent.** The intent of this Section is to protect the health, safety and welfare of the public by recognizing that buildings and sites need to be illuminated for safety, security and visibility for pedestrians and motorists. To do so, this Section provides standards for various forms of lighting that will: minimize

light pollution; maintain safe nighttime driver performance on public roadways; preserve the restful quality of nighttime by eliminating intrusive artificial light and lighting that unnecessarily contributes to “sky glow,” reduce light pollution and light trespass from light sources onto adjacent properties; conservation of electrical energy; and curtail the degradation of the nighttime visual environment.

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(b) **Applicability.** The requirements of this Section shall apply to any light source that is visible from any property line, or beyond, for the site from which the light is emanating. The Township Planner may review any building or site to determine compliance with the requirements under this Section. Whenever a person is required to obtain a building permit, electrical permit for outdoor lighting or signs, special land use approval, or site plan approval, the applicant shall submit sufficient information to enable the Township Planner and/or Planning Commission to determine whether the proposed lighting will comply with this Section.

20
(c) **Submittal Requirements.** The following information must be included for all site plan submissions and where site plan approval is not required, some or all of the items may be required by the Township Planner prior to lighting installation:

25
(1) Location of all freestanding, building mounted, and canopy light fixtures on the site plan and building elevations.

(2) Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles).

30
(3) Specifications and details for the type of fixture being proposed including the total lumen output, type of lamp, and method of shielding.

(4) Use of the fixture proposed.

35
(5) Any other information deemed necessary by the Township Planner to determine compliance with provisions of this Section.

(d) **Lighting Standards.** Unless exempted under *Section 14-03 (e)*, all lighting must comply with the following requirements:

(1) **Exterior Lighting.** All exterior lighting including free-standing, canopy, pole, and building mounted, shall be fully shielded and directed downward to prevent off-site glare.

5

(2) **Intensity.** The intensity of light within a site shall not exceed ten (10) footcandles within any part of the site and one (1) footcandle at any property line, except where it abuts a Residential District or use where a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above requirements shall apply to intensity at the property line.

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(3) **Fixtures**

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a. Metal halide fixtures shall be used in an effort to maintain a unified lighting standard throughout the Township and prevent “sky glow.”

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b. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.

(4) **Pole Height.** The maximum height of parking lot light fixtures shall be fifteen (15) feet.

25

(5) **Hours of Operation.** Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained upon private property within Business or Industrial Districts shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use continues after 11:00 p.m. but only for so long as that use continues.

30

(6) **Luminous Tube and Exposed Bulb Lighting**

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a. Luminous tube and exposed bulb fluorescent lighting is prohibited as an architectural detail on all buildings, e.g. along the roof line and eaves, around windows, etc. The Planning Commission may approve

internally illuminated architectural bands when it can be shown that the treatment will enhance the appearance of the building.

- 5 b. Luminous tube and exposed bulb fluorescent lighting is permitted as part of a sign meeting the requirements of *Article 17* of this Ordinance.

(7) Other Lighting

- 10 a. The internal illumination of building-mounted canopies is prohibited.
- b. Indirect illumination of signs, canopies and buildings is permitted provided a maximum one hundred twenty-five (125) watt bulb is utilized and there is no glare.
- 15 c. The use of laser light source, search lights or any similar high intensity light for outdoor advertisement or entertainment is prohibited.
- d. Lighting shall not consist of or have the appearance of movement or flashing components.

20 **(8) Installation and Operation Cost.** The cost of installing and operating approved roadway lighting on any public road shall be through a financial method approved by the Township Board or by the Livingston County Road Commission. The costs of all other lighting systems shall be borne

25 by the developer/property owner.

(e) Exceptions

30 **(1) Considerations.** The Planning Commission may waive any of the provisions stated in *Section 14-03(d)* when, after a request for an exception has been made and reviewed, the Planning Commission determines that such an exception is necessary for the lighting application. Requests for an exception shall be made to the Planning Commission and shall include, but not be limited to, a description of the lighting plan, a

35 description of the efforts that have been made to comply with the provisions of these requirements, and the reasons an exception is necessary. In reviewing a request for exception, the Planning Commission shall consider safety, design, and other factors deemed appropriate by the Planning Commission, and in particular the following:

- 5
- a. The new or replacement luminaire is a full-cutoff luminaire when the rated output of the luminaire is greater than one thousand eight hundred (1,800) lumens.
- b. If a lighting recommendation or regulation applies, the minimum/maximum illuminance specified by the recommendations or regulation is used.
- 10
- c. If no lighting recommendation or regulation applies, the minimum illuminance adequate for the intended purpose is used, giving full consideration to safety, energy conservation, glare, and minimizing light trespass.
- 15
- d. For roadway lighting, a determination is made that the purpose of the lighting installation or replacement cannot be achieved by installation of reflectorized roadway markers, lines, warnings or informational signs, or other passive means.
- 20
- e. Adequate consideration has been given to conserving energy and minimizing glare, light pollution, and light trespass.
- (2) **Uses.** The following are exempt from the lighting requirements of this Section, except that the Township Planner may take steps to eliminate the effects of the below exempted items when deemed necessary to protect the health, safety, and welfare of the public:
- 25
- a. Sports fields.
- 30
- b. Swimming pools.
- c. Holiday decorations.
- d. Window displays without glare.
- 35
- e. Shielded pedestrian walkway lighting.
- f. Soffit lighting.
- 40
- g. Residential lighting with no off-site glare.

- h. Street lights.
- i. Lighting of government flags.

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(Ord. #243, 8/1/08)

Sec. 14-04 Waste Receptacles and Enclosures

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Receptacles, including waste receptacles, waste compactors, and recycling bins shall be designed, constructed, and maintained according to the requirements of this Section. Waste receptacle location and details of construction shall be shown on site plans. A change in receptacle location or size shall require modification to the enclosure, as warranted by this Section. The requirement to provide a waste receptacle may be waived by the Planning Commission if the applicant provides documentation that the development will not necessitate a waste receptacle.

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(a) Waste receptacles shall be located in the rear yard or non-required side yard unless otherwise approved by the Planning Commission. Waste receptacles shall be as far as practical, and in no case be less than twenty (20) feet from any Residential District and located so that they are not easily damaged by the refuse device. The location and orientation of the waste receptacle and enclosure shall minimize the potential for the waste receptacle to be viewed from a public road or adjacent Residential Districts.

25

(b) Waste receptacles shall be easily accessed by refuse vehicles without potential of damaging the building or automobiles parked nearby.

30

(c) The receptacle base shall be constructed of six (6) inches of reinforced concrete pavement. The base shall extend six (6) feet beyond the front of the waste receptacle pad or gate to support the front axle of a refuse vehicle.

35

(d) Waste receptacles shall meet the following requirements:

(1) Each waste receptacle shall have an enclosing lid or cover.

(2) Waste receptacle enclosures shall be enclosed on three (3) sides with a berm or wall meeting the requirements of subsection (3), below, and with a gate on the fourth side. A gate shall not be required if the opening of the

enclosure is not visible from the public road or a Residential District, as determined by the Planning Commission. A gate must be maintained in operable and sanitary condition and must be lockable.

5 (3) The enclosure shall be a wall constructed of brick, concrete block or a wooden enclosure provided the lumber is treated to prevent decay with a minimum height of six (6) feet or at least one (1) foot higher than the receptacle, whichever is higher, and spaced at least three (3) feet from the receptacle. Suggested timber materials include Cedar, No. 2 Cedar rough
10 sawn seasoned, Redwood, No. 2 Common Finish (S4S), Douglas Fir-larch or Southern Pine. Posts shall be set in concrete forty-two (42) inches below grade. Posts shall be either six by six (6 x 6) inch pressure treated wood or three (3) inch diameter galvanized steel posts.

15 (4) Bollards or similar protective devices may be installed at the opening to prevent damage to the enclosure.

(5) Wherever the enclosure wall is visible to a public road or residential district, it shall be screened with evergreen shrubs or other suitable
20 landscape screening.

Sec. 14-05 Mechanical and Electrical Equipment

25 Mechanical and electrical equipment, such as blowers, ventilating fans, generators, transformers, and air conditioning units, must be attached to or within ten (10) feet of the main building and be placed no closer than twenty (20) feet to adjoining properties. Ground mounted equipment will be screened with landscaping or a screening wall. Roof mounted equipment will be screened in accordance with *Section 14-01(d)(3)*.

30

Sec. 14-06 Public Utilities

35 All developments will be required to connect to public utilities at the time of construction, if available. If public utilities are not available at the time of construction the development must be designed to accommodate future connection to the system upon availability.

ARTICLE 27.00

MU, MIXED USE OVERLAY DISTRICT

Section 27.01 Statement of Purpose

The Mixed Use Overlay District is intended to promote the development of a pedestrian oriented, mixed-use district in which a variety of complementary retail, commercial, office, civic, and residential uses are permitted.

The Mixed Use Overlay District is further intended to:

- A. Encourage innovative, neotraditional mixed-use development.
- B. Reduce sprawl and segregation of land use and encourage more efficient use of land and public services by promoting a compact settlement pattern and mixed use.
- C. Discourage the development of businesses that contribute to traffic congestion and/or disrupt the pedestrian environment, such as drive-in and drive-through businesses, automobile service stations, and new and used vehicles sales or service establishments.
- D. Encourage shared parking facilities, rather than separate off-street parking facilities for each individual use, and.
- E. Promote the creation of urban places which are oriented to pedestrians, thereby promoting citizen security and social interaction.
- F. Reinforce physical, visual, and spatial features through the consistent use of urban design standards. Such design standards shall harmoniously relate the design features of structures and developments to each other, resulting in a coherent overall pattern of development.
- G. Discourage businesses that create objectionable noise, odors, or glare.

Section 27.02 Applicability of Overlay Zoning Concept

The Mixed Use Overlay District is a mapped zoning district that imposes a set of requirements in addition to those of the underlying zoning district. In this case, the underlying zoning districts initially are R-1, One Family Residential, B-2, Commercial Center, RM-1, Multiple Family Residential, and I-1, Light Industrial.

In an area where an overlay zone is established, the property is placed simultaneously in the two zones, and the property may be developed only under the applicable conditions and requirements of both zones. It is intended that existing uses maintain conformity with underlying zoning standards. Any expansion or renovation of existing uses must comply with underlying zoning standards. Any redevelopment or new development shall conform to the Mixed Use Overlay District standards. In the event there is a conflict between the requirements of the two zones, the requirements of the Mixed Use Overlay District shall govern.

Section 27.03 Creation of Mixed Use Overlay District Boundaries

The Mixed Use Overlay District boundaries shall be as established on the Official Zoning Map. Mixed Use Overlay Districts may be established or amended according to the Zoning Ordinance procedures set forth in Section 29.06.

Section 27.04 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned Mixed Use Overlay District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Multiple-family housing, which may be in the form of townhouses, apartments, brownstone apartments, or similar configuration. Business and office uses may occupy a building used for residential purposes, provided that:
 - a. No business or office use shall be located on the same floor that is used for residential purposes.
 - b. No floor may be used in whole or in part for business or office use on a floor located above a floor used for residential purposes.
 - c. Where there are non-residential and residential uses in a building, the residential uses shall be provided with separate, private entrances.
 - d. Minimum open space: thirty percent (30%) of net parcel area, at least fifty percent (50%) of which shall be usable recreation area.
2. Bed and breakfast establishments, containing ten (10) or fewer units.
3. Trade schools and colleges.
4. Business establishments that perform services on the premises, such as, but not limited to: banks and other financial institutions (not including drive-through), insurance offices, real estate offices, and travel agencies.
5. Churches and other places of worship.
6. Clubs, fraternal organizations, and lodge halls.
7. Dry cleaning establishments (not to exceed 4,000 sq.ft.), dealing directly with the consumer, but not including drive-through facilities. Dry cleaning plants serving more than the establishment on site shall be prohibited.
8. Financial institutions
9. Funeral and interment services
10. Generally recognized retail businesses that supply commodities on the premises and occupy 10,000 sq.ft. or less of net floor area, such as, but not limited to: stores selling groceries, meats, fruits and produce, dairy products, baked goods, and other specialty food products, drugs, dry goods, flowers, clothing, notions, furniture, and hardware.
11. Hotels
12. Medical laboratories
13. Medical offices, occupying 10,000 sq.ft. or less of net floor area.
14. Housing for the elderly.
15. Indoor commercial recreational facilities, such as health clubs, hardball and racquetball facilities, pool and billiard establishments, tennis, archery and similar facilities.
16. Newspaper offices.
17. Nursing and convalescent homes, subject to the provisions in Section 8.02, sub-section S.

18. Offices of an executive, administrative, or professional nature, occupying 10,000 sq.ft. or less of net floor area.
19. Outdoor theater, plazas, parks, and public gathering places.
20. Personal service shops, occupying 4,000 sq.ft. or less of net floor area, including, but not limited to: repair shops (such as watch, radio, television, shoe repair, and home appliance), tailor and dressmaking shops, beauty and barber shops, and photographic studios.
21. Public and quasi-public uses such as municipal offices, court houses, public off-street parking, libraries, museums, and public safety facilities.
22. Research and development businesses, occupying 20,000 sq.ft. or less of net floor area.
23. Retail sales in which both a workshop and retail outlet or showroom are required, such as, but not limited to establishments for plumbers, electricians, interior decorators, upholsterers, printers, and photographers, subject to the following provisions:
 - a. Not more than eighty percent (80%) of the total useable floor area shall be used for service, repair or processing functions, and
 - b. Retail or showroom functions shall be located in the portion of the building where the customer entrance is located.
24. Residential care facilities
25. Standard restaurants (except drive-ins and drive-throughs), taverns and bars, where the patrons are served while seated within the building occupied by the establishment.
26. Take-out food and beverage sales when accessory to a full-service restaurant, provided that the area occupied by the take-out service shall not exceed twenty five percent (25%) of the net floor area of the principal use.
27. Theaters, assembly halls, community centers, or similar places of assembly.
28. Outdoor cafes, outdoor eating areas.
29. Essential services, subject to the provisions in Section 2.16.
30. Adult Foster Family Homes, Family Child Day Care Homes, Child Foster Family Group Homes, any of which shall have a capacity of no more than 6.
31. Uses and structures accessory to the above, subject to the provisions in Section 2.03.

B. Special Uses

The following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements in Section 29.03.

1. New single family detached dwelling units. (Special use approval shall not be required for expansion or renovation of a single family dwelling in existence at the time of adoption of this Article, provided that such expansion or renovation is in compliance with the adopted Building Code.)
2. Veterinary office or clinics providing medical, surgical, and grooming services for small animals.
3. Wireless communication facilities on monopoles, subject to the requirements in Section 8.02, sub-section V.
4. Adult Foster Care Large Group Homes and Adult Foster Care Congregate Facilities.

C. Uses Not Permitted

1. All types of drive-through or drive-in facilities shall be not be permitted in the MU, Mixed Use Overlay District.
2. Uses having outside storage shall be prohibited.

Section 27.05 Development Standards

Buildings and uses in the Mixed Use Overlay District, except for single family detached dwellings, shall comply with the following requirements.

A. Building Entrances

The main public entrance of the structure shall face Grand River Avenue. If the site is on a corner, it may have its main entrance oriented to either street. In no case shall the main public entrance open directly onto a parking lot. No overhead doors are permitted facing a street.

B. Façade Design

All building facades that face a street shall conform with the following design criteria:

1. Windows. All building facades visible from the street shall have windows with transparent, non-reflective glass, with the following requirements:
 - a. First floor: minimum 30% of facade, 70% maximum.
 - b. Second floor and above: minimum 20% of facade, 60% maximum.
 - c. Butt-joint glazing is prohibited. A butt-joint is a joint formed by two pieces of glass united end to end without overlapping.
 - d. Windows on the first floor shall be a minimum of two (2) feet above the finished floor level.
2. Exterior Building Materials. Traditional building materials, such as masonry, stone, brick, or wood, shall be used as the predominant exterior building materials for all new construction, renovations, and additions. Plain concrete block, plain concrete, corrugated metal, plywood, and vinyl siding and sheet pressboard may only be used as secondary exterior finish materials, provided they cover no more than ten percent (10%) of the surface area. Foundation material may be plain concrete or plain concrete block when the foundation material does not extend more than two (2) feet above grade. Cement-based finishes, cement plaster, and Exterior Insulation Finish System (E.I.F.S.) are permitted only if used a minimum of ten (10) feet above grade, where they will be less susceptible to damage. The selection of exterior building materials shall contribute to the traditional design and character of the building.
3. Architectural Guidelines. Traditional architecture is favored in the Mixed Use Overlay District, rather than radical design themes, structures and roof forms, which would draw unnecessary attention to the buildings. Building facades that incorporate canopies or walls with mock gables must provide a roof component to provide depth and give a more authentic appearance.

C. Side or Rear Facade Design

Wherever a side or rear facade is visible from a public street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, in accordance with the following design criteria:

1. Materials and architectural features similar to those present on the front of the building shall be used on the side or rear facade.
2. Dumpster and service areas shall be completely screened with a landscape hedge, a fence, a wall, or a combination thereof.
3. Open areas shall be landscaped with lawn, ground cover, ornamental shrubs, and trees, provided that sufficient light penetrates into the space.

D. Awnings

Awnings shall be permitted on buildings as follows:

1. All awnings must be made from canvass fabric or similar water-proof material, rather than metal, aluminum, plastic, or rigid fiberglass. However, awnings that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building.
2. All awnings shall be attached directly to the building, rather than supported by columns or poles.

E. Lighting

Exterior lighting shall comply with the requirements in Section 2.12. Lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Floodlights, unshielded wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited. Traditional-style lighting fixtures may be used if such fixtures are similar in appearance to existing traditional-style fixtures in downtown Williamston.

Sidewalks and parking areas shall be properly lit to facilitate the safe movement of pedestrians and vehicles and provide a secure environment. In parking areas, the light intensity shall average a minimum of 1.0 foot candle, measured five (5) feet above the surface. In pedestrian areas, the light intensity shall average a minimum of 2.0 foot candles, measured five (5) feet above the surface. The maximum average light intensity shall be ten (10) footcandles.

F. Parking

Parking and parking lot design shall comply with the following standards, in addition to the provisions of Article 4.00.

1. No new parking lot shall be created nor any existing parking lot expanded in front of a building unless the Planning Commission determines that parking in front of the building would be acceptable for either of the following reasons:
 - a. Front yard parking is required to maintain the continuity of building setbacks in the block while making efficient use of the site, or
 - b. Front yard parking is required for the purposes of traffic safety and to minimize driveway curb cuts where the new parking lot is proposed to connect with one or more parking lots on adjoining parcels.

Unless the Planning Commission determines that parking in front is permissible, new or expanded parking lots on the interior of the lots shall be located to the rear or side of the buildings, accessed by means of common driveways, preferably from side streets or lanes. Parking lots shall be small in scale where possible, and connected with parking lots on adjacent properties. Cross-access easements for adjacent lots with connected parking lots shall be required. Common, shared parking facilities are encouraged. Required parking may be accommodated off-site in common, shared parking facilities.

2. In order to maximize the amount of land area left for landscaping and open space, paving shall be confined to the minimum area necessary to comply with the parking requirements of Article 4.00.
3. The parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving and shall be integrated into the pedestrian network system. Pavement textures shall be required on pedestrian access ways, and are strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents.
4. Surface parking lots shall be screened from the street with a three (3) foot high red or brown brick wall, with a continuous row of deciduous trees along the street, or a wrought iron fence with a hedge between the fence and the street.

G. Front Building Setback and Landscaping

The minimum front setback shall be five (5) feet and the maximum front setback shall be fifteen (15) feet. Structures shall be provided with landscaping along their foundations. The landscaped area must be at least three (3) feet in depth and must be planted with at least one shrub per three (3) lineal feet of foundation. For each one hundred (100) square feet of hard-surfaced area between the building and the street lot line as least one of the following amenities must be provided: a bench or other seating, a tree, or a landscape planter.

H. Service Access

A service alley or designated loading space shall be reserved at the rear of the building.

I. Signs

One (1) wall sign shall be permitted per face of a building or storefront, plus each business shall be permitted one (1) pedestrian-oriented blade sign (maximum of three (3) square feet in area) that projects over the sidewalk. One (1) wall or projecting sign is permitted, provided it does not exceed one and one-half (1½) square feet per linear foot of building frontage, with a maximum of forty-eight (48) square feet. Roof signs, plastic panel signs, box signs, pole signs, portable signs, fluorescent-colored signs, and billboards are not permitted. Outline tubing signs (neon signs) shall be permitted as window signs only.

J. Sidewalks and Sidewalk Displays

1. An eight (8) foot wide concrete sidewalk shall be required along the front of every parcel for all development that requires site plan review. The sidewalk shall be located in the road right-of-way, abutting the right-of-way line.
2. Sidewalk displays shall be permitted directly in front of an establishment, provided at least five (5) feet of clearance is maintained along pedestrian circulation routes.
 - a. Display cases shall be located against the building wall and shall not be more than two (2) feet deep. Display cases shall not exceed more than two (2) feet into the sidewalk. The display area shall not exceed fifty (50%) percent of the length of the store front.
 - b. Display cases shall be permitted only during normal business hours, and shall be removed at the end of the business day. Cardboard boxes shall not be used for sidewalk displays.
 - c. Sidewalk displays shall maintain a clean, litter-free and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

K. Courtyards and Plazas

Exterior public and semi-public spaces, such as courtyards or plazas, shall be designed for function, to enhance surrounding buildings and provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles and other items of street furniture, as appropriate. Courtyards shall have recognizable edges defined on at least three sides by buildings, walls, elements of landscaping, and elements of street furniture, in order to create a strong sense of enclosure.

L. Mechanical Equipment

All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties, by using walls, fences, roof elements, penthouse-type screening devices or landscaping.

Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the local building codes, internal stairs or other routes of egress shall be used.

M. Security Gates

Solid metal security gates or solid roll-down metal windows shall be prohibited. Link or grill type security devices shall be permitted only if installed from inside, within the window or door frames; or, if installed on the outside, if the coil box is recessed and concealed behind the building wall. Security grills shall be recessed and concealed during normal business hours. Models that provide a sense of transparency, in light colors, are encouraged. Other types of security devices fastened to the exterior walls are prohibited.

Section 27.06 Area, Height, Bulk, and Placement Requirements

Buildings and uses in the Mixed Use Overlay District are subject to the area, height, bulk, and placement requirements in Article 26.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 28.00, but the user is cautioned to refer to Article 28.00 for more detailed information and explanatory notes.

Minimum Lot Area	None specified
Minimum Lot Width	None specified
Maximum Height	3 stories, 40 feet
Setbacks	
Front	Minimum: five (5) feet/ Maximum: fifteen (15) feet
Side	See footnote (a)
Rear	20 ft. - See footnote (b)

- (a) The side yard setback shall be zero (0) except under the following circumstances:
 - (i) Where a larger setback is required by the Building Code.
 - (ii) On interior side yards, the minimum side setback shall be fifteen (15) feet if structures facing the interior side lot line contain windows or other openings. (An interior side yard abuts the side or rear lot line of another parcel. An exterior side yard abuts a street or alley.)
 - (iii) A landscape buffer having a minimum width of ten (10) feet shall be provided adjacent to a residential district, and no structures, off-street parking, or loading shall be located within the buffer. The landscaping within the buffer shall comply with the standards for screening in Section 5.02, sub-section E.

- (b) A landscape buffer having a minimum width of ten (10) feet shall be provided adjacent to a residential district, and no structures, off-street parking, or loading shall be located within the buffer. The landscaping within the buffer shall comply with the standards for screening in Section 5.02, sub-section E.

Section 27.07 Site Plan Review

Site plan review and approval is required for all uses in accordance with Section 29.02.

§ 194.079 RURAL: OVERLAY DISTRICTS.*(A) Purpose, intent and authority.*

(1) The purpose of this section is to provide for overlay districts, establish consistent procedures for their establishment and to foster the purposes of this chapter.

(2) The intent of overlay districts is to give the town a tool to address specifically identified areas of the jurisdiction that require special attention and guidance. In addition to the zoning ordinance purposes, the general purposes of overlay districts are to promote coordinated, quality development per the land use recommendations set forth in the Comprehensive Plan; to establish basic development standards for structures, landscaping and other improvements on the properties within overlay districts which promote high quality and innovative site design while at the same time encourage efficient land usage; and to establish development standards which will encourage capital investments for the development of those properties within overlay districts.

(3) The authority to establish overlay districts is based on the goals and objectives of the town's Comprehensive Plan and I.C. 36-7-4-600.

(B) Establishment of overlay districts

(1) The establishment of an overlay district shall be a combination of a zoning text amendment and a zoning map amendment and shall be processed concurrently. To simplify the process, the public hearings shall be advertised and held together; when considering the overlay district establishment, the town and the legislative body shall consider the recommendations together, the legislative body's certifications shall be combined, and the adopting ordinances shall be combined.

(2) The town or any participating legislative body of the jurisdiction shall only initiate overlay districts. I.C. 36-7-4-602(b) and (c) and I.C. 36-7-4-607 and 36-7-4-608 shall govern the procedure for the establishment of overlay districts.

*(C) U.S. Highway 421 - Michigan Road Corridor Overlay District.**(1) Purpose, intent and authority.*

(a) It is the purpose of the U.S. Highway 421 - Michigan Road Corridor Overlay District (the "Overlay District") to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering U.S. Highway 421 (also known as Michigan Road) in the unincorporated areas of Boone County, Indiana. The town, in establishing this district, does so in compliance with I.C. 36-7-4-600 et seq. and I.C. 36-7-4-1400 et seq.

(b) It is recognized that U.S. Highway 421 is an important corridor to the town. Therefore, it is the further purpose of the Overlay District to promote coordinated, quality development per the land use recommendations set forth in the Comprehensive Plan; to establish basic standards for structures, landscaping, and other improvements on the properties within the Overlay District which promote high quality, innovative site design and at the same time encourage efficient land usage; to establish development standards which will encourage capital investments for the development of those properties along and abutting U.S. Highway 421; to promote the steady flow of traffic; and, to promote the quality, scale and character of development consistent with the land uses envisioned in the Comprehensive Plan.

(c) This Overlay District further seeks to foster development that will provide this district with a special sense of place that will increase property values, protect existing residential uses, and attract new businesses. More specifically, the creation of this special sense of place shall be encouraged by means of a coordinated set of design principles for buildings, site planning, landscaping and signs.

These principles are intended to guide individual development activities so that they will work together visually in support of the common architectural theme described below.

(2) *District boundaries.* The boundaries of the Overlay District are hereby established as shown on the official zoning maps for the town. The boundaries extend 400 feet on either side of the U.S. Highway 421 right-of-way, as shown on INDOT's plans numbered STP-135-2(008), as they existed on 1-17-2000, for that portion of U.S. Highway 421 south of 121st Street (also known as Greenfield Road or County Road 550 South) and as it existed on 1-1-2003 for that portion of U.S. Highway 421 north of 121st Street within the county. The official zoning maps for the county are officially amended by the adoption of this chapter to include the Overlay District per the boundaries set forth.

(3) *Town approval.* The town must approve, approve with conditions or disapprove the development plan for any tract of land in the Overlay District including, without limitation, any proposed development in connection with a residential subdivision. However, development plan approval by the town is not required for single-family dwellings to be constructed on individual single-family lots within any residential subdivision.

(4) *Permitted uses.* All uses which are permitted in a given site's underlying primary zoning districts, except those uses expressly excluded are permitted in the Overlay District.

(5) *Permitted special exceptions.* All special exceptions, which are permitted (upon obtaining the grant of a special exception from the Board of Zoning Appeals) in the underlying primary zoning district(s), except the uses expressly excluded are permitted in the Overlay District.

(6) *Excluded uses.* The following uses are prohibited in the Overlay District:

- (a) Adult entertainment businesses;
- (b) Amusement park;
- (c) Bulk storage of petroleum products not used for on-site manufacturing;
- (d) Car washes;
- (e) Carnivals, fairs, circuses;
- (f) Confined feed operations;
- (g) Disposal of radioactive materials;

(h) Drive-through facilities; exception: when the site has frontage on U.S. Highway 421 and is within 1,320 feet of intersection of either CR 300 South or SR 32 (when measured from the edge of right-of-way), it is permissible to have a drive-through facility as a land use.

1. In all cases, drive-through facilities and/or service units, including service window(s), menu board(s), vehicle aisles and/or the like shall not be placed between the public right-of-way and the associated building;

2. Drive-through windows for banks, drugstores, and other uses without menu boards shall be located at the rear of a building, and shall be located in a manner where they cannot be seen from the public rights-of-way;

3. Drive-through facilities for restaurants and other uses that utilize a menu board shall be required to have the menu board located at the rear of the building and be located in a manner where it cannot be seen from public rights-of-way. The drive-through window may be located on the side of a building, and the drive-through window lane exit area shall be screened from the public right-of-way with a landscape island at the facility exit to screen the drive-through lane and window. Drive-through facilities on either side of a building that are visible to pass-by traffic shall be screened by a five-foot wide landscape buffer of a length to cover the entire drive-through stacking area:

4. Alternate locations for drive-through windows, stalls, menu boards, and/or associated auto-centric components may be considered by the Plan Commission (PC) on a case-by-case basis when seeking development plan approval.

- (i) Fertilizer manufacturing, stock yards, slaughtering, leather curing and tanning;
- (j) Flea market;
- (k) Garbage disposal plant/sanitary landfill;
- (l) Go-cart track;
- (m) Grain elevator;
- (n) Junk or salvage yard;
- (o) Manufactured home dwelling sales;
- (p) Mini-warehouses or self-storage facilities;
- (q) Mobile home court;
- (r) Off-premises (outdoor advertising);
- (s) Outdoor storage, with the exception of propane tanks that are for lease or purchase;
- (t) Outdoor theater;
- (u) Penal or correctional institution;
- (v) Reclaiming processes involving materials or chemicals that are considered dangerous to the health, safety and welfare of the general public as determined by the state's Board of Health or by the county's Health Department;
- (w) Refining or manufacturing of petroleum products;
- (x) Refining or manufacturing of asphalt, cement, gypsum, lime, wood preservatives;
- (y) Roadside sales stand;
- (z) Sand and gravel extraction or sales;
- (aa) Truck stop;
- (bb) Warehouses; and
- (cc) Water slide.

(7) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying primary zoning district(s) shall be permitted; except that, any detached accessory building in any development plan shall be on all sides the same building proportions, architectural features, construction, materials and in general to be architecturally compatible with the primary building(s) with which it is associated.

(8) *Minimum lot area.* The minimum lot area required within the Overlay District shall be those dictated by the requirements of the underlying zoning district. All lots within the Overlay District shall be subject to development plan approval, with the exception of individual lots for single-family dwellings. For lots located only partially within the Overlay District, a development plan shall be submitted to the town for the entire tract to be developed and the entire tract shall be subject to the requirements of these ordinances.

(9) *Height and area requirements.*

(a) Building height: see § 194.082, Table 3.

(b) Front yard for parcels with frontage on U.S. Highway 421 right-of-way:

1. Minimum: 30 feet, measured from the U.S. Highway 421 right-of-way. This measurement shall include the mandatory 30-foot landscape buffer; and

2. Maximum: 120 feet, measured from the U.S. Highway 421 right-of-way. This measurement shall include the mandatory 30-foot landscape buffer.

(c) Minimum side and rear yards: as specified in the primary underlying zoning district;

(d) Gross floor area.

1. All principal business and industrial buildings shall have a minimum of 2,500 square feet of gross floor area, excluding the floor area of any accessory buildings. Accessory buildings need not meet the minimum floor area requirement.

2. Primary residential structures, however, shall meet the minimum floor area specified in the underlying zoning district.

(e) Landscape buffer: there shall be a 30-foot wide landscape buffer within the front yard of all lots with frontage on U.S. Highway 421.

(10) *Architectural design requirements.* In reviewing the architectural design of building(s) proposed to be built in the Overlay District, factors to be considered by the town shall include, but are not limited to, the following.

(a) *Design theme.* Buildings shall be designed with an overall theme consistent with or complementary to the Colonial, Federal, Georgian, Victorian or Greek Revival periods. New buildings are not required to be imitative, but must incorporate the salient features of these architectural styles. Pre-existing buildings on adjoining lots shall not be a factor in the design of new buildings.

(b) *Building proportion.* Buildings should avoid long, monotonous, uninterrupted walls or roof planes.

(c) *Building height.* The height of new primary buildings shall be at least one and one-half stories, or be designed to appear so from the front and sides. Retail and office buildings are encouraged to be two stories or more in height. The minimum height for all buildings shall be 20 feet, either at the roof line or at the top of the parapet wall. Single-family dwellings shall have at least 50% of the structure reaching one and one-half stories or 20 feet at the roof line.

(d) *Building facades.* Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style. Buildings with continuous facades that are 90 feet or greater in width, shall be designed with offsets (projecting or recessed) not less than eight feet deep, and at intervals of not greater than 60 feet. Facades constructed of more than one material shall only change material along horizontal or vertical lines (not diagonal lines). For material changes at the horizontal line, the heavier material shall always be placed beneath the lighter material. Front and side facades of buildings located on corner lots shall be of the same materials and similarly detailed.

(e) *Roofs.*

1. *Pitched roofs.* Roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12. Pitched roofs shall be clad in wood shingles, slate, composition asphalt shingle or standing-seam metal panels. Shingle or panel color shall be appropriate to the design of the building.

2. *Shed roofs.* Shed roofs are permitted only when the ridge is attached to an exterior wall of a building, with pitches ranging from 4:12 to 14:12.

3. *Flat roofs.* Flat roofs are permitted when consistent with the selected style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either camouflaged on all sides or visually integrated into the overall design of the building. In no case shall rooftop mechanical equipment be visible from adjoining residential districts or from U.S. Highway 421. All vents, attic ventilators, turbines, flues and other roof penetrations shall be painted to match the color of the roof or painted flat black. Gutters and downspouts shall be appropriate to or visually integrated with the selected architectural style of the structure. Dormers, belvederes, cupolas and pergolas may be utilized as a design element, so long as they are designed with the details, proportions, style and materials consistent with the buildings selected architectural design.

(f) *Entrances.* The main building or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns and other design elements appropriate to the selected architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall reflect the chosen style of the Building. Building facades for industrial and warehouse uses shall be designed with a main entrance and at least two window openings associated with this doorway.

(g) *Windows.* All window design shall be compatible with the style, materials, color, details and proportion of the building. The number of panes, the way it opens, the trim around it and whether it is embellished with shutters must be consistent with the architectural style of the structure.

(h) *Awnings.* Fixed or retractable awnings are permitted if they complement a building's architectural style, material, colors and details; do not conceal architectural features (such as cornices, columns, pilasters or decorative details); do not impair facade composition; and are designed as an integral part of the facade. Metal, plastic or aluminum awnings are prohibited.

(i) *Storefronts.* Storefronts shall be integrally designed with overall facade character. Ground floor retail, service and restaurant uses should generally have large pane display windows; however, they shall not exceed 75% of the total ground level (first floor) facade area. Buildings with multiple storefronts shall be of unified design, through the use of common materials, architectural details, signs and lighting consistent with the overall building style.

(j) *Drive-through service units.* Drive-through service units are prohibited in the Overlay District. Exception: When the site has frontage on U.S. Highway 421 and is within 1,320 feet of intersection of either CR 300 South or SR 32 (when measured from the edge of right-of-way), it is permissible to have a drive-through facility or its component drive-through service unit as a land use. See "drive-through facilities" for additional criteria.

(k) *Suitability of building materials.* In order to create variation and interest in the built environment, all new buildings or building additions shall use the exterior building materials specified below. Building materials shall be consistent with or complementary to those which replicate Colonial, Federal, Georgian, Victorian and Greek Revival periods of American architecture, as follows:

1. Exposed foundations shall be constructed of one or more of the following:
 - a. Brick in a color historically consistent with the architectural style;
 - b. Stone (limestone, granite, fieldstone and the like); or
 - c. Split-face block or architectural pre-cast concrete, if surface looks like brick or stone.
2. Facade walls shall be constructed of any combination of:
 - a. Stone;
 - b. Smooth cut cedar shingles;

- c. Wood clapboard siding;
- d. Brick in a color historically consistent with the architectural style;
- e. Wood beaded siding; or
- f. Stucco with smooth finish, or external insulation and finish system (E.I.F.S.); not to exceed 20% of the overall non-window facade area.

3. The exterior building material selection shall be supplemented by the use of multiple colors, textures (e.g., rough, smooth, striated and the like) or architectural elements, (quions, pilasters, soldier courses, friezes, cornices, dentils and the like) on facades visible from the street. (See also division (C)(23) below.)

(11) *Topography.* Design in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to 10%.

(12) *Landscape design.* Design of proposed landscaping in relation to structures.

(13) *Consistency with style and period.* Overall aesthetics of the proposed building, including color, are consistent with the architectural style and period.

(14) *Building orientation.* The primary building(s) shall be oriented to U.S. Highway 421, so that the front of the building faces the highway. Where the primary building is designed to have three or more users (such as the case of multiple lease spaces), a maximum of two uses shall be oriented to U.S. Highway 421. Accessory buildings (including residential garages, storage buildings and the like) shall be located behind the primary building. No primary or accessory building shall have service doors, garage doors, loading doors or similar service entrances opening toward or oriented to U.S. Highway 421.

(15) *Landscaping requirements.*

(a) *Landscape plan.* The applicant shall submit a landscape plan to the town as part of the development plan application, per §§ 194.125 through 194.128 of this chapter.

(b) *Areas to be landscaped.*

1. *Landscape buffer.* The 30-foot landscape buffer shall be composed of grass and landscape areas. The incorporation of walkways and bikeways into the design is encouraged; however, no parking areas, through roads, buildings, accessory structures and the like shall be established within this area.

2. *Foundation plantings.* Foundation plantings shall be included along all sides of any building. The minimum width of the planting area shall be five feet; except that, when adjoining a parking area located in the front yard adjoining U.S. Highway 421, the minimum width shall be ten feet.

3. *Peripheral plantings.* Minimum side and rear yard landscaping shall occur per the requirements of the underlying primary zoning district.

4. *Parking lots.* Per standards specified in this chapter.

5. *Screening areas.* All air conditioning units, HVAC systems, exhaust pipes or stacks, overhead doors, legally non-conforming outside storage areas, and satellite dishes shall be integrated into the overall building design or screened from the U.S. Highway 421 right-of-way and adjoining residential districts or uses, by means of walls, fencing, parapets, penthouse screens, landscaping, camouflage or other approved method.

(c) *Landscaping standards.*

1. The interior dimensions, specifications and design of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to provide for proper growth. The following minimum interior widths for planting areas shall be used:

- a. Canopy trees: nine feet;
- b. Ornamental trees: seven feet; and
- c. Shrubs (only): five feet.

2. All plant material proposed to be used in accordance with any landscape plan shall meet the following specifications.

a. Shade trees: a minimum trunk diameter of two and one-half inches at six inches above grade, a minimum height of eight feet and a branching height of not less than one-third or more than one-half of tree height.

b. Ornamental trees: a minimum trunk diameter of one and one-half inches at six inches above grade, a minimum height of six feet and a branching height of not less than one-third or more than one-half of tree height.

c. Evergreen trees: a minimum height of eight feet, and a width of not less than three-fifths of the height.

d. Deciduous shrubs: a minimum height of 18 inches, no less than six main branches upon planting, and a mature height no greater than 36 inches.

e. Evergreen shrubs: a minimum height and spread of 18 inches, maximum mature height of 36 inches.

3. Landscape buffer: the primary landscaping materials used in the landscape buffer shall be shade trees, ornamental trees, shrubs, ground covers and grass.

a. A minimum of three shade trees and one ornamental tree shall be provided per 100 linear feet of landscape buffer.

b. Shade trees planted within the landscape buffer parallel to the U.S. Highway 421 right-of-way shall be spaced neither less than 15 feet apart nor more than 40 feet apart.

c. Existing shade trees within the landscape buffer that have a minimum trunk diameter of four and one-half inches at six inches above grade, are encouraged to be preserved. For each shade tree that is preserved within the landscape buffer area, two fewer trees are required to be planted within the applicable 100 linear feet.

4. Foundation plantings: the primary landscaping materials used adjacent to buildings shall be shrubs, ground covers and ornamental grasses.

5. Parking lots.

a. *Interior landscaping.* A minimum of one shade tree and five shrubs shall be planted within each parking lot for every seven spaces provided, or not less than 20 trees per acre of parking. However, for buildings with parking areas located in a front yard, with frontage directly on U.S. Highway 421, a minimum of one shade tree and five shrubs shall be planted within each parking lot for every five spaces provided, or not less than 24 trees per acre of parking.

b. *Parking lot perimeter planting.* Where parking areas are located in the front yard, with frontage directly on U.S. Highway 421, a six-foot wide perimeter planting area shall be provided along the front and sides of those areas.

- i. The required planting unit for this area shall include two shade trees, three ornamental trees and 30 shrubs per 100 linear feet.
 - ii. The perimeter planting area shall be provided in addition to the landscape buffer area.
 - iii. Existing shade trees within the landscape buffer that have a minimum trunk diameter of four and one-half inches at six inches above grade, are encouraged to be preserved. For each shade tree that is preserved within the landscape buffer area, two fewer trees are required to be planted within the applicable 100 feet.
- c. *Front and side parking.* Parking areas within front and side yards shall be completely screened from view. Such screening shall be subject to town approval.
- d. *Landscaping installation and maintenance.*
- i. *Installation.* All landscaping approved as part of the landscape plan portion of development plan approval shall be installed prior to the issuance of a certificate of occupancy. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond prior to the issuance of the certificate of occupancy for an amount equal to 125% of the total installed cost of the required landscaping.
 - ii. *Maintenance.* It shall be the responsibility of the owners and their agents to ensure proper maintenance of all trees, shrubs and other landscaping approved as part of the landscape plan portion of development plan approval in accordance with the standards set by this chapter. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute approved by the town, irrigation and mulching of planting areas and keeping the area free of refuse, debris, rank vegetation and weeds.
 - iii. *Changes after approval.* See §§ 194.200 through 194.202 of this chapter.
 - iv. *Inspection.* The town or its designee may visit any tract within the Overlay District to inspect the landscaping and check it against the approved plan on file.

(16) *Parking requirements.*

- (a) Parking spaces required, and the dimensions of those parking spaces.
- (b) Landscaping standards: see above.
- (c) Parking lots shall be designed to provide coordinated access to parking areas on adjoining tracts or parcels within the Overlay District, preferably via a frontage road network. Sites utilizing front-loaded parking areas shall provide for continuous access across the rear of the site to adjoining tracts or parcels. As part of the development plan submission, the petitioner shall provide a site circulation plan that illustrates to the town how coordinated access will occur relative to the overall U.S. Highway 421 Corridor.
- (d) All parking areas and drives (including residential driveways) shall be paved with asphalt or concrete. Brick pavers or other decorative pavements may be used as accents in parking area design. Poured-in-place concrete curbs shall be used.
- (e) Parking within front yard setbacks shall be discouraged and limited to a maximum of two rows of the total required parking. Parking within the front yard setbacks shall be subject to minimum landscape buffer width, minimum bufferyard requirements and maximum building setback standards.

(17) *Lighting requirements.* See § 194.113.

(18) *Access to individual tracts.*

- (a) The purpose of this section is to make the closing of all curb cuts along U.S. Highway 421 possible by establishing a common access road to the rear parking lots of all tracts within the Overlay

District. Frontage streets and common entrances shared by several properties and developments shall be strongly encouraged, especially in those cases where tracts can be accessed via connection to a primary or secondary arterial street, local street, or adjoining parking lot.

(b) The town shall encourage maximum distances between curb cuts to U.S. Highway 421 in cooperation with the state's Department of Transportation. Bicycle and pedestrian circulation to and through the site shall be coordinated with vehicular access, landscape buffer design and parking.

(19) *Other requirements.*

(a) *Trash collection.* Trash collection and recycling areas shall be enclosed and screened on all sides, with a minimum six-foot tall opaque wall. Trash collection and recycling areas shall be in the rear of all buildings.

(b) *Loading areas.* Loading areas and trash collection areas shall be permitted per the needs of the business establishments and shall be identified on the development plan. Loading spaces and overhead doors shall face to the rear of all buildings. Should a loading space be located adjacent to or visible from a public right-of-way, or established on the side of a building through any circumstance, it shall be screened per town approval.

(c) *Emergency access.* All emergency access areas and facilities shall be shown on the site plan and reviewed by the town's Fire Department.

(d) *Signs.* A sign plan for the proposed development shall be submitted to the town for approval as part of the development plan application. Signs for each proposed use shall be uniform in character as to color and architectural design as approved by the town. Should a development plan-approved sign plan be replaced with a new design, the amended sign plan must go before the town for review and approval. Individual signs that conform to this chapter and to the approved sign plan shall not require further approval, however, such signs shall require an improvement location permit.

(e) *Conforming uses.* A development plan shall be submitted to the town for its approval when a legally established non-conforming use is changed to a conforming use and when either:

1. Any new building is to be constructed; or
2. Any existing building or site development (including addition of parking lot) is expanded by more than 30%.

(f) *Non-conforming uses.* A development plan shall be submitted to the town for its approval when a legally established non-conforming use is altered as follows:

1. A building has been more than 60% destroyed;
2. Any expansion of a building or site development (including addition of parking lot). Normal maintenance and repair is exempt from the development plan approval requirement; and
3. If property or building is vacant for more than year.

(20) *Off-premises (outdoor advertising) signs.* Off-premises signs will not be allowed in the U.S. Highway 421 Overlay District.

(21) *Application procedure.* See § 194.125 of this chapter.

(22) *Validity of approval of the application by the town.*

(a) An approved development plan petition shall be valid for two years from the date of approval.

(b) If construction of the building(s) has (have) not started at the end of the two-year period, the development plan request shall be re-submitted to the town for consideration and disposition.

(23) *Waiver of development requirements.*

(a) *Building materials findings.* The town may grant a waiver of the building materials development requirements and approve the use of alternate exterior building materials on any facade of a building upon finding that:

1. The building materials utilized represent an innovative use of said materials which enhance the overall aesthetic exterior character of the building and will not be detrimental to the use or value of area properties;
2. The building materials utilized are appropriate when compared to the building materials utilized on other buildings on the site and surrounding sites;
3. The building materials utilized are consistent with and compatible with other building materials utilized on, and with the overall exterior character of, other buildings and development located along the street; and
4. The building materials utilized are consistent with the intent and purpose of this chapter.

(b) *Architectural design findings.* The town may grant a waiver of the architectural design requirements of section of this chapter and approve an architectural design which does not incorporate the overall theme or incorporate the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles upon finding that:

1. The Architectural design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties;
2. The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites;
3. The building design is consistent with and compatible with other development located along the street; and
4. The proposed building is consistent with the intent and purpose of this chapter.

(Ord. 2000-16, passed 8-28-2000, § 2.40; Ord. 2016-04, passed 4-5-2016; Ord. 2016-23, passed 12-19-2016; Ord. 2020-01, passed 1-6-2020)

