

CITY OF HILLSDALE



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6449 Fax: (517) 437-6450

Planning Commission Agenda June 19, 2018

- I. Call to Order 5:30**
 - A. Pledge of Allegiance
 - B. Roll Call
- II. Public Comment**

Any Commission related item – 3 min. limit
- III. Consent Items/Communications**
 - A. Approval of agenda – **Action**
 - B. Approval of Planning Commission 05.15.2018 minutes – **Action**
- IV. Site Plan Review**
 - A. Gier Elementary Parking Lot Expansion
 - B. Gelzer Hardware Store
- V. Old Business**
- VI. New Business**
- VII. Zoning Ordinance Public Hearing**
 - A. Chapter 26 – Signs
 - B. Sec. 36-411 Schedule of Regulations
 - C. Sec. 36-142 Zoning Districts
 - D. Sec. 36-413 – Average sized lots
 - E. Sec. 36-414 – Permitted and special conditional uses
 - F. Division 2 (R-1) One-Family Residential Districts
- VIII. Zoning Administrator Report**
- IX. Commissioner’s Comments**
- X. Adjournment**

Next meeting July 17, 2018 at 5:30 pm



PLANNING COMMISSION MINUTES

HILLSDALE CITY HALL,

97 N. Broad Street

May 15, 2018 at 5:30 PM

I. Call to Order 5:30 pm

- A. Members present: Chairwomen Amber Yoder, Mayor Pro-tem William Morrissey, Commissioners Kerry Laycock and Ron Scholl
- B. Others present: Jack McLain
- C. Members absent: Vice Chairman Samuel Nutter, Commissioners Moore and Swisher

II. Public Comment

Jack McClain – Questioned public hearing postings. Raised concerns about the appointment of a Planning Commission secretary and a staff recording secretary doing minutes on behalf of Secretary. Questioned if the short-term rental language applies to AirBnB and College rentals. Questioned the R1 definition and compliance with State law. Questioned the landscape plan for the Center City senior apartment building on Manning Street. Questioned the three-story condo building in on West Street in the college district and stated it should have required a variance.

Commissioner Laycock admonished Mr. McClain for his frequent, disrespectful comments, and insinuations that Planning Commissioners are lazy, stupid, and corrupt.

III. Consent Items/Communications

Motion to approve the consent agenda offered by Commissioner Laycock, seconded by Commissioner Morrissey. All in favor.

IV. New Business

Commissioner Scholl nominated Commissioner Laycock for Planning Commission Secretary. Commissioner Morrissey seconded the nomination. All in favor.

V. Zoning Ordinance Review

Chapter 26 – Signs: Commissioner Morrissey questioned taking out language related to warning signs such as “beware of dogs.” Chairwomen Yoder suggested that it requires an answer from Mr. Beeker, but likely related to the court decision. Commissioner Morrissey moved to approve the sign ordinance and to schedule a public hearing for the June Planning Commission meeting. All in favor. Commissioner Laycock seconded the motion. All in favor.

Sec. 36-6 – Short term rental definition – Commissioner Scholl questioned if language should be included regarding regulation and taxing of short-term rentals. This was suggested as an issue for Council discussion. It was moved by Commissioner Morrissey and seconded by Commissioner Scholl to accept the proposed definition of short term rental and to schedule a public hearing for the June Planning Commission meeting. All in favor.

Sec. 36-436 Bed and Breakfast – Commissioner Morrissey questioned the inclusion of short-term rental language in Bed & Breakfast ordinance. Commissioner Scholl question the need for food service language in the ordinance for service beyond meals served to guests. The proposed ordinance was tabled for further discussion of food service.

Sec. 36-411 Schedule of Regulations – There was no discussion. Commissioner Morrissey moved to approve Sec. 36-411 Schedule of Regulations and to schedule a public hearing for the June Planning Commission meeting. Commissioner Scholl seconded the motion. All in favor.

Sec. 36-142 Zoning Districts – There was no discussion. Commissioner Scholl moved to approve Sec. 36-142 Zoning Districts and to schedule a public hearing for the June Planning Commission meeting. Commissioner Morrissey seconded the motion. All in favor.

Sec. 36-413 – Average sized lots – Commissioner Morrissey corrected a misspelling of average. Commissioner Morrissey moved to approve Sec. 36-413 – Average sized lots, with the spelling corrected, and to schedule a public hearing for the June Planning Commission meeting. All in favor.

Sec. 36-414 – Permitted and special conditional uses – Commissioner Morrissey questioned the inclusion of cabaret in the sex industry section and recommended it be moved to clubs, dance halls and lodges section. Commissioner Morrissey moved to approve Sec. 36-414 with the amendment to move cabaret designation as noted above and to schedule a public hearing for the June Planning Commission meeting. Commissioner Scholl seconded the motion. All in favor.

Division 2 (R-1) One-Family Residential Districts – Commissioner Morrissey recommended that the use of Roman numerals be changed to regular text (Arabic) numbers so as to be consistent with language elsewhere. Commissioner Morrissey moved to approve Division 2 (R-1) One-Family Residential Districts, with the amendment to standardize the use of numbers, and to schedule a public hearing for June Planning Commission meeting. Commissioner Scholl seconded the motion. All in favor.

Division 9 (I) Industrial District – Commissioner Morrissey questioned how existing businesses that would no-longer conform will be treated – specifically Luethauser Buick. Chairwomen Yoder explained that these would be grandfathered as existing structure. Commissioner Scholl discussed the necessity of language related to specific and archaic industrial uses. Commissioner Scholl also questioned high-energy-demand uses. Language was tabled for further discussion.

VI. Commissioner's Comments

Commissioner Laycock reminded Mr. McClain of the necessity of speaking respectfully at future Planning Commission meetings.

VII. Adjournment

Commissioner Morrissey moved to adjourn. Commissioner Scholl seconded. All in favor. Meeting adjourned at 6:20 pm.

Next meeting: June 19, 2018 at 5:30 pm.



TO: Planning Commission

FROM: Zoning Administrator

DATE: June 12, 2018

RE: Gier Elementary Parking Lot Expansion Site Plan Review

Background: Gier Elementary School is proposing a redesign of the existing Spring Street parking lot and an expansion of the parking into the lot immediately adjacent to the west. The plans have been reviewed by the Department Heads and are coming to you for final approval.



SITE LOCATION

HILLSDALE COMMUNITY SCHOOL SYSTEM

GIER ELEMENTARY SCHOOL PARKING LOT RECONSTRUCTION PROJECT



Know what's below.
Call before you dig.

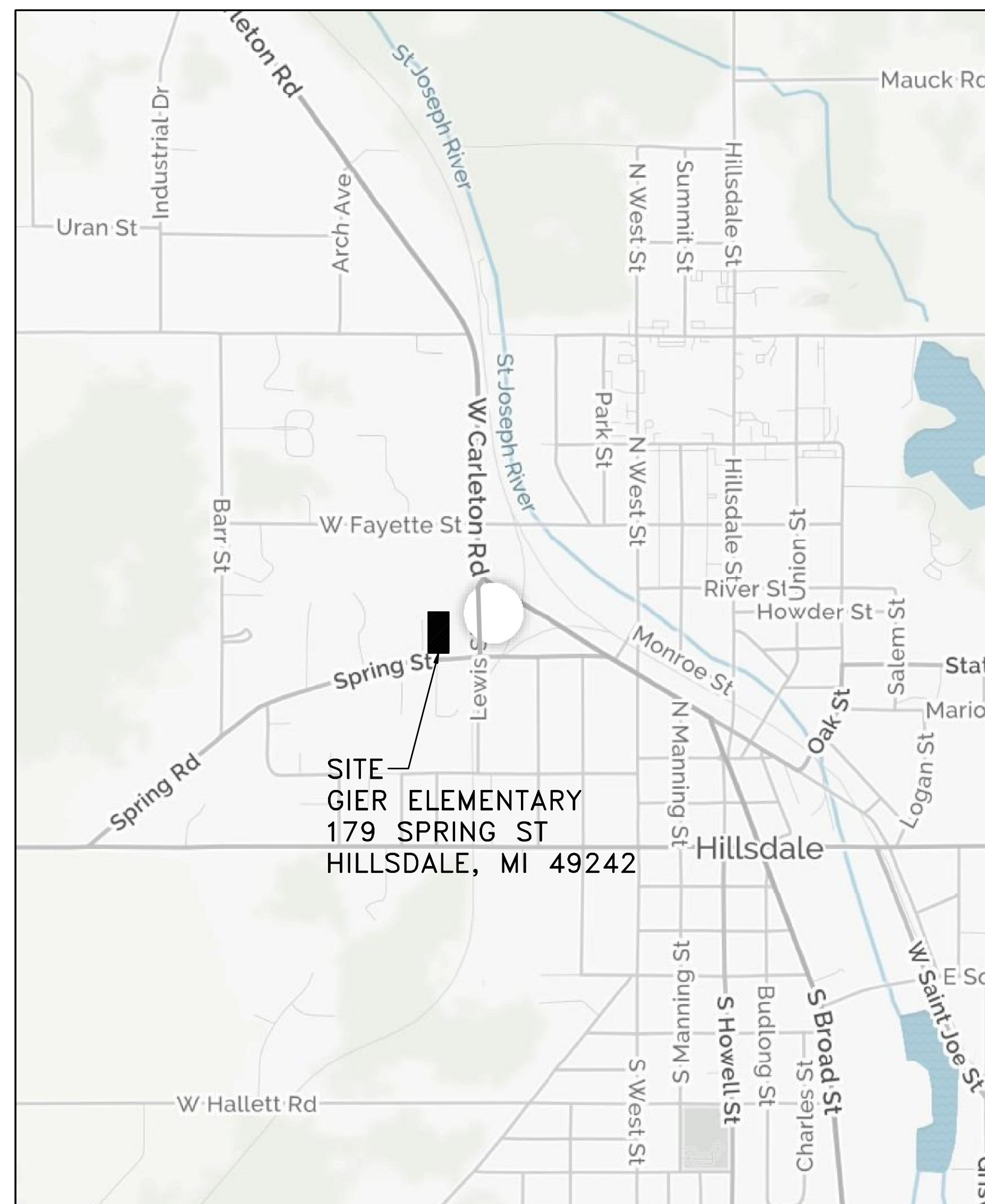
SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	EXISTING CONDITION PLAN
3.	BASE BID SITE REMOVAL PLAN
4.	BASE BID SITE LAYOUT PLAN
5.	BASE BID GRADING & DRAINAGE PLAN
6.	DETAIL SHEET

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174, 2013, THE CONTRACTOR SHALL DIAL 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

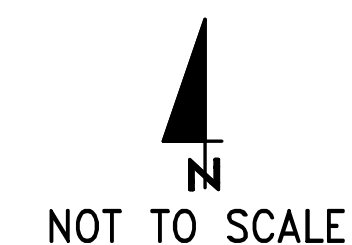
IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATED AND PROTECT PUBLIC AND PRIVATE UTILITIES.

REFERENCES TO SPECIFICATIONS
THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, PROJECT SPECIAL PROVISIONS, DRAWINGS, AND NOTES CONTAINED IN THE PROJECT MANUAL.

REFERENCES TO MDOT DETAILS
VARIOUS MDOT STANDARD AND SPECIAL DETAILS ARE REFERENCED IN THE PLAN NOTES. CONTRACTOR SHALL OBTAIN SAID DETAILS FOR HIS USE DURING BIDDING AND CONSTRUCTION FROM THE WEBSITES INDICATED.



VICINITY MAP



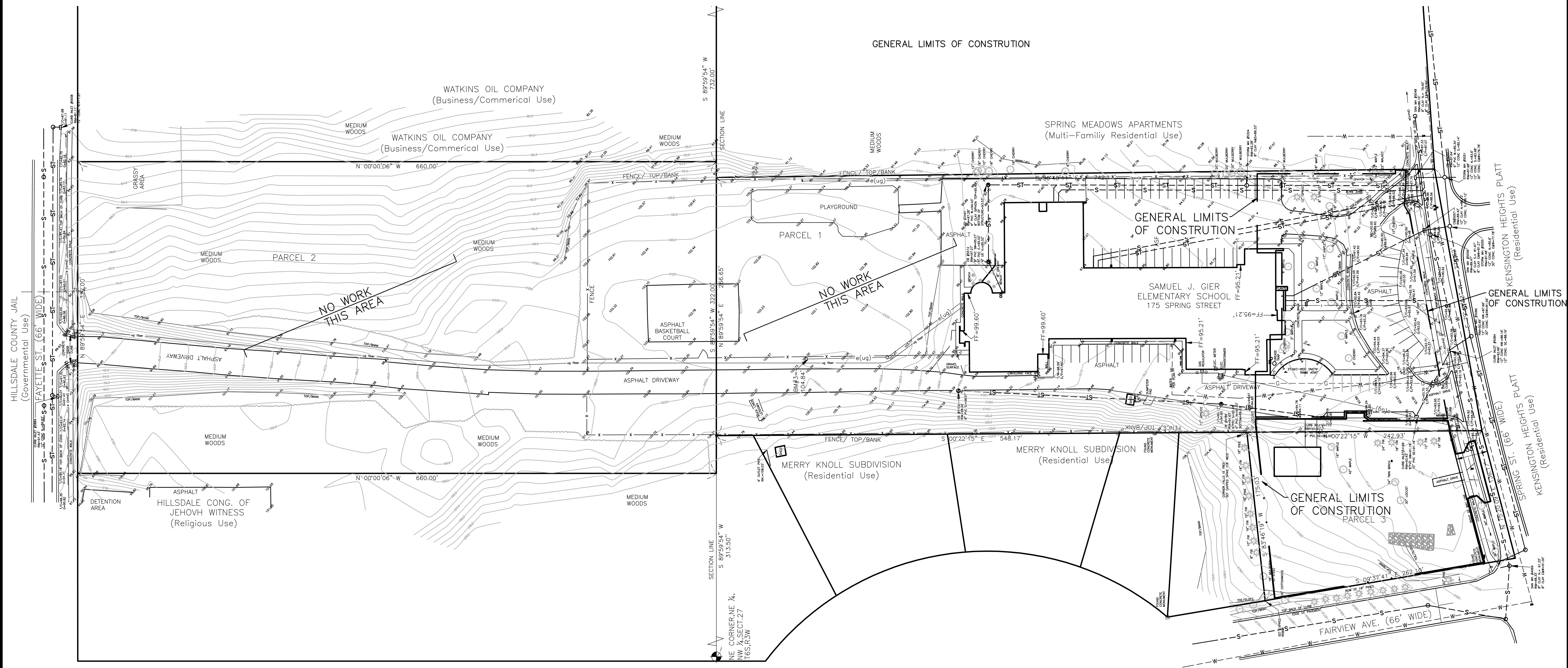
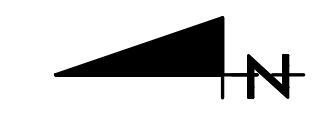
OWNER
HILLSDALE COMMUNITY SCHOOL SYSTEM
30 S. NORWOOD AVE
HILLSDALE, MI 49242

CONSULTANT
MT ENGINEERING
149 LEWIS ST
PO BOX 232
HILLSDALE, MI 49242



BASE BID CONTRACT FOR: RECONSTRUCTION OF THE EXISTING GIER ELEMENTARY SCHOOL PARKING LOT, INCLUDING REMOVAL OF EXISTING SIDEWALKS, CURB AND GUTTER AND ASPHALT PAVEMENT; RECONSTRUCTION OF EXISTING PAVEMENT SECTION WITH SAND SUBBASE, AGGREGATE BASE AND HMA PAVEMENT; INSTALLATION OF ONE PRECAST STORM SEWER STRUCTURE.
ADD ALTERNATE 1: CONSTRUCTION OF NEW PARKING LOT ON ADJACENT SCHOOL OWNED LOT WEST OF EXISTING PARKING LOT.

SEAL	
SHEET 1 OF 6	
DATE: 05-09-18	
DWG FILE: 01114CV1.dwg	
Rev:	
PREPARED UNDER THE SUPERVISION OF	
MATTHEW W. TAYLOR, P.E., MICHIGAN No. 52182	DATE



**TOPOGRAPHIC & BOUNDARY SURVEY
FOR GIER ELEMENTARY SCHOOL**

(PERFORMED BY LOZINSKI & ASSOCIATES FOR HILLSDALE COM. SCHOOLS)

BEING PART OF THE NW 1/4 SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 22, T6S, R3W, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN.

**LEGAL DESCRIPTIONS OF HILLSDALE COMMUNITY SCHOOL
PROPERTY AT GIER ELEMENTARY**

PARCEL 1 LEGAL DESCRIPTION (SCHOOL BUILDINGS):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE AND BEING IN THE CITY OF HILLSDALE, COUNTY OF HILLSDALE AND STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS, TO WIT:
COMMENCING AT A POINT 313.5 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 3 WEST, HILLSDALE TOWNSHIP, HILLSDALE COUNTY, MICHIGAN AND RUNNING EAST 269.4 FEET; THENCE SOUTH 743.0 FEET TO THE CENTER OF SPRING STREET; THENCE SOUTH 79' 07" WEST 273.3 FEET ALONG THE CENTER OF SPRING STREET; THENCE NORTH 792.2 FEET TO THE PLACE OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION: (NORTH OF SCHOOL BUILDINGS TO FAYETTE STREET)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF HILLSDALE, COUNTY OF HILLSDALE, STATE OF MICHIGAN:

COMMENCING AT A POINT 732 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, THENCE WEST 322 FEET, THENCE NORTH 660 FEET TO THE SOUTH LINE OF FAYETTE STREET, THENCE EAST 322 FEET, THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING, BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 6 SOUTH, RANGE 3 WEST, UNPLATTED WARD TWO.

PARCEL 3 LEGAL DESCRIPTION: (VACANT LOT WEST OF SCHOOL BUILDINGS)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF HILLSDALE, COUNTY OF HILLSDALE AND STATE OF MICHIGAN, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 6 SOUTH, RANGE 3 WEST; THENCE EAST ON THE SECTION LINE A DISTANCE OF 4 CHAINS, 75 LINKS; THENCE SOUTH 0 DEGREES 22 MINUTES 15 SECONDS EAST PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4, NORTHWEST 1/4 OF SECTION 27, A DISTANCE OF 548.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 40 MINUTES 27 SECONDS WEST A DISTANCE OF 174.88 FEET; THENCE SOUTH 09 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 262.10 FEET TO THE CENTERLINE OF SPRING STREET; THENCE ALONG THE CENTERLINE OF SPRING STREET, BEING A CURVE CONCAVE SOUTHERLY, RADIUS OF 1287.88 FEET, CHORD BEARING NORTH 75 DEGREES 11 MINUTES 20 SECONDS EAST CHORD DISTANCE 135.69 FEET; A DISTANCE OF 135.75 FEET; THENCE NORTH 0 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 242.93 FEET TO THE POINT OF BEGINNING.

BENCHMARK DATA:

BENCHMARK #1= SET PK NAIL NORTH FACE OF POWER POLE, CLOSE TO GROUND LEVEL) NORTH SIDE SPRING ST., 1ST POLE WEST OF WESTERLY DRIVE TO GIER ELEMENTARY
ELEVATION=95.00' (ASSUMED)

BENCHMARK #3= SET PK NAIL WEST FACE OF LIGHT POLE, EAST SIDE OF DRIVEWAY TO FAYETTE ST., SOUTH OF BASKETBALL COURT AND WEST OF PLAYGROUND AREA.
ELEVATION=104.84' (ASSUMED)

HORIZONTAL LOCATION OF SPOT ELEVATION SHOWN IS AT THE DECIMAL POINT, UNLESS A LEADER IS SHOWN.

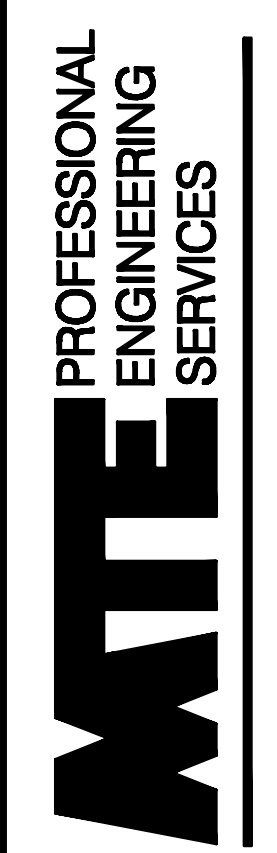
UTILITY LOCATIONS BASED ON OBSERVED EVIDENCE AND RECORDS OF HILLSDALE BPU AND NO GUARANTEE IS MADE TO COMPLETENESS OR EXACT LOCATION.

EXISTING CONDITION PLAN

SCALE: 1" = 50'



148 Lewis Street
P.O. Box 252
Hillsdale, Michigan 48242
Phone: (817) 437-4263
Fax: (817) 437-4344



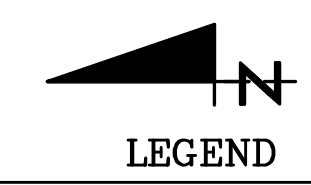
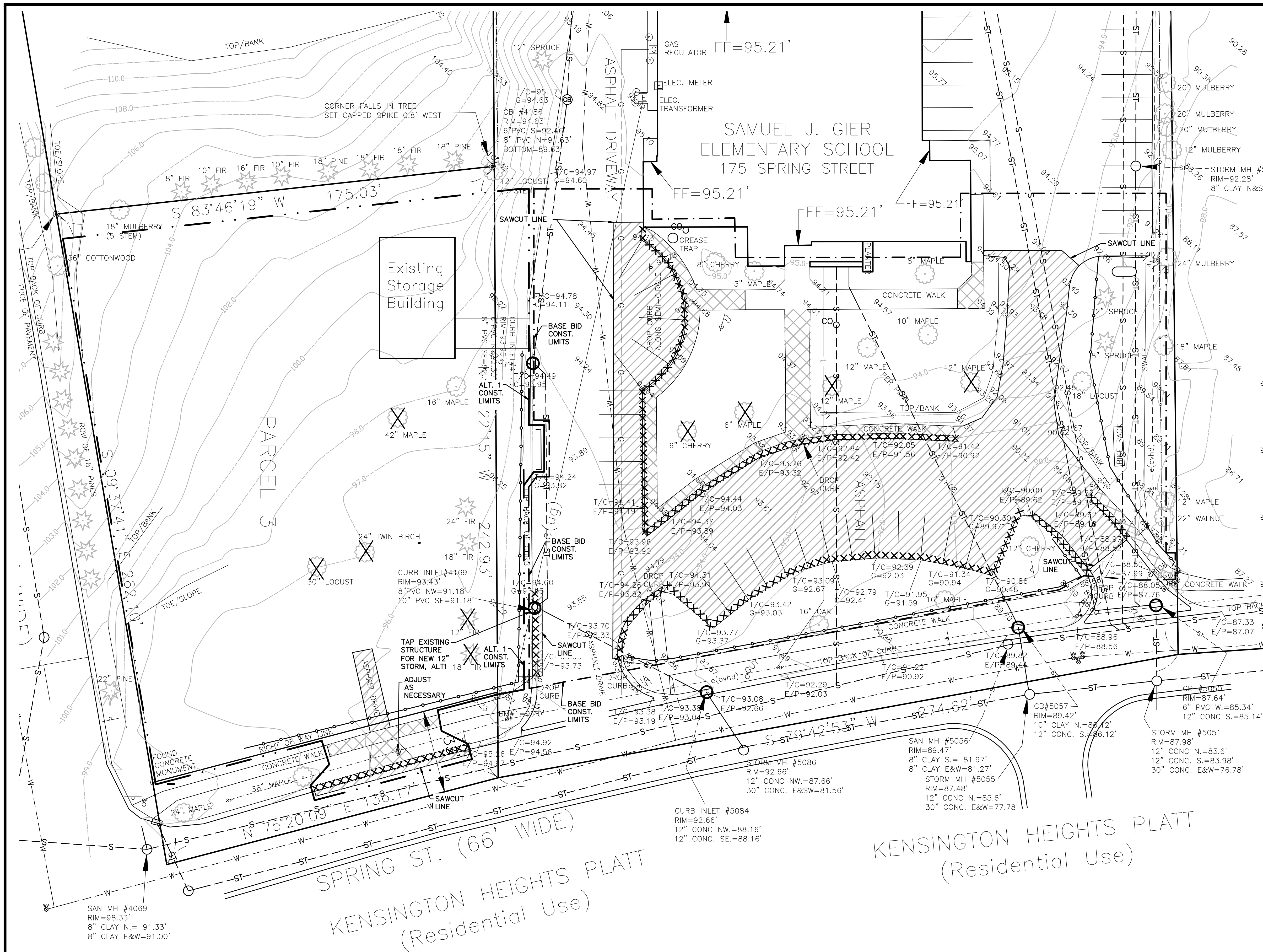
CLIENT
Hillsdale Com. Schools
30 S. Norwood St
Hillsdale, MI 49242
517 437-4401

HILLSDALE COM. SCHOOL SYS.
GIER ELEMENTARY SCHOOL
PARKING LOT RECONSTRUCTION PROJECT
EXISTING CONDITION PLAN

2

DATE: 04-30-18	SHEET OF
CADD:	ENG:
PLG:	TECH:

MTE JOB No. **01805**



LEGEND

- TREE (DECIDUOUS) TRUNK DIAMETER IN INCHES
- TREE REMOVAL
- TREE (CONIFEROUS) TRUNK DIAMETER IN INCHES
- PARKING BOLLARD
- MANHOLE
- CURB INLET
- WATER VALVE
- CATCH BASIN
- CLEANOUT
- POWER POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- GUY WIRE ANCHOR
- TELEPHONE POWER LIGHT POLE
- MAILBOX
- FLAG POLE
- UNDERGROUND TELEPHONE MARKER
- EXISTING SPOT ELEVATION
- GAS VALVE
- GAS METER
- SIGN
- ELECTRIC TRANSFORMER
- TELEPHONE RISER
- CURB & GUTTER REM
- UNDERGROUND ELECTRIC
- STORM SEWER
- PROPOSED INLET PROTECTION FILTER
- EXISTING SANITARY SEWER
- WATER MAIN OR WATER SERVICE
- NATURAL GAS
- UNDERGROUND PHONE
- UNDERGROUND FIBER OPTICS
- OVERHEAD ELECTRIC
- EXISTING CONTOUR LINE
- PROPOSED CONSTRUCTION LIMITS
- PROPOSED ALTERNATE 1 CONSTRUCTION LIMITS
- PROPOSED SOIL EROSION CONTROL SILT FENCE
- PAVEMENT REMOVAL
- CONCRETE PAVEMENT AND OR SIDEWALK REMOVAL
- HMA PAVEMENT REMOVAL

- REMOVAL NOTES:**
- INSTALL SOIL EROSION CONTROL SILT FENCE AND INLET FILTERS AS INDICATED ON PLANS PRIOR TO COMMENCING REMOVALS. THE CONTRACTOR SHALL CONTACT THE HILLSDALE COUNTY BUILDING INSPECTION DEPARTMENT TO OBTAIN ANY NECESSARY SOIL EROSION CONTROL PERMITS AND BE THE SOIL EROSION CONTROL PERMIT HOLDER.
 - FOR THE PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, THE CONTRACTOR SHALL DIAL 811 A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY EXCAVATION AS PART OF UTILITY LOCATING. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE REASONABILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE 'MISS DIG' SYSTEM.
 - CONTRACTOR SHALL MAINTAIN ACCESS THROUGH THE WEST DRIVE APPROACH AND WEST DRIVE FOR SCHOOL EMPLOYEES AND OTHER CONTRACTORS ENGAGED BY THE SCHOOL DURING CONSTRUCTION OF THIS PROJECT.
 - CONTRACTOR TO COORDINATE WITH HILLSDALE BOARD OF PUBLIC UTILITIES TO ADJUST CURB STOP BOX IN THE PROPOSED SPRING STREET DRIVE APPROACH CONSTRUCTED AS PART OF ALTI.
 - ALL REMOVALS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF SITE.

148 Lewis Street
P.O. Box 222
Hillsdale, Michigan 48242
Phone: (817) 437-4383
Fax: (817) 437-4344

PROFESSIONAL ENGINEERING SERVICES

CLIENT
Hillsdale Com. Schools
30 S. Norwood St
Hillsdale, MI 49242
517 437-4401

HILLSDALE COM. SCHOOLS SYS.
GIER ELEMENTARY SCHOOL
PARKING LOT RECONSTRUCTION PROJECT
SITE REMOVAL PLAN

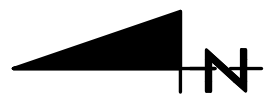
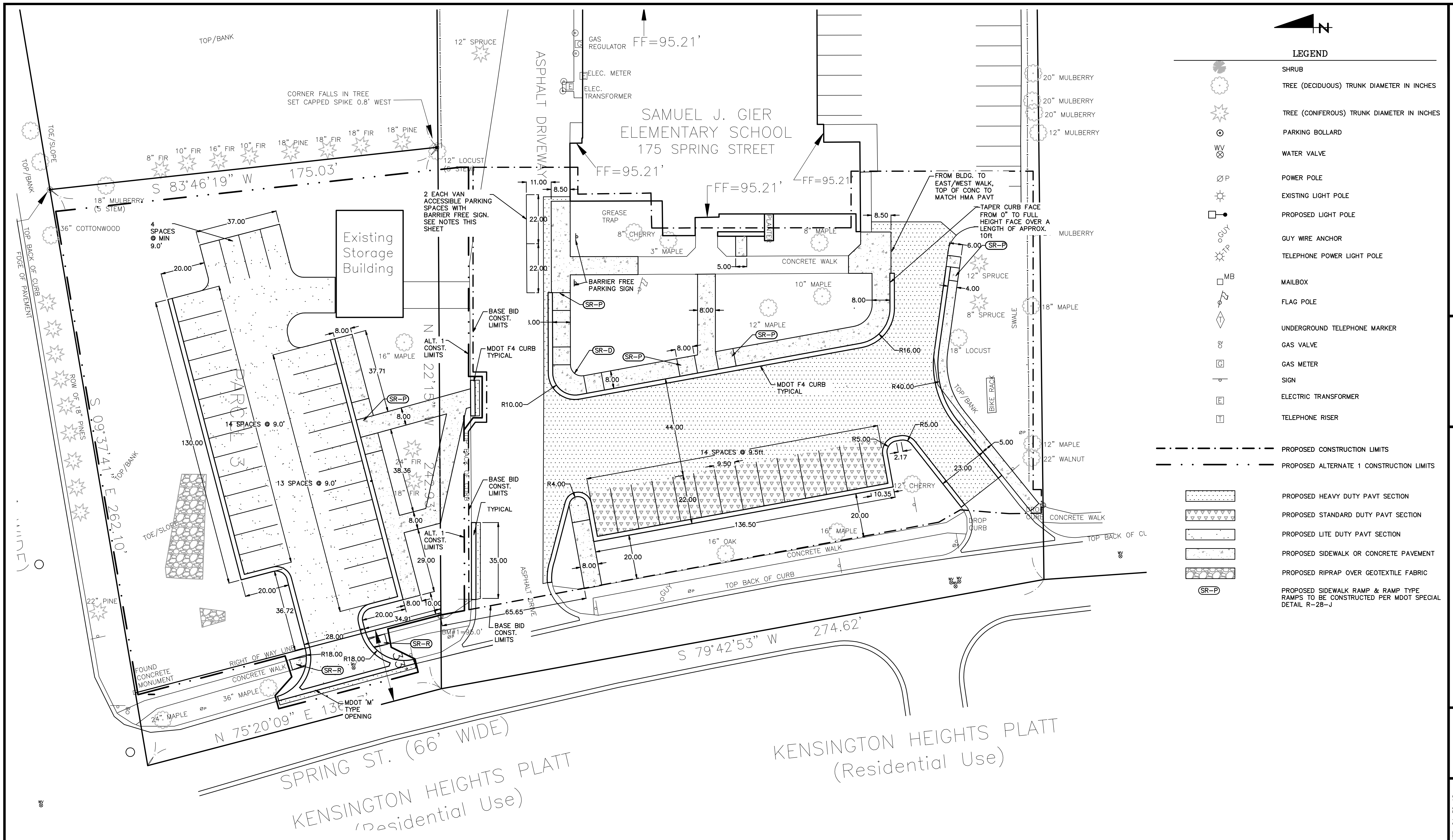
DATE: 04-30-18
SHEET OF
CADD:
ENG:
BY:
TECH:

MTE JOB No. **01805**









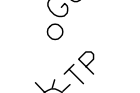


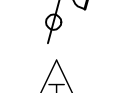

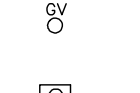
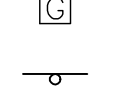

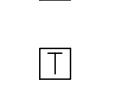

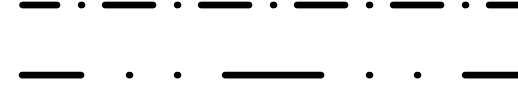

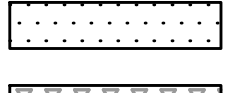


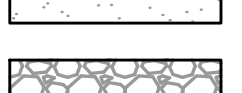
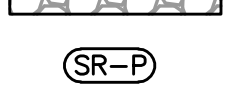

REVISIONS:



SITE REMOVAL PLAN
SCALE: 1" = 20'



LEGEND

-  SHRUB
-  TREE (DECIDUOUS) TRUNK DIAMETER IN INCHES
-  TREE (CONIFEROUS) TRUNK DIAMETER IN INCHES
-  PARKING BOLLARD
-  WATER VALVE
-  POWER POLE
-  EXISTING LIGHT POLE
-  PROPOSED LIGHT POLE
-  GUY WIRE ANCHOR
-  TELEPHONE POWER LIGHT POLE
-  MAILBOX
-  FLAG POLE
-  UNDERGROUND TELEPHONE MARKER
-  GAS VALVE
-  GAS METER
-  SIGN
-  ELECTRIC TRANSFORMER
-  TELEPHONE RISER
-  PROPOSED CONSTRUCTION LIMITS
-  PROPOSED ALTERNATE 1 CONSTRUCTION LIMITS
-  PROPOSED HEAVY DUTY PAVT SECTION
-  PROPOSED STANDARD DUTY PAVT SECTION
-  PROPOSED LITE DUTY PAVT SECTION
-  PROPOSED SIDEWALK OR CONCRETE PAVEMENT
-  PROPOSED RIPRAP OVER GEOTEXTILE FABRIC
-  PROPOSED SIDEWALK RAMP & RAMP TYPE
RAMPS TO BE CONSTRUCTED PER MDOT SPECIAL
DETAIL R-28-J

148 Lewis Street
P.O. Box 222
Hillsdale, Michigan 48242
Phone: (517) 437-4383
Fax: (517) 437-4344

**PROFESSIONAL
ENGINEERING
SERVICES**

CLIENT
Hillsdale Com. Schools
30 S. Norwood St
Hillsdale, MI 49242
517 437-4401

HILLSDALE COM. SCHOOL SYS.
GIER ELEMENTARY SCHOOL
PARKING LOT RECONSTRUCTION PROJECT
SITE LAYOUT PLAN

4

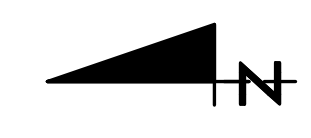
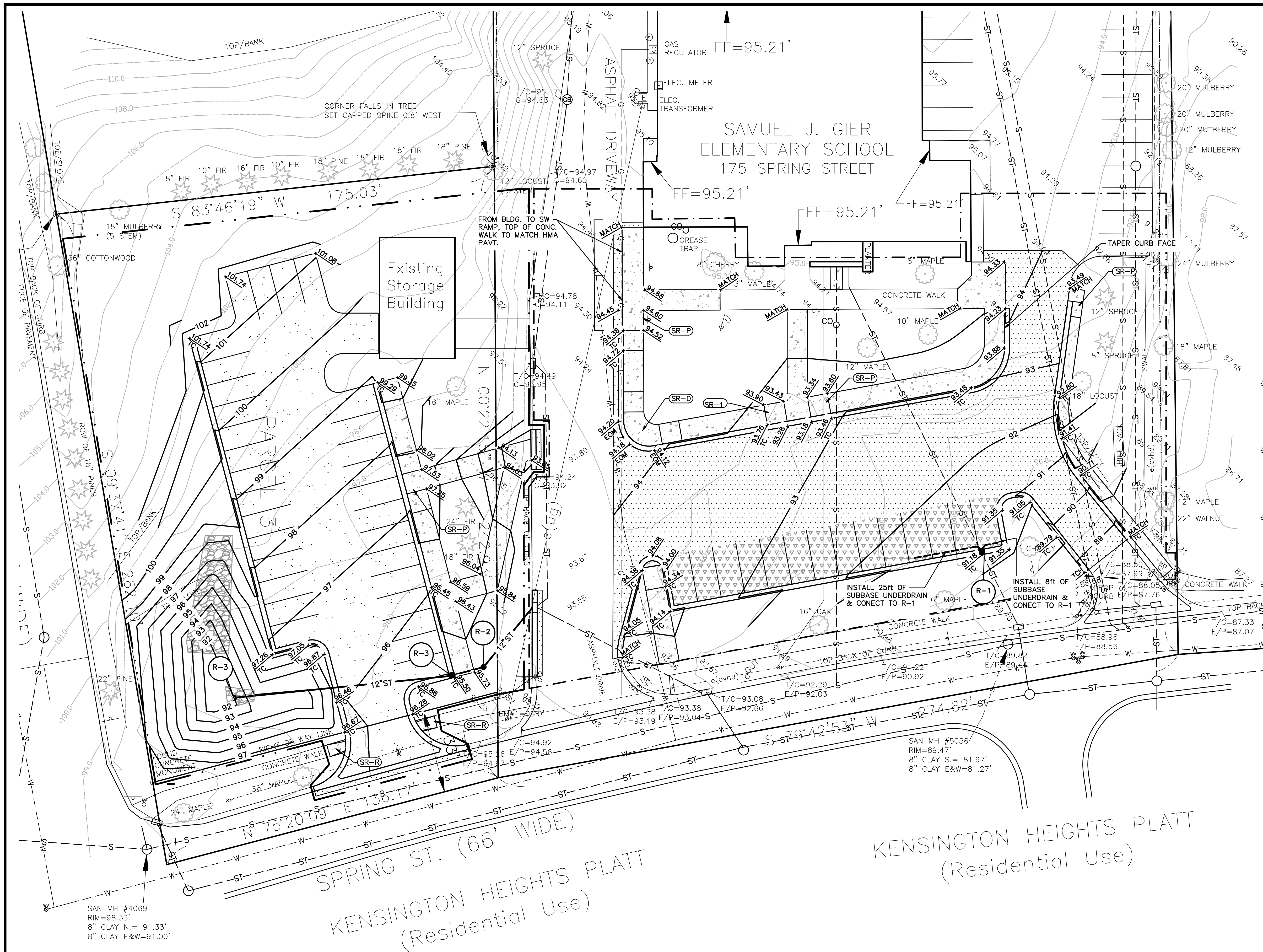
DATE: 04-30-18
SHEET OF
CADD:
ENG:
BY:
TECH:

MTE JOB No. **01805**
REVISIONS:

- CONSTRUCTION NOTES:**
1. ALL CONCRETE CURB AND GUTTER SHALL BE F4 CURB PER MDOT STANDARD DETAIL R-30-G.
<https://mdotcf.state.mi.us/public/design/englishstandardplans/>
 2. SIDEWALK RAMPS SHALL BE CONSTRUCTED PER MDOT SPECIAL DETAIL R-28-J. RAMPS SHALL BE TYPE 'P' AND INCLUDE FIBERGLASS DETECTABLE WARNING PLATE, BRICK RED. SPECIAL DETAIL R-28-J CAN BE FOUND AT:
<https://mdotcf.state.mi.us/public/design/englishstandardplans/spdetails/index.htm>
 3. CURB AND GUTTER SHALL BE MDOT F4 CURB CONSTRUCTED PER MDOT DETAIL R-30-G.
 4. PROPOSED MDOT 'M' TYPE DRIVEWAY OPENINGS OPENING TO BE CONSTRUCTED PER MDOT STANDARD DETAIL R-29-I.
 5. SEE SITE LIGHTING PLAN FOR FINAL LOCATION AND QUANTITY OF LIGHT POLES.
 6. RESTORE ALL DISTURBED AREAS WITH A MIN. OF 5" OF SCREENED TOPSOIL SEED AND STRAW MAT.
 7. PROVIDE 2 EACH BARRIER FREE PARALLEL PARKING SPACES. DELINEATE SPACES PER THE PLAN DIMENSIONS USING 4" WHITE PAVEMENT MARKING PAINT. PROVIDE TWO EACH ALUMINUM ADA COMPLIANT REGULATORY SIGNS WITH BARRIER FREE SYMBOL AND 'VAN ACCESSIBLE' SIGNS. INSTALL POST USING 2.5" GALV STEEL POST WITH TOP CAP. BURY MIN 3" BELOW GRADE IN 3500psi CONCRETE. MOUNTING HEIGHT FOR SIGN SHALL BE 60".

SITE LAYOUT & GRADING PLAN
SCALE: 1" = 30'





LEGEND

- SHRUB
- TREE (DECIDUOUS) TRUNK DIAMETER IN INCHES
- TREE (CONIFEROUS) TRUNK DIAMETER IN INCHES
- PARKING BOLLARD
- MANHOLE
- CURB INLET
- WATER VALVE
- CATCH BASIN
- CLEANOUT
- POWER POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- GUY WIRE ANCHOR
- TELEPHONE POWER LIGHT POLE
- MAILBOX
- FLAG POLE
- UNDERGROUND TELEPHONE MARKER
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (TOP OF CURB)
- GAS VALVE
- GAS METER
- SIGN
- ELECTRIC TRANSFORMER
- TELEPHONE RISER
- UNDERGROUND ELECTRIC
- STORM SEWER
- PROPOSED STORM SEWER CATCH BASIN CONSTRUCTED OVER EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- WATER MAIN OR WATER SERVICE
- NATURAL GAS
- UNDERGROUND PHONE
- UNDERGROUND FIBER OPTICS
- OVERHEAD ELECTRIC
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION LIMITS
- PROPOSED ALTERNATE 1 CONSTRUCTION LIMITS
- PROPOSED SOIL EROSION CONTROL SILT FENCE
- PROPOSED HEAVY DUTY PAVT SECTION
- PROPOSED STANDARD DUTY PAVT SECTION
- PROPOSED LITE DUTY PAVT SECTION
- PROPOSED SIDEWALK OR CONCRETE PAVEMENT
- PROPOSED RIPRAP OVER GEOTEXTILE FABRIC
- PROPOSED SIDEWALK RAMP & RAMP TYPE RAMP TO BE CONSTRUCTED PER MDOT SPECIAL DETAIL R-28-J

CONSTRUCTION NOTES:

1. INSTALL INLINE PRECAST STORM SEWER STRUCTURE R-1 OVER EXISTING 10" STORM SEWER. SEE STRUCTURE SCHEDULE. ALL TRENCHES SHALL BE PER TRENCH TYPE 'B' DETAIL
2. SIDEWALK RAMPS SHALL BE CONSTRUCTED PER MDOT SPECIAL DETAIL R-28-J. RAMPS SHALL BE TYPE INDICATED ON PLAN AND INCLUDE FIBERGLASS DETECTABLE WARNING PLATE, BRICK RED. SPECIAL DETAIL R-28-J CAN BE FOUND AT: <https://mdotcf.state.mi.us/public/design/englishstandardplans/spdetails/index.htm>
3. FURNISH AND INSTALL 6" SUBBASE UNDERDRAIN PER MDOT DETAIL R-80-E & OUTLET TO STRUCTURE R-1. <https://mdotcf.state.mi.us/public/design/englishstandardplans/>
4. RESTORE ALL DISTURBED AREAS WITH A MIN. OF 5" OF SCREENED TOPSOIL, SEED AND STRAW MAT.
5. SEE SITE LIGHTING PLAN FOR FINAL LOCATION AND QUANTITY OF LIGHT POLES

148 Lewis Street
P.O. Box 222
Hillsdale, Michigan 48242
Phone: (517) 437-4383
Fax: (617) 437-4344

PROFESSIONAL ENGINEERING SERVICES

CLIENT
Hillsdale Com. Schools
30 S. Norwood St
Hillsdale, MI 49242
517-437-4401

HILLSDALE COM. SCHOOL SYS.
GIER ELEMENTARY SCHOOL
PARKING LOT RECONSTRUCTION PROJECT
SITE GRADING & DRAINAGE PLAN

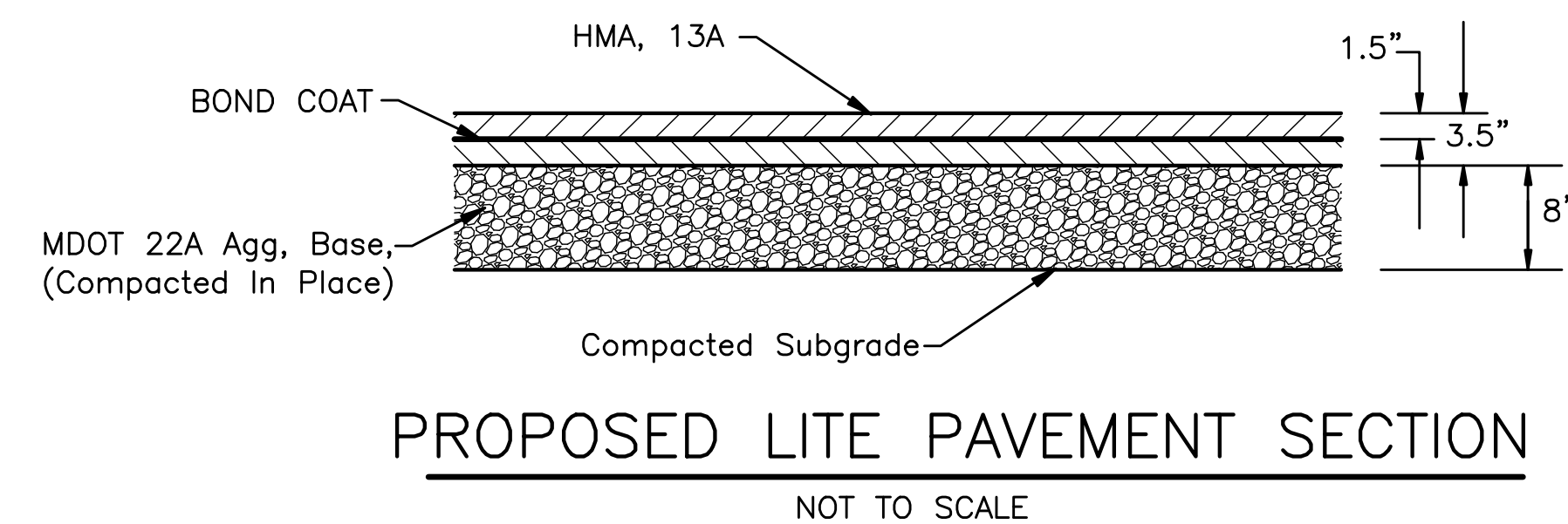
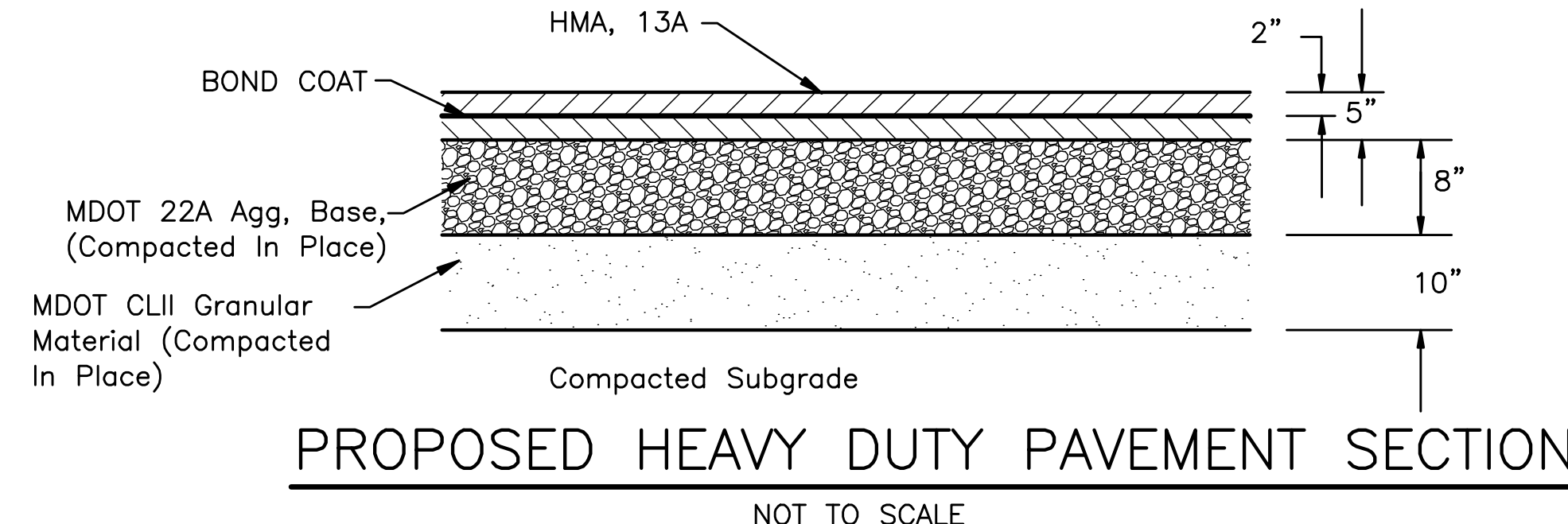
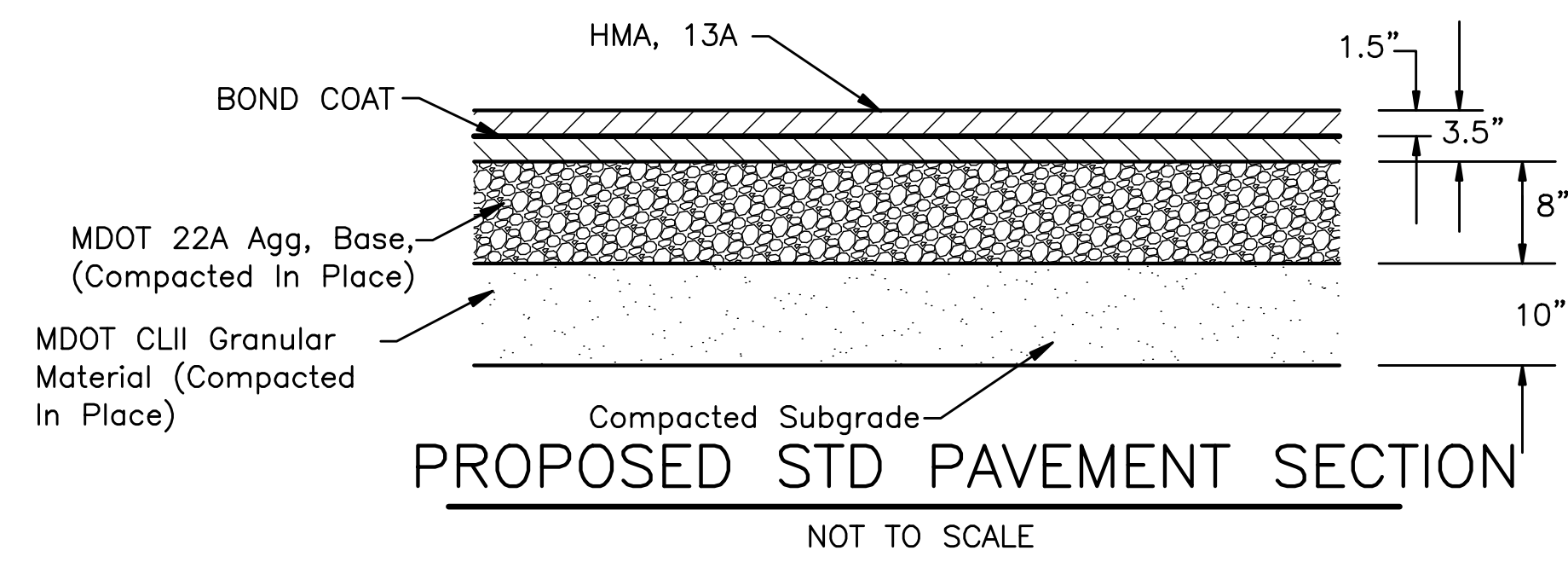
5

DATE: 04-30-18	SHEET OF
CADD:	ENG:
BY:	TECH:

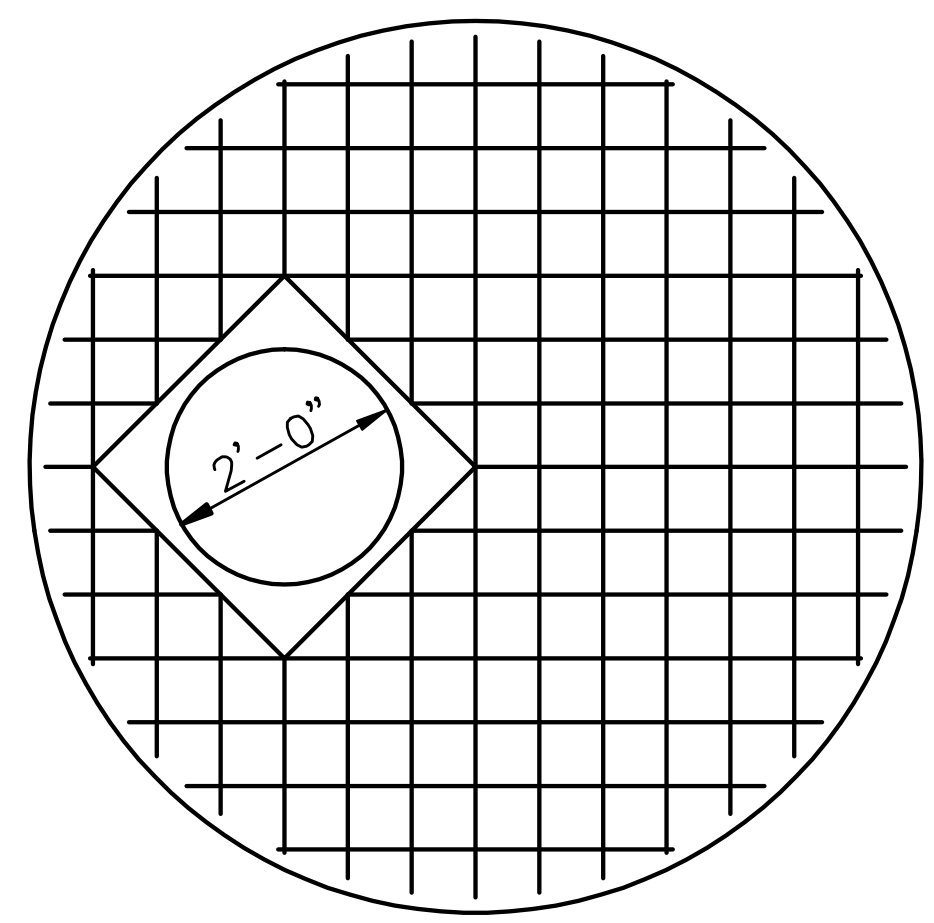
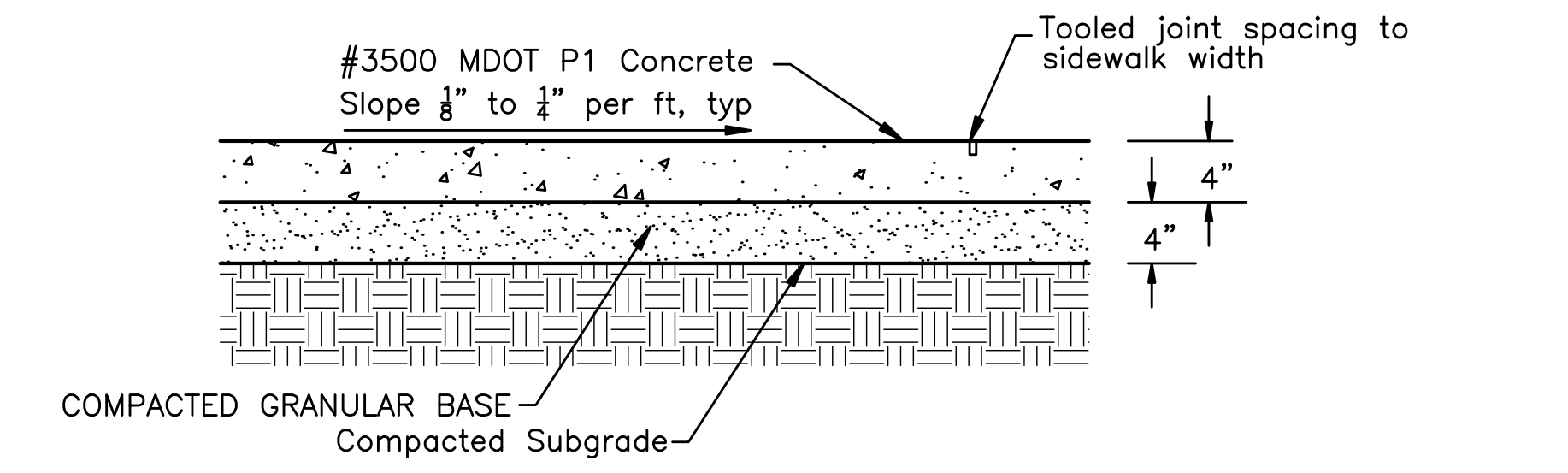
MTE JOB No. **01805**

SITE GRADING & DRAINAGE PLAN
SCALE: 1" = 30'

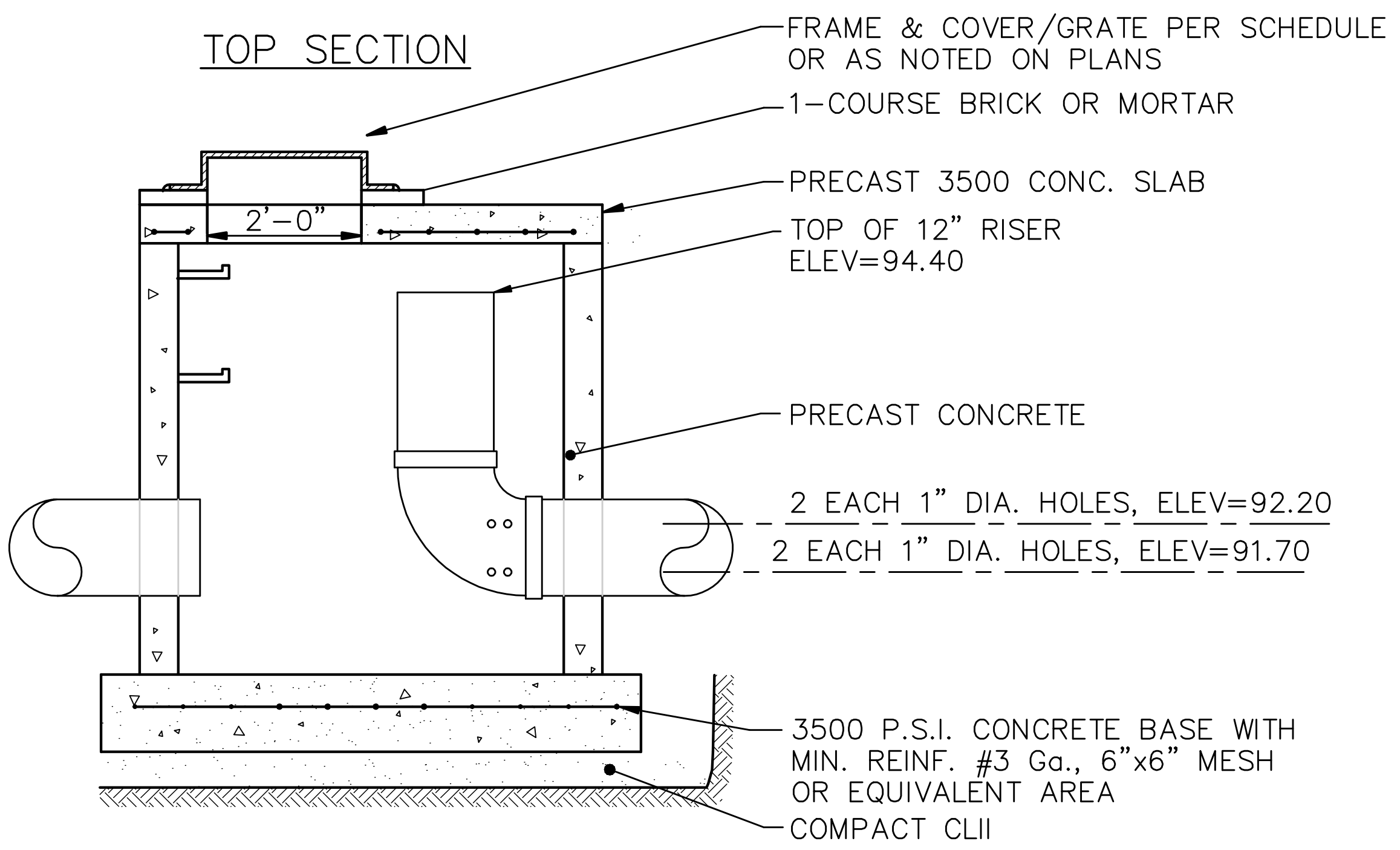




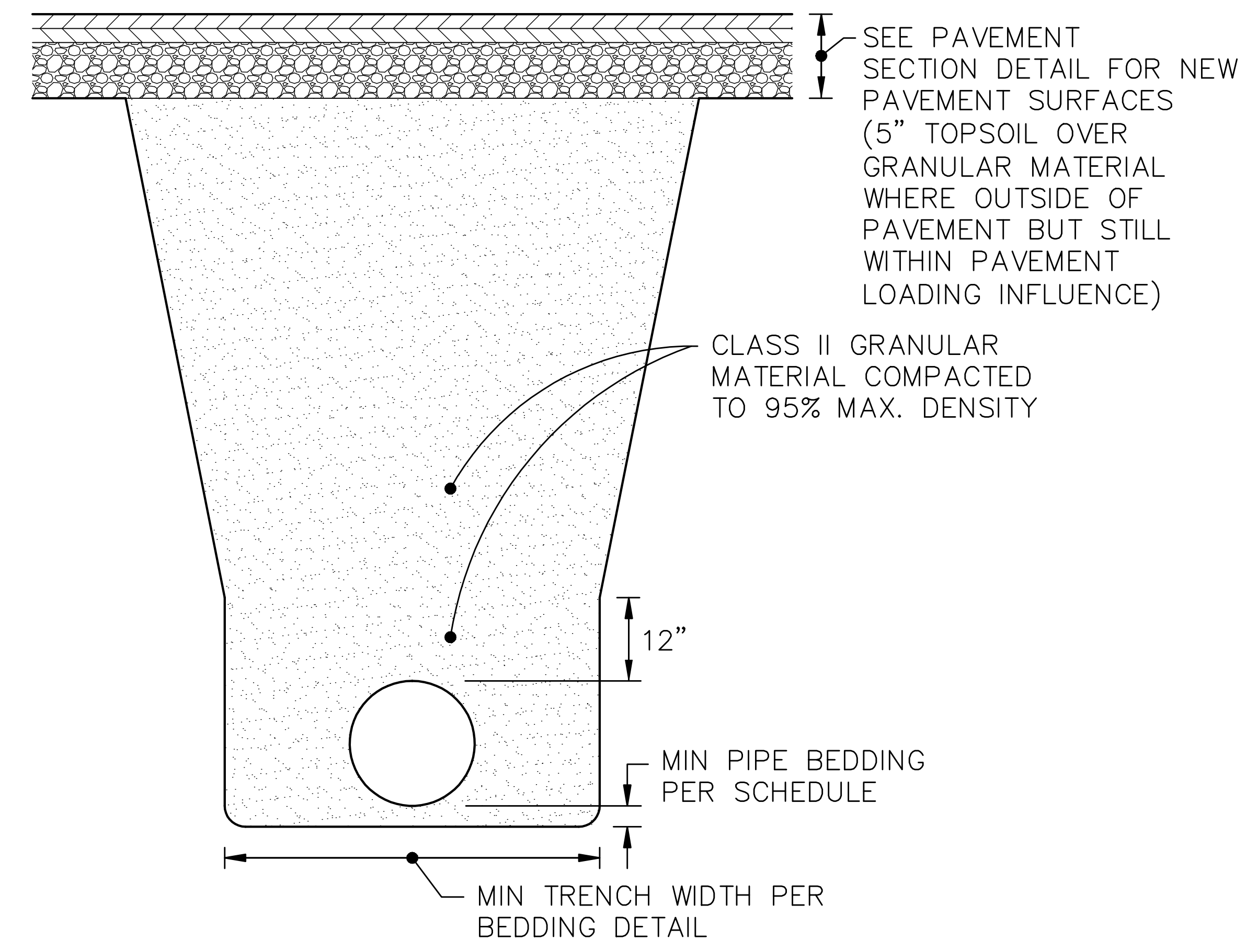
Storm Sewer Structure Schedule									
Structure No.	Structure Dia., ft	Structure Type	Rim Elevation	Invert Elev.	Invert Elev.	Invert Elev.	Sump	Structure Cover	Remarks
R-1	4	D	90.80	10" NW 87.3	10" S 87.1	-	Yes	EJW 7000M2T1	Invert elevations for proposed structure are estimated. Perform exploratory excavation to expose existing storm pipe and coordinate final inverts as necessary prior to ordering structure. Structure to be approx. 7ft in depth.
The following structures are relevant to Alternate No. 1 Work Only and shall not be included in base bid work.									
R-2	4	D	96.00	12" W 91.50	12" NE 91.45	-	Yes	EJW 1040B	R-2 to structure to include a 12" diameter stand pipe. See Outlet Structure Detail. Tap existing drainage structure CB#4169 and connect new 12" pipe from R-2. New invert in CB#4169 elevation to be 91.20
R-3	4	D	95.12	12" E 91.60	12" W 91.65	-	Yes	EJW 7000M2T1	-
R-4	NA	End Section	NA	92.1	-	-	-	-	Provide metal flared end sections fabricated of aluminum or steel.



NOTE:
MANHOLE 'D' SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'-0"



CATCH BASIN OR MANHOLE "D"
WITH CONTROL OUTLET
NOT TO SCALE



- NOTES:
- ALL TRENCHING TO CONFORM TO ALL APPLICABLE M.I.O.S.H.A. STANDARDS.
 - UTILITY TRENCH DETAIL B TO BE USED IN ALL AREAS INSIDE THE INFLUENCE OF ALL HMA AND CONCRETE PAVEMENTS AND WALKWAYS.
 - PAVEMENT SECTIONS IN PAVEMENT PATCHES TO MATCH EXISTING SECTIONS AS MEASURED IN THE FIELD.

UTILITY TRENCH - DETAIL B

NOTES:
1. MANY MDOT CONSTRUCTION DETAILS ARE REFERENCED WITHIN THE PLAN NOTES. CONTRACTOR SHALL OBTAIN REFERENCED MDOT DETAILS FOR HIS USE DURING BIDDING AND FOR FIELD USE FROM THE MDOT WEBSITE AS INDICATED.

148 Lewis Street
P.O. Box 222
Hillsdale, Michigan 48242
Phone: (517) 437-4283
Fax: (617) 437-4344

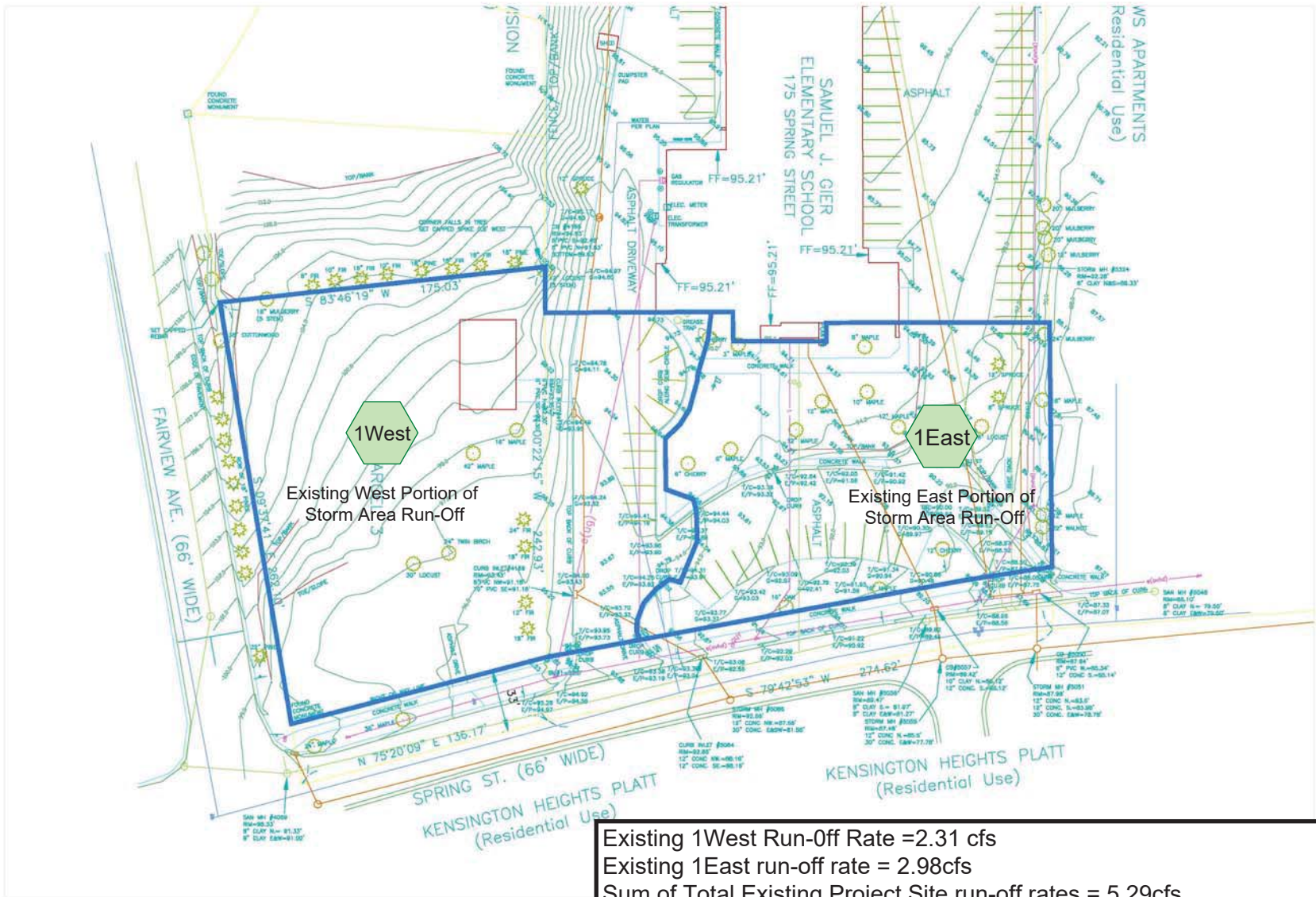
MTE PROFESSIONAL ENGINEERING SERVICES

CLIENT
Hillsdale Com. Schools
30 S. Norwood St
Hillsdale, MI 49242
517-437-4401

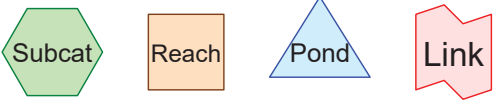
HILLSDALE COM. SCHOOL SYS.
GIER ELEMENTARY SCHOOL
PARKING LOT RECONSTRUCTION PROJECT
DETAIL SHEET

DATE: 04-30-18
SHEET OF
CADD:
ENG:
BY:
TECH:

MTE JOB No. **01805**



Existing 1West Run-Off Rate = 2.31 cfs
 Existing 1East run-off rate = 2.98cfs
 Sum of Total Existing Project Site run-off rates = 5.29cfs



Routing Diagram for Gier Existing Project Area Base Bid Run-Off
 Prepared by MT Engineering, LLC, Printed 5/10/2018
 HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

Gier Existing Project Area Base Bid Run-Off

Type II 24-hr 100yr Rainfall=5.54"

Prepared by MT Engineering, LLC

Printed 5/10/2018

HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

Summary for Subcatchment 1West: Existing West Portion of Storm Area Run-Off

USGS Soil Maps indicate sandy loam - Soil Group A selected

Runoff = 2.31 cfs @ 12.08 hrs, Volume= 6,671 cf, Depth> 1.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100yr Rainfall=5.54"

Area (sf)	CN	Description
35,626	49	50-75% Grass cover, Fair, HSG A
* 11,557	98	Pavement & Roof, HSG A
47,183	61	Weighted Average
35,626		75.51% Pervious Area
11,557		24.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.8	231	0.0600	0.28		Sheet Flow, Sloping northwest corner to drive pavt Grass: Short n= 0.150 P2= 2.57"
0.4	21	0.0150	0.80		Sheet Flow, Drive pavt to CB #4169 Smooth surfaces n= 0.011 P2= 2.57"
0.1	72	0.0420	9.73	5.31	Pipe Channel, CB#4169 to CB#5084 10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21' n= 0.011 Concrete pipe, straight & clean
14.3	324	Total			

Gier Existing Project Area Base Bid Run-Off

Type II 24-hr 100yr Rainfall=5.54"

Prepared by MT Engineering, LLC

Printed 5/10/2018

HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

Summary for Subcatchment 1East: Existing East Portion of Storm Area Run-Off

USGS Soil Maps indicate sandy loam - Soil Group A selected

Runoff = 2.98 cfs @ 12.02 hrs, Volume= 7,171 cf, Depth> 2.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100yr Rainfall=5.54"

	Area (sf)	CN	Description
	12,736	49	50-75% Grass cover, Fair, HSG A
*	16,140	98	Paved parking & walkways, HSG A
	28,876	76	Weighted Average
	12,736		44.11% Pervious Area
	16,140		55.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	67	0.0180	0.13		Sheet Flow, Sloping across grass area to parking pavt Grass: Short n= 0.150 P2= 2.57"
1.8	166	0.0260	1.52		Sheet Flow, Across parking pavt out to ROW Smooth surfaces n= 0.011 P2= 2.57"
10.1	233	Total			

CITY OF HILLSDALE



ALAN C. BEEKER
ZONING ADMINISTRATOR
97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6449 FAX: (517) 437-6450

May 31, 2018

Matthew Taylor
MT Engineering LLC
149 Lewis Street
Hillsdale, MI 49242

Re: Gier Elementary School Parking Lot Expansion

Dear Mr. Taylor,

The submitted plans were reviewed by the Directors of Public Services (DPS), Police Department (HPD), Fire Department (HFD), Board of Public Utilities (BPU) Water and Electrical Departments.

DPS

- The DPS asked that care be given to protect the existing large maple trees during the construction of the upgraded street entrances.

BPU

- There were no concerns from the water or electric departments.

HPD

- There were no concerns from the police department.

HFD

- There were no concerns from the fire department.

Zoning

- The plans meet all zoning ordinance requirements.

At this time, the project will be referred to the Planning Commission for their final site plan review. The Planning Commission meeting will be held in the 3rd floor Council Chambers of City Hall on June 19, 2018 at 5:30 pm.

Sincerely,

A handwritten signature in black ink that reads "Alan C. Beeker". The signature is written in a cursive style with a large initial "A" and "B".

Alan Beeker
Zoning Administrator

Chapter 26 - SIGNS

ARTICLE I. - IN GENERAL

Sec. 26-1. - Purpose.

The purposes of this chapter are to encourage the effective uses of signs as a means of communication in the city, to maintain and enhance the aesthetic environment, to augment historical preservation and the city's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety and public health, to minimize the possible adverse effect of signs on nearby public and private property, to keep signs within a reasonable scale with respect to the buildings and the property to which they relate, and to enable the fair and consistent enforcement of these sign restrictions.

Sec. 26-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned conforming sign means a sign that conforms to current ordinances and related to the owner/tenant of the property that has not been available on the premises where the sign is displayed for a period of at least 90 consecutive calendar days.

Abandoned non-conforming sign means a sign that does not conform to current ordinances that relates to the owner/tenant of the property that has not been available on the premises where the sign is displayed for a period of at least 90 consecutive calendar days.

Address sign means a sign utilizing a numerical or other designation to indicate the location of a building on a street or right-of-way.

Aggregate square footage means the sum of the square footage of all signs and their areas per parcel.

Animated sign means a sign, sign structure or component, that rotates, revolves, moves, emits flashes of light, blinking lights or images, changes or appears to change, or displays, depicts or creates the impression or appearance of movement or change by mechanical, electronic or other means or methods.

Attended sign means a sign that is hand-held or carried by a person such as a placard, picket, or poster.

Awning means a retractable or fixed shelter constructed of rigid or non-rigid materials on a supporting framework that project from the exterior wall of a building.

Awning sign means a sign applied to the surface of an awning.

Banner sign means a temporary sign, constructed of canvas, paper, vinyl, or other similar materials that is not permanently affixed to any wall or sign structure and is intended for a limited period of display.

Billboard means an off-premises sign that conveys a message not related to the owner/tenant of the lot on which the sign is located.

Canopy means a permanent roof-like shelter extending over a public access or service area, (intended to include gasoline station canopies).

Changeable copy or message area means a sign or portion of a sign that displays characters, letters, or illustrations that can be changed or rearranged physically without altering the face or surface of the sign. If designed as changeable copy or message area, it shall be in a subordinate location to the fixed-message area.

Conforming sign means a sign that conforms to current ordinances.

Digital sign means a sign or sign structure that utilizes an electronic means to display a series of messages that are changed by electronic means. Digital sign does not include an electronic message sign.

Electronic-message sign means a sign that only displays static messages containing text or numbers that are directly associated with the current advertiser. An electronic message sign does not include a digital sign device that displays graphics other than messages containing text or numbers.

Fixed-message area means that portion of a permitted sign that is used for a permanent message.

Flag means a message, emblem or design displayed on fabric or other material generally mounted to a pole.

Freestanding/pylon sign means a sign supported on poles, not attached to a wall or building.

Government sign means a temporary or permanent sign erected by the city, the county, townships, or the state or federal government.

Ground-pole or ground-mounted sign means a sign supported by one or more uprights, poles or braces placed in or upon the ground surface and not attached to any building.

Historical sign means a sign that has been granted historical status according to the guidelines set forth by the Michigan State Historic Preservation Office (SHPO).

Illuminated sign means a sign that utilizes artificial light directly or through any transparent or translucent material from a source of light within such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from or shine upon any public right-of-way or abutting property.

Mansard means a roof having two slopes, with the lower slope much steeper than the upper slope. The lower slope is oriented on a vertical axis and therefore is visible as a part of the building facade. The mansard cap is a version of this roof that often is applied to only one facade on the building, particularly one-story structures. Fascia roofs and parapet walls shall be regulated as a mansard for purposes of this article.

Marquee means a permanent structure that projects from the exterior wall of a building.

Marquee sign means a sign affixed flat against the surface of the marquee.

Memorial/commemorative sign means a sign to commemorate a historical event, to honor the memory of a personage.

Monument/ground sign means a sign supported by a solid base with zero ground clearance, not attached to a wall or building.

Mural means an artistic design or representation painted or drawn flat on a building wall or surface.

Non-conforming sign means a sign related to the owner/tenant of the property that does not conform to current ordinances.

Off-premises sign means any sign located on property that displays a message or other information related to an owner/tenant that is not located on the same property as the sign.

On-premises sign means a sign that displays a message or other information that relates to a related to the owner/tenant of the same premises.

Pennants, spinners, and streamers means an article of material mounted to a building or suspended from a rope, wire, or string designed to move with the wind in a free-flying manner.

Portable sign means a sign designed to be moved easily and not permanently affixed to the ground, a structure or building, including signs attached to or painted on vehicles parked and visible from the public right-of-way, for the purposes of advertisement.

Projecting sign means a sign that is attached perpendicular to a building or wall and extends more than 12 inches from the face of the building or wall.

Roof sign means a sign erected above the roofline of a building.

Roofline means the top edge of a roof or parapet wall, whichever is higher, but excluding any cupolas, chimneys, or any minor projections.

Sandwich-board/A-frame sign also known as a "tent" sign, that is displayed ~~seasonally and~~ temporarily at a storefront.

Sign means any writing, pictorial representation, illustration, decoration, emblem, symbol, design, trademark, or figure that is a structure or a part of a structure or is written, printed, painted, projected, constructed, illuminated, or otherwise placed or displayed upon any structure, building, parcel of land, or within three feet of a window interior that attracts attention to the subject thereof or is used as a means of identification, advertisement, announcement, expression, or decoration and that is visible from a street, right-of-way, sidewalk, alley, park, or other public property.

Sign area means the maximum height multiplied by the maximum width of the sign components including any frame or other material or color or open spaces or voids forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Both sides of a sign structure may be used for sign purposes, provided the sides have an 180-degree, back-to-back relationship. In the case of a sign with letters individually mounted to a wall the total surface area shall be measured by outlining the outer edges of the letters including the wall surface beneath.

Signage area means the permitted sign area for a particular sign type calculated in accordance with the standards and formulas of this article e.g. ground floor wall area x (%) of wall permitted as signage = permitted signage area.

Site Clearance Triangle means the area formed at the corner intersection of two public rights-of-way or a public right-of-way and a driveway. Two sides of the triangle area being ten feet in length measured along the right-of-way lines and/or access drive line and the third side being a line connecting these two sides. For the purpose of plantings located in the lawn extension/terrace, the site clearance triangle extends beyond the right-of-way line to the curb/edge of pavement at an angle perpendicular to both of those lines.

Special condition sign means any sign that does not otherwise meet the condition or definition of a sign within the article. Special condition signs shall still meet the zoning district allowances set forth in section 26-8.

Storefront means the predominant frontage occupied by a singular tenant, incremental in lengths of 20 feet, and an additional percentage thereof.

Temporary sign means any sign used only temporarily and which is not attached/affixed in any permanent manner.

Temporary yard sign means any sign used only temporarily and which may be staked or otherwise placed in a yard but not in the right-of-way.

Wall sign means a sign that is attached directly to or painted upon a building wall and does not extend more than 12 inches therefrom, with the exposed face of the sign in a plane parallel to the building wall.

Window sign means a sign installed flat on the outside or inside of a window with the message or other information it contains being viewable only from a street, right-of-way, sidewalk, alley, park, or other public property.

Sec. 26-4. - General sign provisions.

- (a) No person shall erect, alter, place or permit to be placed, or replace any sign without first obtaining a city sign permit and a county building permit, if necessary, provided the following signs shall not require a zoning and/or building permit.
- (b) The following signs shall be allowed within all districts without permit, but subject to the provisions of section 26-5.
 - (1) Flags.
 - (2) Government signs
 - (3) Historical markers erected by a federal, state, or local government.
 - (4) Decorative signs.
 - (5) Interior signs, signs not visible from any street.
 - (6) Memorial/Commemorative signs
 - (7) Murals
 - (8) Name/address signs
 - (9) State of Michigan tourist oriented directional signs.
 - (10) Window signs not to exceed 50 percent of window and glass area.
 - (11) Freestanding yard signs; so long as they are not placed within the public right-of-way
- (c) All signs shall be maintained free of peeling paint or paper, fading, staining, rust, or other conditions which impair legibility.
- (d) Sign supports, braces, guys and anchors shall be maintained in such a manner as not to cause a hazard. All signs must be installed in accordance with the single state construction code.
- (e) Signs may be internally illuminated or, if externally illuminated, the source of the light shall be enclosed and directed to prevent the source of light from shining onto traffic, up into the night sky, or onto any residential district or property.
- (f) No sign shall be permitted in the right-of-way unless otherwise noted.
- (g) All ground, wall, freestanding, and pylon signs may include changeable display/reader boards.
- (h) Portable signs commonly referred to as "sandwich board" or "A-frame" shall be allowed for temporary use only. Only one such sign is permitted per tenant. These signs shall not exceed two feet in width and four feet in length to a flat side and will be allowed to have changeable text. The placement of such a sign shall not interfere with the free and unobstructed travel of pedestrians on sidewalks or walkways, nor with the view of drivers at any intersection. The sign must be removed no later than 10 pm and placed indoors. Sandwich board/A-frame signs that are left out beyond this time shall be in violation of this chapter. This provision shall also apply to T-shaped or inverted "T" signs, which shall be subject to the same restrictions.
- (i) Awnings, suspended signs, canopies and marquees are permissible within the right-of-way with the approval of the zoning administrator as to compliance with the single state construction code. Awnings may not project over eight feet into the public right-of-way, and must have a minimum clearance of eight feet from grade.

- (j) One address sign shall be placed at the main entrance to each principal structure on any property such that same is plainly legible and visible from the street fronting the property, to assist ambulance, police and fire-protection response. Wall-mounted address signs shall not exceed four square feet in surface area, and shall be visible from the street for which the address applies. Address signs identifying a business shall have a minimum height of six inches.
 - (1) Freestanding address signs may be provided at single-family residences, not to exceed two square feet in area and five feet in height. Commercial, industrial, institutional, and multi-family uses are encouraged to include an address sign or signs on any freestanding sign on the lot as well.
 - (2) At properties that have three or more principal buildings such as apartment complexes and mixed-use commercial developments, an address-directory sign may be required by the city. The size, height, location and illumination (if any) of the address-directory sign shall be reviewed and approved by the zoning administrator.
- (k) Sign measurement:
 - (1) The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, emblem, logo or graphic, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.
 - (2) The area of a freestanding, projecting or monument sign that has two or more faces shall be measured by including the area of all faces, unless the two faces are placed back to back and are of equal size, in which case the area of the two back to back faces shall be counted as one face.
 - (3) The height of a sign shall be measured as the vertical distance from the highest point of the sign to the grade of the adjacent street, or the average grade of the ground immediately beneath the sign.
 - (4) For buildings with multiple tenants, the sign areas for wall signs, projecting signs and awning signs shall be determined by taking that portion of the front wall of the building applicable to each tenant and computing sign requirements for that portion of the entire wall.
 - (5) Awning signs will be calculated by the area encompassing the lettering and graphic. Calculations will not include the material or fabric of the awning itself.
- (l) No signs, including, but not limited to, banners and placards or other publicly displayed structures carrying lettering or designs shall be placed in, upon, or over any street, public right-of-way, alley or other public place under the jurisdiction and control of the City of Hillsdale, provided, however, that the placement of signs, including but not limited to banners and placards or other publicly displayed structures carrying lettering or designs in, upon, or over the Highway M-99 right-of-way shall be exempt from this provision, but shall be subject to compliance with all applicable state statutes, rules, regulations and requirements.

Sec. 26-5. - Signs prohibited.

- (a) A sign not expressly permitted by this chapter is prohibited.

- (b) No sign shall be placed in, upon or over any public right-of-way, alley, or other public place, except as may be otherwise permitted by this chapter or other ordinance of the city.
- (c) No light pole, utility pole, tree within a public right-of-way, or other supporting member shall be used for the placement of any sign unless specifically designed for and otherwise approved by the city for such use.
- (d) No sign shall be erected in any place where it may, by reason of its position, shape, color, or other characteristic, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, or constitute a nuisance per se.
- (e) Commercial Vehicles, which are not used for any other purpose and have the intended function of acting as a sign, shall not be parked in any area visible from the right-of-way.
- (f) No wall sign shall extend beyond the edge of the wall to which it is affixed, and no wall sign shall extend above the roof line of a building, without review and approval by the zoning administrator.
- (g) No roof sign shall be erected above the roof line of a building without review and approval the zoning administrator.
- (h) Obstructions to any door, window, sidewalk, or fire escape. No sign shall be erected, relocated, or maintained so as to prevent ingress or egress from any door, window, sidewalk, or fire escape.
- (i) Abandoned signs shall be removed in accordance with their status as to conformity. Where such signs are non-conforming in size, or height, or other features, messages and the sign structure shall be removed within 90 calendar days. Where the sign is conforming but abandoned, messages must be removed within 90 calendar days. The structure of the sign shall be removed after one year if non-conforming. Any abandoned conforming sign or non-conforming sign or sign structure may be removed by the city at the expense of the property owner.
- (j) Sign constituting a public nuisance. If a sign is determined to be a public nuisance, as defined in chapter 14 of the City of Hillsdale Code of Ordinances, it shall be abated in accordance with the procedures provided.

Sec. 26-6. - Permitted temporary signs in all districts.

The following non-illuminated, temporary signs are permitted in all districts without a permit or prior approval, except as otherwise hereinafter provided:

- (1) Freestanding temporary yard signs may not be placed in the public right-of-way.
- (2) Wall-mounted temporary signs. One wall-mounted temporary sign shall be permitted in lieu of a freestanding temporary sign subject to the same restrictions set forth in the schedule. The sign shall be restricted to the ground floor wall of a building.
- (3) Temporary window signs. One temporary window sign shall be permitted in lieu of a freestanding or wall-mounted temporary sign subject to the same restrictions. In addition, the sign shall not exceed 50 percent of the window area.
- (4) Temporary signs shall be restricted according to the following schedule:

Zoning District	Maximum Height of Freestanding Sign	Maximum Sign Area in Square Feet
Residential R-1, RD-1	6 feet	6 square feet
B-2	6 feet	6 square feet

B-1, RM-1, C-1	6 feet	16 square feet
B-3	6 feet	24 square feet
I-1	8 feet	32 square feet

- (5) *Pennants, spinners, streamers and balloons.* Pennants, spinners, streamers, balloons and similar temporary display devices, attached directly to the principal building on a site are permitted, provided they do not exceed the building height.
- (6) *Sandwich board signs.* Permitted only as required in section 26-8.

Sec. 26-7. - Permitted permanent signs.

Permanent signs shall be permitted in all districts subject to the restrictions herein contained:

- (1) *Government signs.* Governmental signs of a branch of local, state, or federal government, including traffic or similar regulatory devices, or signs required to be maintained or posted by law or governmental order, rule or regulation.
- (2) *Flag.*
- (3) *Permanent window signs.* Permitted interior signs (including neon) that occupy not more than 50 percent of the total window area of each window of the first floor level.

Sec. 26-8. - On-premises signs.

On-premises signs shall be permitted to be erected, altered, or relocated in accordance with the regulations of this section.

- (1) *Projecting/Overhanging signs and Awnings.* One overhanging sign per ~~commercial~~ storefront shall be permitted in the B-2 district; a secondary sign may be allowed at the rear entrance or, on a secondary street front provided all aggregate sign area does not exceed 48 square feet.
 - a. Clearance height and area of projected/overhanging signs or awnings are restricted according to the following:

Zoning District	Maximum overhang in feet	Maximum clearance from grade in feet
B-2	8 feet	8 feet

- b. No main sign or combination of signs, whether projecting, awning or wall mount may exceed 24 square feet per main street storefront; no allowed secondary sign or combination of secondary signs may exceed 24 square feet, or 40 percent of marquee face
 - c. Such signs shall be located on structures properly mounted, or suspended from plane in compliance with the single state construction code.
- (2) *Wall-mounted signs.* Wall-mounted signs shall be permitted subject to the following restrictions:

Zoning District	Number of signs allowed	% of main facade	Maximum area in square feet	Location

R-1, RD-1, RM-1 (Nonresidential special use group)	1 per street front	5%	Not to exceed 24 sq. ft.	Wall of building
B-1	1 per street front	5%	Not to exceed 48 sq. ft.	Wall of building
B-2	1 per tenant		No aggregate may exceed 48 sq. ft. per lot	Wall of building facing street, alley or parking lot
B-3	1 per tenant	8%	No aggregate may exceed 8% of main face	Wall of building facing street
C-1	1 per building		2 square feet for each lineal foot of building front up to an aggregate of 150 square feet of sign area	On wall of building, facing the street
I-1	1 per street front	5%		Wall of building facing street

(3) *Freestanding signs.* On-premises, freestanding or monument signs shall be limited in placement; area and height according to the following schedule:

Zoning District	Maximum height in feet	Maximum sign area in sq. ft.	Number	Location
R-1, RD-1, RM-1 (Nonresidential special use group)	6 ft.	24 sq. ft.	1 per major entrance	Min. 8 ft. outside right-of-way
B-1	6 ft. — monument 21 ft. — freestanding	32 sq. ft.	1 per lot/parcel	Min. 8 ft. outside right-of-way
B-2	6 ft. — monument 12 ft. — freestanding	24 sq. ft.	1 per lot/parcel	Min. 8 ft. outside right-of-way
B-3	6 ft. — monument 28 ft. — freestanding	100 sq. ft.	1 per 300 linear ft. of frontage	Min. 8 ft. outside right-of-way
C-1	10 ft.	100 sq. ft.	1 per building	Min. 8 ft. outside right-of-way
I-1	8 ft.	60 sq. ft.	1 per major	Min. 8 ft.

			entrance	outside right-of-way
--	--	--	----------	----------------------

- (5) *Sandwich boards.* One "sandwich board" or "A-frame" sign shall be allowed for ~~the~~ temporary purposes, subject to the following conditions:
- a. Such signs shall not exceed two feet width and four feet length to a flat side and will be allowed to have changeable text, but no electronic or dynamic display.
 - b. The placement of such a sign shall not interfere with the free and unobstructed travel of pedestrians on sidewalks or walkways, nor with the view of drivers at any intersection, or impede maintenance and/or snow and ice removal.
 - c. Signs must be removed and placed indoors no later than 10 pm. Sandwich board/A-frame signs that are left out after the designated time shall be in violation of this chapter.
 - d. Signs within the public right-of-way.
 - e. This provision shall also apply to T-shaped or inverted "T" signs and shall be subject to the same restrictions with each tenant allowed only one such sign per tenant, regardless of type (A-frame, T-shaped or inverted "T").

Sec. 26-9. - Special condition signs.

The following signs may be permitted as special condition signs, subject to and after approval by the zoning administrator.

- (1) Historic signs. Contact the Michigan State Historic Preservation Office (SHPO) for more information.
- (2) Wall-mounted signs above the first floor of a multiple-story building related to one or more of the tenants housed within the building. Refer to chart in section 26-8.
- (3) Unique signs whose total area is within the applicable district size allowance established in article II of chapter 26 of Hillsdale's Code of Ordinances that are determined by the planning commission to require additional height or width due to unique design or obscuring sight lines shall be allowed additional height and width allowance as needed, provided, however that they neither exceed the additional height or width, nor the area within them exceed the allowances otherwise provided by more than ten percent.
- (4) Murals shall be permitted in the B-2, B-3, C-1, PRD, PRF, PUD and I-1 districts only.
- (5) Off premises or billboard signs shall be permitted in the general business (B-3) district. Billboards may not exceed 200 square feet in area, or 20 feet in height. Billboards must be setback a minimum of 30 feet from all property lines and shall be located a minimum of 1,000 feet from all other billboards on the same street. When abutting a residential district, no portion of the billboard shall be located closer than 200 feet from the property line. All permit applications for billboards must be submitted to the planning/zoning department along with a landscaping plan.
- (6) Procedures and considerations for special-condition signs are as follows:
 - a. Special-condition signs shall be reviewed as to size, location, placement, etc. subject to regulations of this chapter.
 - b. The planning commission, or zoning administrator, may impose conditions necessary to protect the public health, safety, and welfare of the community.

- c. Public notice of the time, date, and place of an appeal of a sign review decision made by the planning commission, or zoning administrator, shall be provided in advance of the meeting during which the appeal will be considered.
- (7) *Standards for sign review.* In reviewing signs, the zoning administrator or the planning commission shall consider the following to determine compliance with applicable ordinance provisions a basis for approving or denying a sign permit and establishing setback, location, and placement of signs:
 - a. Site location:
 - 1. Distance from buildings;
 - 2. Distance from property lines;
 - 3. Distance from right-of-way.
 - b. Sign size:
 - 1. Height and width;
 - 2. Building location;
 - 3. Height above grade or finish floor line;
 - 4. Location of sign from side to side of wall;
 - 5. Percentage of wall used for signage.
 - c. Awning:
 - 1. Size;
 - 2. Distance above grade or finish floor line;
 - 3. Signage measurement relative to awning edges;
 - 4. Signage height and width.
 - d. Sign characteristics:
 - 1. Shape of sign;
 - 2. Sign materials.
 - e. Mural:
 - 1. Height and width;
 - 2. Building location;
 - 3. Distance above grade or finish floor line;
 - 4. Location of sign from side to side of wall.

A drawing of the sign with all of the information from the list above will be required upon application submittal.

Sec. 26-10. - Non-conforming signs, illegal signs, and signs accessory to non-conforming uses.

It is the intent of this article to protect the health, safety, and welfare of the public by requiring elimination of signs within a reasonable period of time that are currently non-conforming or, as a result of the adoption of this or subsequent amendments to this article, become non-conforming.

- (1) No non-conforming sign shall be reconstructed, structurally altered, remodeled, relocated, or replaced unless a permit is issued allowing such action and the reconstructed or replaced sign and sign structure renders the sign and sign structure conforming in all respects.
- (2) The owner of a non-conforming sign shall maintain it in good repair by, among other things, repainting it and replacing broken or deteriorated parts.
- (3) A non-conforming sign or sign structure which is destroyed or damaged by any casualty may be restored within six months after such destruction or damage only after the

owner has shown that the damage did not exceed 50 percent of the appraised value of the sign immediately prior to its loss or damage. If such sign or sign structure is destroyed or damaged to an extent exceeding 50 percent of its appraised value, it shall be removed and shall not be reconstructed or replaced unless a permit is issued allowing such action and the reconstructed or replaced sign and sign structure renders the sign and sign structure conforming in all respects.

- (4) A non-conforming sign or sign structure shall be removed within 60 days if the building containing the use to which the sign is accessory is demolished or destroyed to an extent exceeding 50 percent of the building's appraised value.

Sec. 26-11. - Removal of certain signs.

- (a) In the event a conforming sign is abandoned for a period of 30 calendar days the sign owner and/or property owner shall immediately remove any commercial message identifying the business announced thereby. The zoning administrator may grant an extension upon good cause shown.
- (b) In the event a sign, whether conforming or non-conforming, is abandoned for a period of 60 calendar days, the sign owner and/or property owner shall immediately remove the sign and sign structure. Once removed, no sign may be replaced on the premises except in compliance with all applicable provisions of this article. For good cause shown in writing by the sign owner and/or the property owner filed prior to the expiration of the 60-day period, the zoning administrator may grant an extension not exceeding 60-days.
- (c) Any sign that is not constructed, painted, installed or maintained as required in this chapter; is constructed, painted, or maintained without a proper and valid permit; or is a non-conforming sign for which the time period set forth in subsection (c) has expired shall be forthwith removed.
- (d) In the event a sign subject to removal pursuant to the preceding subsection is not removed as provided therein, the zoning administrator shall forthwith notify the sign owner and/or the property owner in writing to remove said sign within 14 calendar days of the date of said notice.
- (e) Should the sign owner and/or property owner fail to remove or cause the removal of the sign within the time established pursuant to subsections (a) and (b) of this section, the zoning administrator is authorized to remove or cause the removal of said sign. Any expense incidental to the removal of the sign shall be charged to the owner of the property on which the sign is located and shall constitute a lien on said property collectible in the same manner as taxes.
- (f) Any sign placed within the public right-of-way in violation of this ordinance shall be forfeited to the public and subject to immediate confiscation and removal by the city at the sign owner's sole expense.
- (g) The words "remove," "removal" and "removed" as used in this section and its subsections shall mean:
 - (1) For abandoned conforming signs, the removal of all messages. In the case of painted wall signs, such words shall also include painting over the original sign face in its entirety so as to completely cover it.
 - (2) For abandoned non-conforming signs altered over 50 percent.

Sec. 26-12. - Permit and fee schedule.

Refer to the City of Hillsdale Fee Schedule for permit fees.

Sec. 26-13. - Violations.

- (a) Violation of any provision of this chapter shall constitute a municipal civil infraction, punishable as provided in Article II of Chapter 20 of the Code of Ordinances of the City of Hillsdale, Michigan.
- (b) Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter and by state law:
 - (1) To install, create, erect, or maintain any sign in violation of any provision of this chapter.
 - (2) To install, create, erect, or maintain any sign in a manner that is inconsistent or not in conformity with any approved plan or permit governing such sign or the property on which it is located.
 - (3) To install, create, erect or maintain any sign requiring a permit without such permit.
 - (4) To fail to remove any sign that is installed, created, erected or maintained in violation of this chapter or for which the sign permit has lapsed.
- (c) Each day that a violation exists shall constitute a separate violation.

Sec. 26-14. - Enforcement and remedies.

- (a) A municipal civil infraction citation shall be issued for any violation of this chapter, in addition, any violation or attempted violation of this chapter or of any condition or requirement adopted pursuant hereto may also be restrained, corrected or abated, as the case may be, by injunction or other appropriate proceeding pursuant to this Code of Ordinances and applicable law. The remedies of the city shall include, but are not limited to, one or more of the following:
 - (1) Issuance of a stop work order for any and all work on any signs;
 - (2) Issuance of a municipal civil infraction citation;
 - (3) Bringing an action for an injunction or other order of restraint, abatement, or relief that requires, among other things, the removal of the sign or the elimination of the violation.
 - (4) Imposing any sanctions that can be imposed by the city under this Code of Ordinances.
 - (5) In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of this Code of Ordinances, the single state construction code, and other applicable law to have the sign declared a public hazard or nuisance and obtain its abatement and removal.
- (b) The city shall have such other remedies as are and as may from time to time be provided for or allowed by this Code of Ordinances and applicable law
- (c) All remedies provided herein shall, to the extent allowed by law, be cumulative for each violation to which they apply.

Sec. 26-15. - Penalties.

- (a) Violation of any provision of this chapter shall be punishable as provided in Article II, Chapter 20 of the Code of Ordinances of the City of Hillsdale, Michigan.
- (b) The owner and if applicable, the tenant or other tenant of any building, structure, premises, or part thereof who commits, participates in, or maintains such violation may be found responsible for a separate offense and subject to the penalties herein provided.

- (c) Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 26-16. - Appeal procedure.

- (a) An appeal may be taken to the board of appeals by any person, firm or corporation, or any officer, department, board or bureau affected by a decision of the building inspector. Such appeal shall be taken within such time as shall be prescribed by the board of appeals, by general rule, by filing with the building inspector and with the board of appeals a notice of appeal, specifying the grounds thereof. The building inspector shall forthwith transmit to the board of appeals all of the papers constituting the record upon which the action appealed from was taken.
- (b) An appeal shall stay all proceedings in furtherance of the action appealed from, unless the building inspector certifies to the board of appeals after the notice of appeal has been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property; in which case the proceedings shall not be stayed, otherwise than by a restraining order, which may be granted by the board of appeals or by a court of record on application, on notice to the building inspector, and on due course shown.
- (c) The board shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.
- (d) A fee as currently established or as hereafter adopted by resolution of the city council from time to time shall be paid to the secretary of the board of appeals at the time that notice of appeal is filed, which the secretary shall forthwith pay over to the city treasurer to the credit of the general fund of the city.
- (e) Duration of variances. All sign variances shall terminate upon alteration or reconstruction of more than 50 percent of the sign, or at a date set by the zoning board of appeals.

Sec. 26-17. - Authority.

- (a) As a condition precedent to acting on a request to the zoning administrator or planning commission for approval of the installation, creation, erection, or maintenance of any sign under the provisions of this article, the applicant shall furnish such surveys, plans, or other information as may be reasonably required by the zoning administrator or planning commission for the proper consideration and investigation of the matter.
- (b) The zoning administrator or the planning commission may, after completion of his or its consideration or investigation deny approval, grant approval, or grant approval subject to such conditions and limitations as are determined to be necessary to fulfill the intent and purposes of this article; provided, however, that the factual reasons for the decision reached shall be stated in writing.

Secs. 26-18—26-30. - Reserved.

ARTICLE II. - DISTRICT REGULATIONS

Sec. 26-31. - All zoning districts.

The following sign regulations are applicable to all zoning districts:

- (1) Portable and temporary signs are prohibited, except as otherwise provided for elsewhere in this chapter.
- (2) All signs shall be set back at least eight feet from the property line in all zoning districts, unless otherwise provided for elsewhere in this chapter.
- (3) All signs shall be prohibited from the sight clearance triangle.
- (4) Billboards shall be prohibited from all districts, except the general business (B-3) district. Billboards may not exceed 200 square feet in area, or 20 feet in height. Billboards must be set back a minimum of 30 feet from all property lines and shall be located a minimum of 1,000 feet from all other billboards on the same street. When abutting a residential district, no portion of the billboard shall be located closer than 200 feet from the property line. All permit applications for billboards must be submitted to the building department along with a landscaping plan.

Sec. 26-32 - Residential districts.

Sign regulations in residential districts shall be as follows:

R-1, RD-1, and RM-1 Zoning Districts—Permitted Signs	
(a) Monument and freestanding signs, for residential subdivisions, manufactured home parks, multiple-family complexes, schools and churches. No illumination is to be allowed inside residential districts, except churches.*	
Number	1 per major entrance
Size	No greater than 24 square feet
Location	Minimum of 8 feet outside of right-of-way
Height	No higher than 6 feet
(b) Wall signs*	
Number	1 per lot or parcel
Size	No greater than 4 square feet
Location	On wall of building facing street
(c) Wall signs*	
Number	1 per street front
Size	No greater than 5 percent of the wall area to which it is affixed, not to exceed 28 square feet
Location	On wall of building, facing the street

(d) Temporary yard signs	
Number	1 per lot or parcel
Size	No greater than 6 square feet
Location	Minimum of 8 feet outside of right-of-way
Height	No higher than 6 feet
* Total aggregate of 28 square feet in area per lot.	

Sec. 26-33 - B-1 local business district.

Sign regulations in the B-1 local business district shall be as follows:

B-1 Local Business District, C-1 College District—Permitted Signs	
(a) Monument and freestanding signs *	
Number	Only 1 freestanding, or monument sign per lot or parcel
Size	No greater than 32 square feet
Location	Minimum of 8 feet outside of right-of-way
Height	No higher than 6 feet for monuments, 21 feet for freestanding
(b) Wall signs *	
Number	1 per street front, maximum of 2
Size	No greater than 5 percent of the wall to which the sign is affixed, not to exceed 48 square feet
Location	On wall of building facing the street
(c) Temporary Yard Signs	
Number	1 per lot or parcel
Size	No greater than 16 square feet
Location	Minimum of 8 feet outside of the right-of-way
Height	No higher than 6 feet
* Total aggregate of 48 square feet in area per lot.	

Sec. 26-34 - B-2 central business district.

Sign regulations in the B-2 central business district shall be as follows:

B-2 Central Business District—Permitted Signs	
(a) Wall or projecting signs	
Number	1 per tenant, plus 1 secondary sign facing a parking area side street or alley
Size	No sign or combination of signs may exceed 24 square feet per storefront; no allowed secondary sign or combination of signs may exceed 24 square feet
Location	On wall of building facing street, alley, or parking area
(b) Freestanding and monument signs	
Number	Only one freestanding, or monument sign per lot or parcel
Size	No greater than 24 square feet
Location	Minimum of 8 feet outside of the right-of-way
Height	No higher than 6 feet for monuments, 21 feet for freestanding
(c) Marquee, suspended and awning signs	
Number	1 per tenant
Size	No greater than 24 square feet per storefront, on awning face, or 40 percent of marquee face
Location	On face of awning or marquee, or suspended from plane
Height and overhang	Minimum clearance of 8 feet from bottom of sign, maximum overhang of 8 feet into the right-of-way

Sec. 26-35 - B-3 general business district.

Sign regulations in the B-3 general business district shall be as follows:

B-3 General Business District—Permitted Signs	
(a) Monument and freestanding signs	
Number	1 per 300 feet of lineal road frontage, only one monument, freestanding sign per 300 feet of lineal road frontage
Size	Freestanding and monument signs not to exceed 100 square feet
Location	Minimum of 5 feet from adjacent property, and, 4 feet outside of the right-of-way
Height	No higher than 6 feet for monument, 28 feet for freestanding

(b) Wall signs	
Number	1 per tenant; a secondary sign will be allowed providing the aggregate amount of signage does not exceed 8 percent of the main face of the building
Size	No greater than 8 percent of the main face of the building
Location	On wall of building facing the street
(c) Temporary yard signs	
Number	1 per issue or candidate, 1 per lot or parcel
Size	No greater than 6 square feet
Location	Minimum of 5 feet from adjacent property, and 8 feet outside of the right-of-way
Height	No higher than 6 feet

Sec. 26-36 - I-1 Industrial district.

Sign regulations in the I-1 Industrial district shall be as follows:

I-1 Industrial District—Permitted Signs	
(a) Monument and freestanding signs	
Number	1 per lot or parcel major entrance
Size	No greater than 60 square feet
Location	Minimum of 5 feet from adjacent property, minimum of 8 feet outside of the right-of-way
Height	No more than 8 feet
(b) Wall signs	
Number	1 per street front
Size	No greater than 5 percent of the wall area to which the sign is affixed
Location	On wall of building, facing the street
(c) Temporary yard signs	
Height	No more than 6 feet
Size	No greater than 12 square feet
	Minimum of 5 feet from adjacent property, minimum of 8 feet outside of the right-

Location	of-way

Sec. 26-37 - C-1, college district.

Sign regulations in the C-1 college district shall be as follows:

C-1 College District—Permitted Signs	
(a) Entrance and building identification signs, monument and freestanding signs. These signs are allowed on college-owned property only and must be located at least 50 feet from any residential use. No illumination is to be allowed without planning commission approval.	
Number	Only 1 major identification sign at the main entrance to the campus. Building identification—1 per major entrance, unless there is more than 200 feet of frontage, in which case a secondary freestanding sign may be allowed.
Size	Entrance, no greater than 150 square feet
Location	Minimum of 15 feet outside of the right-of-way
Height	No more than 15 feet
(b) Wall signs	
Number	1 per building
Size	2 square feet for each lineal foot of building front up to an aggregate of 150 square feet of sign area
Location	On wall of building, facing the street
(c) Internal signs which are meant to direct and inform and are primarily designed to serve a pedestrian-oriented community shall be exempt from the permit requirements of this section.	
Location	Internal area, may not be visible from property perimeter
(d) Perimeter signs must be located on college-owned property and are designed to inform and direct pedestrian and vehicle traffic. These signs are primarily for parking areas located on the perimeter of the internal area. No illumination allowed without planning commission approval.	
Number	1 per lot or parcel
Size	No greater than 10 square feet
Location	Minimum of 8 feet outside of the right-of-way and a minimum of 50 feet away from any residential use
Height	No more than 8 feet
(e) Monument and freestanding signs. Signs allowed on college-owned property and must be located at least 50 feet from any residential use. No illumination allowed without planning	

commission approval. Changeable copy allowed.	
Number	1 per building
Size	No greater than 100 square feet
Location	Minimum of 8 feet outside the right-of-way
Height	No higher than 10 feet

Sec. 36-411. - Limitations on height, bulk, density and area by land use.

Districts	Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (Square Feet)	Maximum Percentage of Lot Area Covered by All Buildings
	Area in Square Feet	Width in Feet	In Stories	In Feet	Front	Each Side	Rear		
R-1 one-family residential	(a) 8,400	(a) 70	2½	35	25	8	10	1,000	30%
RD-1 one-family residential	(a) 6,500	(a) 60	2½	25	25	8	10	1,000	30%
RD-1 two-family residential	(a) 8,400	(a) 70	2½	25	25	8	10	1,000	35%
RM-1 multiple-family residential	(b)	—	2½	40	25 (c)	8 (c)	10 (c)	1,000 (e)	35% (b)
B-1 local business	—	—	2½	35	(h) 25	(e, m)	(f, m)	none	(g)
B-2 central business	—	—	(i)	(i)	(h)	(e, m)	(f, m)	none	(g)
B-3 general business	—	—	2½	(l) 35	(h) 40	(e, m)	(f, m)	none	(g)

I-1 light industrial	—	—	—	(l) 50	50	(j, k, m, n) 10	(j, m, o)	none	(h)
P-1 vehicular	—	—	(j)	(j)	§ 36-354(a)			—	(h)
PRF parks and recreational facilities district	—	—	(i)	(i)	25 (h)	10	(f, m)	—	30%
C-1 college district	(b)	(b)	4	50	(h) 40	10	(f, m)	(b)	30%

Notes:

- (a) In those instances where public sewers are not provided, all lot areas per dwelling unit shall equal at least 12,000 square feet. See sections 36-402 and 36-403 regarding exceptions as to lot area and density controls.
- (b) In an RM-1 multiple-family residential district, the total number of rooms as defined in section 36-6, in buildings consisting of more than four dwelling units shall not be more than the area of the parcel in square feet divided by 900. All units shall meet the International Property Maintenance Code (IPMC) occupancy area requirements.
- (c) Every lot on which a main building consisting of more than four dwelling units is erected shall be provided with a 40-foot setback on each exterior side of such lot. Each setback shall be increased by one foot for each ten feet or part thereof by which the length of the structure exceeds 40 feet in overall dimension along the adjoining lot line.

In all RM-1 multiple-family residential districts, the minimum distance between any two buildings shall not be less than the allowable distance as designated by the State of Michigan Single Construction Code. Parking shall not cover more than 30 percent of the area of any required yard, or any minimum distance between buildings. Properties must follow the landscape requirements as listed in chapter 36, sections 36-148 through 36-152.

- (d) See definitions under section 36-6. All row houses, terraces and other such multiple-type structures shall comply with the floor area requirements under apartments.
- (e) No side yards are required along the interior side lot lines, except as otherwise specified in the single state construction code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten feet on the side

or residential street. If walls of structures facing such interior side lot lines contain windows or other openings, side yards of not less than ten feet shall be provided.

- (f) Loading space shall be provided in the rear yard in the ratio of at least ten square feet per front foot of building and shall be computed separately from the off-street parking requirements. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley.
- (g) The maximum percentage of coverage shall be determined by the use and the provisions of required off-street parking, loading and unloading, and required yards.
- (h) Parking shall be permitted in the front yard after approval of the parking plan layout and points of access by the planning commission. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines, whichever is greater.
- (i) The maximum height of a structure in the B-2 district shall not exceed 12 feet above the property immediately adjacent. Any proposed structure over 50 feet tall shall require approval of the city planning commission.
- (j) No building shall be closer than 50 feet to the outer perimeter (property line) of such district when the property line abuts any residential district.
- (k) Side yards abutting upon a street and across from other industrial I districts shall be provided with a setback of at least 20 feet.
- (l) Planned developments involving five acres or more under one ownership shall be subject to the approval of the board of appeals, after public hearing, regarding modifications with respect to height regulations. In approving an increase in structure height, the board of appeals shall require that all yards shall at least equal in their depth the height of the structure.
- (m) A four-foot-six-inch obscuring wall or fence shall be provided on those sides of the property abutting land zoned for residential use.
- (n) Parking shall be permitted on the side yard after approval of the parking plan layout and points of access by the planning commission.
- (o) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence not less than six feet high, or with a chain-link type fence and a greenbelt planting so as to obscure all view from any adjacent district or public street.

Sec. 36-142. - Zoning districts.

For the purpose of this chapter, the city is divided into the following zoning districts:

R-1	One-Family Residential District
RD-1	One-Family and Two-Family Residential District
RM-1	Multiple-Family Residential District
B-1	Local Business District
B-2	Central Business District
B-3	General Business District
I-1	Industrial District
PRF	Park and Recreational Facilities District
C-1	College District
PRD	Planned Redevelopment District

Sec. 36-413. - Averaged lot sizes.

The intent of this section is to permit the sub-divider or developer to vary the lot sizes and lot widths so as to at least average the minimum size of lot per unit as required in section 36-401 for each one-family and two-family residential district. If this option is selected the following conditions shall be met:

- (1) In meeting the average minimum lot size the subdivision shall be so designed as not to create lots of widths less than 66 feet
- (2) The technique of averaging minimum lot size shall be acceptable only in those instances wherein the entire preliminary plat, which has received the approval of the city, is carried through to a final plat and is then recorded in its totality. Recording of portions of a preliminary plat shall not be acceptable under this option.
- (3) All computations showing lot area and the average area resulting through this technique shall be indicated on the print of the preliminary plat.
- (4) The combining of features of section 36-401 and this section may be carried out. The planning commission shall determine in their review of the preliminary plat that the full intent of section 36-401 and this section has been met.

Sec. 36-414. - Permitted and special conditional uses.

The following uses are permitted (P), or subject to special conditions (S) within the zoning districts. Conditional uses require approval by the planning commission to the procedures of sections 36-61 through 36-65:

Permitted and Conditional Uses

	B-1	B-2	B-3	C-1	I-1	PRF	PRD	PUD	R-1	RD-1	RM-1
Adult Bookstores, Adult Motion Picture Theaters, Cabarets, And Massage Parlors			S				S	P			
Amphitheaters, Band Shells or Stages						S					
Animal Hospital					S						
Assembly and Meeting Halls	P	P	P				P	P			
Auto Repair Station			S		S			S			
Automobile Wash			P		S			P			
Banks	P	P	P				P	P			
Barber Shops and Beauty Salons	P	P	P	S				P			
Bed and Breakfast Operations, Short-term Rentals	S	S	S	S	S			P			S
Bowling Alleys			P				S	P			
Bulk storage					P						
Bus Passenger Stations			P				S	P			

Campgrounds, Public Canoe Liveries, Public Docks												
Cemeteries								P	S			
Child Care Facility	S	P	P	P	S		P	P	P	P	P	P
Churches		S	P					P	S			
Civic Uses	S	P	P		P		P	P				
Clubs, Dance Halls, Lodges			P				S	P				
Colleges, Universities and other such Institutions of Higher Learning					S		S	P	S			
Convalescent Homes								P				S
Educational		P	P	P	S	S	P	P	P	P	P	P
Electric Arc Furnace, Steel Furnace, Blooming, Rolling Mill					P							
Facilities for Snow Skiing, Tobogganing and/or Sledding						S						
Family Day Care Home	S	S	S	P	S			P	S	S	S	S
Farms									S			
Fine Arts		P	P	P		S		P				
Garbage Processing, Recycling					S							
Gasoline Stations	S		S		P			P				

General Hospitals							S	P			S
Golf Courses with Associated Residential Dwellings, Driving Ranges, Shooting Ranges, Restaurant/Banquet Or Food Service						S					
Governmental Office Buildings	P	P	P		P		P	P			
Greenhouses, Nurseries and Garden Centers			S					P			
Grocery and Pharmacy	P	P	P				P	P			
Group Day Care Home	S	S	S	P	S			P		S	S
Health and Fitness Facilities	P	P	P	P			P	S			
High Technology	P	P	P				P	P			
Hotel/Motel		S	S				S	P			
Housing for the Elderly				P				P			S
Incineration of Garbage or Refuse					S						
Institutional Recreation Centers	P	P					S	P	S		
Junkyards and Vehicle Storage					P						
Kennels					S						
Laboratories				P	P						

Libraries		P	P	P			S	P	P	P	P
Lumber and Planning Mills					S						
Lumber Yards			S					P			
Manufacture Ceramic Products					P		S				
Manufacture of Corrosive Acid, Alkali, Cement, Lime, Gypsum, Plaster of Paris					P						
Manufacture of Musical Instruments, Toys, Novelties and Metal or Rubber Stamps, Small Molded Rubber Products					P						
Manufacture or Assembly of Electrical Appliances, Electronic Instruments and Devices, Radios, Phonographs					P		S				
Manufacture, Compounding, Assembling, Treatment from Previously Prepared Materials					P		S				
Manufacture, Compounding, Processing, Packaging, Treatment of Products such as but not limited to Bakery Goods, Candy, Cosmetics, Pharmaceuticals, Toiletries, Food Products, Hardware and Cutlery; Tool, Die, Gauge, and Machine Shops					P		S				

Media services	P	P	P				P	P			
Medical/Clinical/General Practitioner Offices	P	P	P	P	S		P	P			S
Metal Plating, Buffing and Polishing					S						
Miniature Golf Courses			S			S		P			
Mixed-use	P	P	P				P	P			
Mortuaries and Funeral Homes			P					P			
Multiple-family Dwellings		P	S	P	S		P	P			P
Municipal/public works	S	P	P		P		P	P	S		
New Automobile Sales or Showroom			P		P		S	P			
Newspaper Offices And Printing Plants		P	P				S	P			
Nursery Schools, Day Nurseries		P	S	P				P			S
Nursing homes			P					P			
One-family Detached Dwelling		P	S	P	S		P	P	P	P	P
Outdoor cafes		P	P		S		P	P			
Outdoor Sales Space for the Exclusive Sale of Non-Consignment Items, Excluding Livestock			S		S	S		P			

Outdoor Sales Space for the Exclusive Sale of Secondhand Automobiles or House Trailers			S		S		S	P			
Parks				P		P	P	P	P	P	P
Parkways				P		P	P	P	P	P	P
Personal Service Establishment	P	P	P				P	P			
Petroleum, Other Inflammable Liquids, Production, Refining, Storage					S						
Pool or Billiard Parlor or Club			P				S	P			
Post office	P	P	P				P	P			
Power Generating Plants		S			P						
Private stable									S		
Professional offices	P	P	P	P	P		P	P			S
Public utilities	S	S	S		P			P	S		
Recreational facilities	P	P	P	P		P	P	P	S		
Restaurants and Taverns		P	P	P	S		P	P			
Retail	P	P	P	P			P	P			
Schools (public, parochial, private)	P	P	P	P			P	P	P	P	P
Self-Service Laundry and/or Dry Cleaning Establishment	P	P	P				P	P			

Slaughterhouses											
Smelting of Copper, Iron, Zinc Ore					S						
Stadiums				P		S	S				
State-licensed Residential Facility		P		P	S		P	P	P	P	P
Studios for Professional Work or Teaching of Fine Arts, Interior Decorating, Photography, Music, Drama or Dancing.		P	P	P			P				
Theaters		P	P				S				
Two-family Dwellings		P	S	P	S		P	P		P	P
Warehouse and Storage Facilities		P	P		P		P	P			
Water Supply Plants, Water Tank Holders, Wells, and Pumping Stations					P						

Refer to Secs. 36-17, 36-173, 36-192, 36-193, 36-212, 36-213, 36-252, 36-254, 36-272, 36-273, 36-292, 36-293, 36-312, 36-313, 36-373, 36-374, 36-388, 36-396, 36-404, 36-405

DIVISION 2. - R-1 ONE-FAMILY RESIDENTIAL DISTRICTS

Sec. 36-171. - Generally.

The R-1 one-family residential districts are designed to be composed of low density residential home development. The regulations in this division are intended to stabilize, protect and encourage the residential character of the district and prohibit activities not compatible within such districts. Development in the R-1 one-family residential district is limited to single-family dwellings plus such other uses as schools, parks, churches and certain public facilities which serve residents of such districts.

Sec. 36-172. - Principal uses permitted.

In one-family residential districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) One-family detached dwellings;
- (2) A state-licensed residential facility when required by section 36 of Public Act No. 207 of 1921 (MCL 125.583b);
- (3) Publicly owned and operated libraries, parks, parkways and recreational facilities;
- (4) Public, parochial and private schools offering courses in general education and not operated for profit;
- (5) Accessory buildings and uses customarily incidental to any of the above permitted uses.

Sec. 36-173. - Uses subject to special conditions.

The following uses shall be permitted in all one-family residential districts after review and approval of the site plan by the planning commission (or zoning administrator, whichever is indicated), subject to the conditions imposed in this section for each use:

- (1) Utility and public service buildings and uses, without storage yards, when operating requirements necessitate the locating of the facilities within the district in order to serve the immediate vicinity. Further, no building and/or structure shall be located in any required front or side yard.
- (2) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:
 - a. The proposed site shall have frontage on an existing street having a right-of-way of at least 66 feet in width. All ingress and egress to and from the site shall be directly from and onto the 66-foot wide street.
 - b. No building other than a structure for residential purposes shall be closer than 30 feet to any property line.

- (3) Churches, cemeteries, public, private and parochial intermediate and/or secondary schools offering courses in general education, not operated for profit and other facilities normally incidental thereto, subject to the following conditions:
 - a. The proposed site shall have frontage on an existing street having a right-of-way of at least 66 feet in width. All ingress and egress to and from the site shall be directly from and onto the 66-foot wide street.
 - b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than 30 feet.
 - c. Buildings of greater than the maximum height allowed in division 16 of this article may be allowed provided front, side and rear yards are increased above the minimum requirements by one foot for each foot of building that exceeds the maximum height allowed.
 - d. Wherever the off-street parking area is adjacent to land zoned for residential purposes, a continuous and obscuring wall four feet six inches in height shall be provided along the sides of the parking area adjacent to the residentially zoned land. The wall shall be further subject to the provisions of Article IX of this chapter.
- (4) Institutional recreation centers, not operated for profit, and nonprofit swimming pool clubs, subject to the following conditions:
 - a. As a condition to the original granting of such permit and the operation of such nonprofit swimming pool club as a part of the application, the applicant shall obtain from 100 percent of the freeholders residing or owning property within a 150-foot radius immediately adjoining any property line of the site herein proposed for development a written statement of waiver addressed to the city council recommending that such approval be granted. Also, approval from 51 percent of the homeowners within 1,000 feet shall be received in writing.
 - b. In those instances where the proposed site is not to be situated on a lot or lots of record, the proposed site shall have one property line abutting a major thoroughfare, and the site shall be so planned as to provide ingress and egress directly onto the thoroughfare.
 - c. Front, side and rear yards shall be at least 50 feet wide, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass and terrace areas. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except for required entrance drives and those walls or fences used to obscure the use from abutting residential districts.
 - d. Buildings of greater than the maximum height shall be allowed, provided front, side and rear yards are increased above the minimum requirements by one foot for each foot of building that exceeds the maximum height allowed.
 - e. Whenever a swimming pool is constructed under this chapter, the pool area shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate or turnstile.

- f. Off-street parking shall be provided so as to accommodate at least one-fourth of the member families and/or individual members. Bylaws of the organization shall be provided to the planning commission in order to establish the membership involved in computing parking requirements.
 - g. All storm and sanitary sewer plans shall be provided, and shall be reviewed and approved by the city engineer prior to the issuance of a building permit.
 - h. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the planning commission, who may impose any reasonable restrictions or requirements so as to ensure that contiguous residential areas will be adequately protected.
- (5) Private stable, for not more than one horse on a lot where the lot is not less than two acres in area; and provided further, that for each additional horse stabled thereon, one acre of land shall be provided. In no instance shall a horse be confined nearer than 75 feet to any adjacent property line, and all confinement areas or stables shall in all instances be located in the rear yard. No horse shall be allowed to run at large.
- (6) Accessory buildings and uses customarily incident to any of the above permitted uses.
- (7) Farms. The keeping of horses, donkeys, mules, ponies, cattle, sheep, poultry and other domestic animals or birds other than house pets, shall be permitted in connection with the farm use as an accessory use of a one-family and two-family residence established and existing on the premises where such animals, poultry, or birds are to be kept subject to the following conditions:
- a. A minimum area of two full acres, exclusive of required setback from lot lines, shall be provided for not more than one such animal kept on the premises; and provided further, that for each additional animal kept thereon, one additional adjoining acre of land shall be provided.
 - b. An accessory building to be used as a private stable, barn, chicken coop, or similar type building shall be no less than 75 feet from any lot line and no less than 85 feet from any dwelling located on an adjoining lot.
 - c. The animals, poultry or birds shall be confined in a suitable fenced area, paddock or suitable building, in such a manner that they may not approach any closer than 75 feet from any lot line and no closer than 85 feet from any dwelling, including residences on abutting parcels or lots.
 - d. Stables, barns and other similar accessory buildings shall be kept clean and manure shall be treated and handled in such a manner as to control odor and flies and shall be screened from view.
 - e. All confinement areas, stables, barns and other similar accessory buildings shall, in all instances, be located in the rear yard.
 - f. Premises having a greater density of animals per acre than permitted under this subsection (7) shall be considered nonconforming uses and shall be allowed to continue; provided, however, that such nonconforming use shall be subject to article XI of this chapter and the applicable sections of such article.

- (8) Family day care home, as defined in section 36-6, the in-home care of one to six or fewer minor children subject to the following conditions:
- a. No dormitory facilities shall be provided or permitted.
 - b. There shall be no drop-off or pick-up of children between the hours of 12:30 a.m. and 4:30 a.m. in the R-1 district.
 - c. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6.
 - d. Absolutely no signs, as defined in section 26-2, shall be allowed except to the extent they are otherwise specifically allowed in this residential district.
 - e. No family day care home may commence operations until and unless the zoning administrator first approves of occupancy, which approval shall be subject to the applicant providing him or her proof of compliance with all of the following:
 1. Registration of said operation with the city as a family day care home,
 2. Licensure by the state for the operation of a family day care home,
 3. Submission to and compliance with other requirements and restrictions established in this division and other applicable inspections required under the property maintenance code adopted by the city,
 4. Compliance with all other requirements and restrictions established in this division and other applicable provisions of this chapter.
- (9) Bed and Breakfast and Short Term Rentals according to the requirements of Secs. 36-436 and 36-437.

Sec. 36-174. - Area and bulk requirements.

See division 16 of this article limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted in one-family residential districts.

Secs. 36-175—36-190. - Reserved.