

CITY OF BELLEVILLE
PLANNING COMMISSION
REGULAR MEETING AGENDA
7PM – NOVEMBER 9, 2023
6 MAIN STREET
BELLEVILLE, MI 48111

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

2. ROLL CALL

Michael Hawkins – Chair

Matthew Wagner – Vice-Chair

Becky Hasen

John Juriga

James O'Keefe

Randy Priest

Mike Renaud

Julie Kissel

Mark Kowalski

3. CITIZEN COMMENTS ON NON-AGENDA ITEMS

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

March 9, 2023 minutes

6. PUBLIC HEARING

7. GENERAL BUSINESS

A. 186 Main – Health Markets – Sign Review – Mike Gatteri

B. Ordinance Review – Ord. #12-001 Storage - RV's, Trailers, Boats
- Proposed change for Boat storage

8. CITY MANAGER COMMENTS

9. PLANNING COMMISSIONER COMMENTS

10. CHAIRPERSON COMMENTS

11. CITIZEN COMMENTS

12. ACTION ITEMS FOR NEXT REGULARLY SCHEDULED MEETING

13. ADJOURNMENT

**PLANNING COMMISSION
REGULAR MEETING MINUTES
March 9, 2023
7:00 PM**

A regular meeting of the City of Belleville Planning Commission was called to order at 7:00 P.M., at the Municipal Building, 6 Main Street, Belleville, MI 48111, by Chairperson Michael Hawkins.

1. Pledge of Allegiance and Moment of Silence

2. Roll Call

Chairperson, Michael Hawkins	Present
Vice-Chairperson, Matthew Wagner	Present
Becky Hasen	Present
John Juriga	Present
Randy Priest	Present
Mike Renaud	Absent - excused
Julie Kissel	Present
Mark Kowalski	Present
James O'Keefe	Absent - excused

3. Citizen Comments on Non-Agenda Items

None

4. Approval of Agenda

Motion by Juriga, second by Hasen to approve agenda as presented.
Motion carried.

5. Approval of Minutes

Motion by Priest, second by Wagner to approve the amended minutes of the Regular Planning Commission Meeting held on February 9, 2023. Motion carried.

6. Public Hearing

A. Proposed Amendments to the City of Belleville Zoning Ordinance – The City of Belleville is proposing amendments to its' Zoning Ordinance regarding Marihuana. This is in light of citizen-initiated amendments passed at the Nov 8, 2022 election allowing medical marihuana establishments and facilities in the designated Industrial Overlay District.

Motion by Juriga, second by Wagner to call Public Hearing to order at 7:02 PM
Motion carried.

Steve Jones gave background of required edits/changes as recommended by attorney.

Chief Robinson changes are mostly language in the ordinance.

Juriga – what is correct spelling of marihuana? Chair Hawkins explained we follow how the State of Michigan spells marihuana.

Rosemary Otzman asked for clarification of motion to open public hearing.

Steve Davenport – Will these open new applications for anyone wanting to obtain a license? Chief Robinson explained all licenses are occupied.

Tom Fielder spoke on behalf of City Council; explained process in 2020.

Motion by Juriga, second by Wagner to close public hearing and open regular Planning Commission meeting at 7:20 PM. Motion carried.

7. General Business

A. Zoning Ordinance Amendment – Proposed Ordinance #2023 -? Marihuana Zoning Ordinance

Motion by Hasen, second by Juriga to approve recommended changes to City Council. Motion carried.

B. 515 Sumpter Rd – Site Plan Review – Proposed Residential Development – Davenport Brothers

Chair Hawkins asked Building Official Rutherford if there were any recommendations.

Chief Robinson, does not have any concerns.

Juriga – requests written recommendation from Fire Chief regarding road loop.

Steve Davenport – engineer will review all issues prior to final drawing.

Kissel – inquired if there will be parking on road? Will there be signs posted for no parking? Will there be individual trash or dumpsters? Are overhead wires a concern?

Wagner – light style.

Priest – will the sidewalks be disturbed? Steve Davenport responded the sidewalks will be addressed with their drawings to Wayne County.

Motion by Juriga, second by Kissel to approve site plan review for 515 Sumpter Road development by Davenport Brothers with conditions of written recommendation from Fire Chief. Motion carried.

C. Main/Liberty St. – Belleville Retail Center – Site Plan review – Phase 2 – Scott Jones

Architect gave presentation for outdoor development that includes public restrooms, kiosks, stage and seating. Discussion of barrier for lights from parking lot, traffic flow/left turns from Main Street, maintenance of restrooms.

Motion by Juriga, second by Priest to approve Site Plan for Phase 2 of Main/Liberty Street. Ayes Hawkins, Hasen, Juriga, Priest, Kissel, Kowalski; Nay Wagner. Motion carried.

8. City Manager Comments

- Moving in the right direction. The development by Scott Jones is what Council administration and City Council has wanted to see for the city, falls into the Master Plan and vision for the City. Appreciates everything the Planning Commission does.

9. Planning Commissioners comments

Becky Hasen – no comment

John Juriga –

- Utilizes the business in the Main Street development. While visiting Gloria Jean they expressed concerns over handicap parking.
- Would like to see plants be placed at Main Street development as were noted on the plans.
- Questioned trees in Main Street development plans if they were going to be planted.

Randy Priest-

- City needs to be more connected via sidewalks. Challenges for those in wheelchairs/walkers and those with strollers.

Mike Renaud
Absent

Mark Kowalski

- Driving into the city will be nice when proposed development and new bridge is completed. These improvements are good for the city.

James O'Keefe
Absent

10. Chairperson Comments

- Likes the proposed outdoor area at Main/Liberty.
- Glad to see the direction the city is going in.

11. Citizen Comments

- Tom Fielder – Thank you to Planning Commission members for what they do.
- Excited about the first image people will see as they enter the city.

12. Action Items for next regularly scheduled meeting

None at this time.

13. Adjournment

Motion by Juriga, second by Wagner to adjourn at 8:17 PM.

Motion carried.

Respectfully submitted by: Michelle Bellingham

BUILDING SIGN PERMIT APPLICATION

1. **DATE:** 9/19/23 **ZONING DISTRICT:** B2

2. **BUSINESS WHERE SIGN WILL BE ERECTED:**

Business Name Health Markets
Business Owner's Name: Mike Gatteri
Business Address 186 Main Street
Business Phone 614 749 9898 Fax: _____

3. **IF BUSINESS OWNER IS A PARTNERSHIP OR CORPORATION:**

Owner's Representative: _____
Address _____
City _____ State _____ Zip _____
Business Phone _____ Fax: _____

4. **SIGN INSTALLER:**

Business Name: Phillips Sign & Lighting Inc.
Sign Company's Agent: John Rose, Sales Representative
Address 40920 Executive Drive
City Harrison Township State MI Zip 48045
Business Phone 586 468 7110 Fax: _____
E-Mail stephanie@phillipssign.com

**NOTE: Sign installer must be registered with the City
in accordance with Sign Regulation Sec. 66-5.1**

City of Belleville - BUILDING SIGN PERMIT APPLICATION

PERMANENT BUILDING SIGN:

Complete all of the information below and also include it on the drawing of the sign:

1. **Attach a drawing showing the scale** of the drawing and the **date** the drawing was made, with sign lettering, graphics and background shown in the actual design and colors to be used. Show the sign as it will be located on the face of the building.
2. **Height from ground to top of sign** 5 ft.
3. **Height from ground to bottom of sign** 1'8" ft.
4. **Width of sign** 5'8" ft.
5. **Height of sign** 2'11" ft.
6. **Width of building front** 64 ft.

(see attached City Code Sec.66-3.4.2 for height and maximum area limits,
Sec. 66-3.2 for how to measure area & height)

7. Sign is related to business/products on premises ☒ YES ☐ NO (Sec. 66-3.1)
8. Illumination meets limitation requirement ☒ YES ☐ NO (Sec. 66-3.2A-E)

NOTE: a darker background and lighter graphics are strongly recommended

9. Electrical required? ☒ YES ☐ NO If YES, an electrical permit is also required.

I hereby certify that I have read this complete application form, and that I understand that the permanent sign proposed in this application cannot be erected until the approval of the Planning Commission has been obtained and a building permit has been issued.

Signature of registered sign installer: Ed Phillips

Print Name: Ed Phillips

FOR BLDG. DEPT. USE: This permit for the above temporary building sign is hereby approved and issued.

DATE:

SIGNED:

8/30/2023-1:11 PM

phillips SIGN & LIGHTING INC.

40920 Executive Drive, Harrison Twp, MI 48045-1363

Phone: (586) 468-7110 Fax: (586) 468-7441 Visit us online at: www.phillipssign.com

Contract:

Health Markets

186 Main Street, Belleville, MI. 48111

phone: (614) 749-9898 - fax: (586)

contact: Mike Gatteri

RE: 186 Main Street, Belleville, MI. 48111

Item: #3-R2

Ground Sign

consists of:

PS&L to fabricate (1) double faced internally illuminated ground sign.

Cabinet to be about 35" tall x 68" wide x 12" deep.

Cabinet to be fabricated from factory finished .063" aluminum.

Faces to be fabricated from 3/16" white polycarbonate with premium quality black vinyl and digitally printed vinyl applied first surface. Copy to read per client approved artwork.

Printed vinyl to have a clear laminate.

Faces to have a black vinyl border applied second surface to help prevent light leaks.

Cabinet to be internally illuminated with White LEDs.

LEDs to be powered by high efficient energy saving electronic power supplies.

Top of cabinet to have a 4" tall x 32" wide x 8" deep accent.

Accent to be fabricated from aluminum with an acrylic polyurethane finish.

Cabinet to be mounted on a single steel pole set in a concrete footing.

Top of sign to be about 60" above grade.

Exposed portion of pole to be covered by a skirt.

Skirt to be about 21" tall x 32" wide x 8" deep.

Skirt to be fabricated from aluminum with an acrylic polyurethane finish.

Faces of skirt to have address applied in premium quality white vinyl graphics.

Copy to read per client approved artwork.

PS&L to install @ site and verify location with client.

***Note:** Client to have concrete where sign will be located removed and landscape area extended to sign area prior to installation.

Final electrical connection to be completed on a time and material basis.

Normal rates apply.

Item: #4

Electrical

consists of:

PS&L to make electrical connection from existing wall sign circuit to new ground sign.

PS&L to provide and install a photocell to control sign.

Continued on next page.

TOTAL SIGN AREA: 16.5 Sq. Ft.

Qty: 1

PROJECT: Health Markets

FILE: 43023-Permit

SITE ADDRESS: 186 Main St., Belleville, 48111

LEAD: JK
REVISION: DM 5-15-23

LAYOUT: DM
DM 3-13-23
DM 8-29-23

5-10-23

- Internally Illuminated with LEDs.**

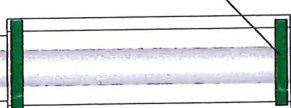
- color. Vinyl address applied.

area prior to installation.

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Ph: 580.408.7110

48045-1363



2. **Computation of Height:** The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases where the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.
3. **Computation of Setback:** The distance that a sign is set back from the front lot line, street right-of-way or other location as specified in this Chapter, shall be determined based on the following:
 - A. the specified line shall be considered as a plane extending vertically and perpendicularly from the ground to a point above the highest part of the sign; and
 - B. the distance shall be measured as a horizontal straight line running from the point on the sign closest to the plane to the point where the line intersects the plane.

3.3 GROUND SIGNS

1. General Requirements:

- A. Within all non-residential zoning districts except for the B-2 District, only one (1) ground sign shall be permitted per zone lot; provided, that if a zone lot has more than seven hundred fifty (750) feet of frontage on a single street, then one (1) additional ground sign shall be permitted which shall be positioned as determined during site plan review or as a part of a sign application review.
- B. Within the B-2 District:
 - i. A ground sign shall not be permitted if the existing building is located at the front lot line, or the building proposed to be constructed will be located at the front lot line.
 - ii. A ground sign may be approved by the Planning Commission if the existing building is set back from the front lot line a sufficient distance to provide space for the ground sign to be installed; provided, that such ground

sign shall be set back at least two (2) feet from the front lot line.

C. Residential zoning districts.

- i. Only one (1) ground sign shall be permitted at the primary entrance for the purpose of identifying a subdivision, site condominium, multiple family development or mobile home park. One (1) additional ground sign may be permitted at a secondary entrance if it is not located on the same street as the primary entrance. Size and location shall be determined during site plan review or as part of a sign application review. Maximum sign area is provided in Table 3.3.2 Ground Signs—Standard Area.
- ii. Within all residential zoning districts, only one (1) ground sign shall be permitted per zone lot for the purpose of identifying a non-residential special land use. One (1) additional ground sign may be permitted at a secondary entrance if it is not located on the same street as the primary entrance, or if the zone lot has more than fifteen hundred (1,500) feet of frontage on a single street. Size and location shall be determined during site plan review or as part of a sign application review. Maximum area is provided in Table 3.3.2 Ground Signs—Standard Area.
- D. One ground identification sign stating the name of a business center and major tenants therein may be erected for a shopping center, office park, industrial park or other integrated group of stores, commercial buildings, office buildings or industrial buildings. The sign area shall not exceed one (1) square foot per three (3) front feet of building or buildings for which it is erected; however, such signs shall not exceed one hundred fifty (150) square feet in area. Such signs may be up to fifteen (15) feet in height. If the lot fronts on two (2) or more collector or arterial streets, then one such sign may be permitted for each frontage.
- E. Within all PUD Districts, the number and size and location of ground signs shall be determined by the intended use of the premises, subject to the review and approval of the City Planning Commission during PUD plan review.

1
Purpose and
Introduction

2
Definitions

3
Sign
Standards

4
Review/
Permit

5
Admin and
Enforcement

6
Zoning
Ordinance



F. The supporting structure for a ground sign shall not be included in the calculation of the sign area, subject to the following provisions:

- i. If an area of the supporting structure includes a message, logo or symbol which is other than decorative, that area shall be included in the calculation of the total sign area.
- ii. The supporting structure of a sign shall not extend more than one (1) foot beyond each side of the sign, nor more than one (1) foot above the top of the sign; and the top of the supporting structure shall be within the height limit specified for the sign in Table 3.3.2; provided, that the Planning Commission may approve a sign which exceeds these limits if in its opinion, the unique shape, size and design of the proposed sign meets the intent of this Chapter as described in Section 1.1.
- iii. The supporting structure of a sign shall conform to one of the following design standards:
 - a. A solid supporting base constructed of natural or man-made materials including but not limited to wood, stone, brick, or concrete.
 - b. One or more supporting posts positioned under the sign, which shall be covered by a shroud made of metal or other suitable material designed to complement the sign's material and design, and

which shroud shall be at least sixty percent (60%) of the width of the sign and solid from the ground to the bottom of the sign; provided, that the Planning Commission may approve a reduced shroud if this requirement would limit vision and create a safety hazard.

- c. Two decorative supporting posts, one on each side of the sign, made of a material designed to complement the sign's material and design. The space below the sign and between the posts shall contain an opaque decorative filler which complements the materials and design of the sign, or a raised planting bed with planting materials which provide a year-around visual barrier.
- d. Individual letters or other appropriate sign material placed on a decorative wall made of natural or man-made materials including but not limited to wood, stone, brick, or concrete, which wall could be constructed by itself under the Zoning Regulations in Chapter 106. The area of the sign material on the wall shall be considered a ground sign for purposes of this Chapter.

3.3.2 Ground Signs - Standard Area

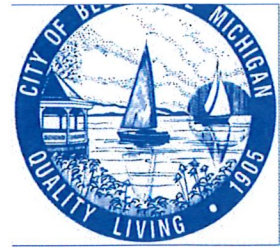
District	Minimum Front Yard Setback (a)	Maximum Height in Feet	Maximum Area Per Side in Square Feet (b)	Maximum Total Area in Square Feet
R-1, R-2, R-3, R-M, B-1, B-3, O-1, P-1, I-1, I-2, I-P	10	7	32	64
B-2	2	5	32	64
Bus Center (c)	10	15	150	300

(a) If a site is in two overlapping districts, the smaller setback shall apply

(b) For zone lots with street frontage in excess of two hundred (200) feet, the Maximum Area shall be in accordance with Table 3.3.2 Ground Signs- Maximum Area

(c) Business Center Sign: see Section 3.3.1.D





11/3/2023

Special Approval/Use Advisory

Chapter 106, Section 15.19 – Storage
564 Thornhill Ct
Belleville, MI 48111

GENERAL INFORMATION

Applicant: Adam Beyer
564 Thornhill Ct
Belleville, MI 48111

Subject Location: 564 Thornhill Ct

Received Date: October 17, 2023

Current Zoning: R2

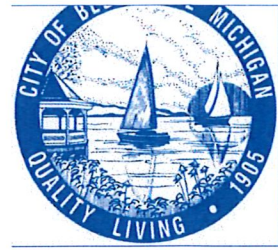
Action Required: Informational only. The Building Official may issue a permit under this chapter provided the applicant meets the necessary requirements.

INFORMATION/BACKGROUND

The applicant is seeking permission to park their boat in the driveway of their R-2 zoned property during the summer months. Current Zoning prohibits this practice under general circumstances. Chapter 106, Section 15.19 part D, subsection 5(a) notes:

“To reduce visibility of the stored recreational vehicle to street traffic and neighbors, a recreational vehicle shall be allowed to be placed behind the front building line of the main structure on the lot, or behind that portion of the front building line of the main structure which is farthest from the front lot line if the front building line is not a continuous straight line. When located in the rear yard, storage shall meet the requirements of Section 15.11 ACCESSORY BUILDINGS in this Chapter. When located in the exterior side yard of a corner lot, screening of the visible side of the recreational vehicle shall be required.

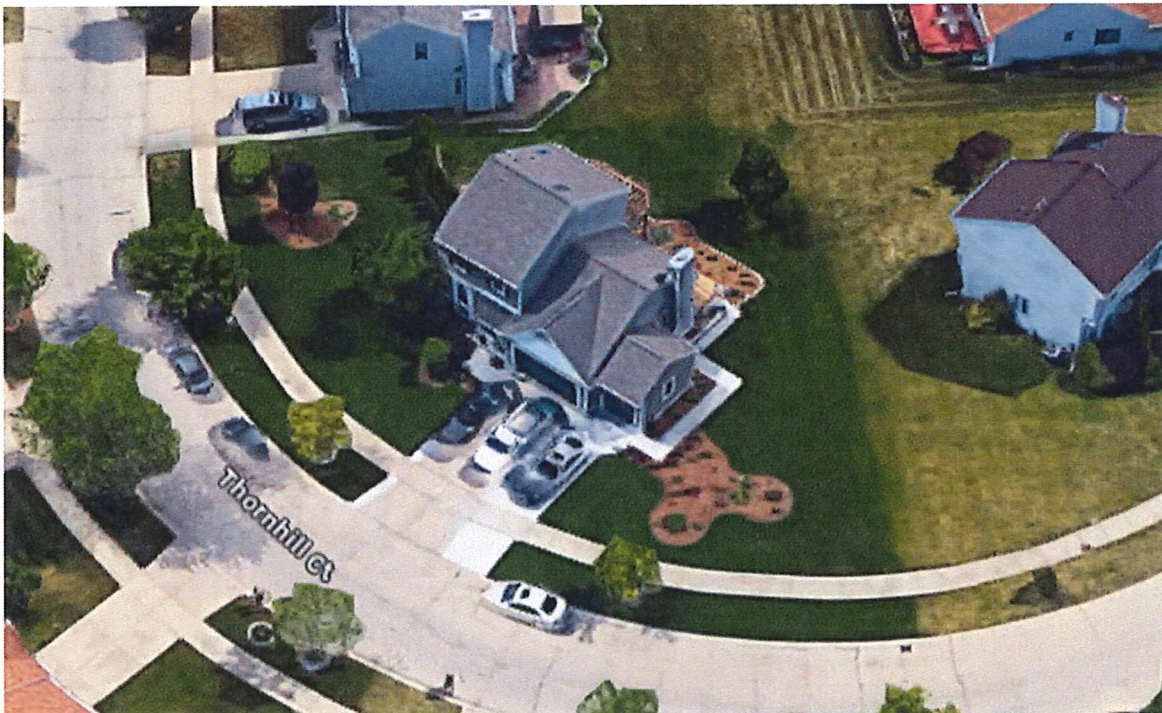
City of Belleville



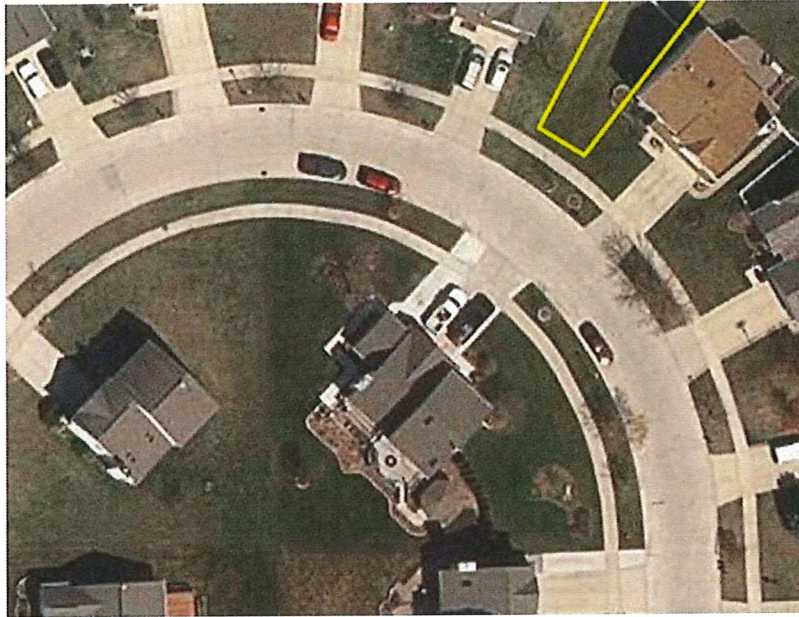
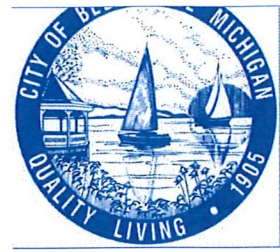
For all lots, including lakefront lots, the front of the lot shall be considered to be the side adjacent to the street as defined in Article II DEFINITIONS. The footprint of the recreational vehicle shall be considered as the rectangle created by the measurements of the length and the width of such vehicle”.

Because of the particular shape of the subject property, the Building Official may issue a permit should the conditions under Chapter 106, Section 15.19, part D, subsection 5(b):

“(1) The use shall be necessary because of the peculiar shape, exceptional narrowness or shallowness, topography or area of the lot, as shown on the site plan of the proposed storage location. (2) The neighbors on adjacent parcels, including the parcel immediately across the street from the proposed storage location and on either side of that parcel, shall be requested by the Building Official to indicate in writing their individual approval of the proposed storage location and screening; and if one or more of these neighbors declines to give approval, then a permit shall not be issued under this subsection (b). (3) Aesthetically acceptable screening shall be provided to the extent practical. Screening may include evergreen trees and bushes, or other natural material. A permit shall not be issued under this subsection if the relocation or removal of existing fencing would allow use of part of the side and/or rear yards in compliance with this Chapter. (4) No recreational vehicle in excess of twenty-eight (28) feet in length shall be stored under a permit issued pursuant to this subsection.”



City of Belleville



Given the triangular shape of the property, current landscaping, condition 1 is met. The Building Official would need to obtain neighbor consent to meet condition 2. Condition 3 is not practical and thereby moot in this situation. The property owner's boat in question is under 28 feet and thus meets condition 4.

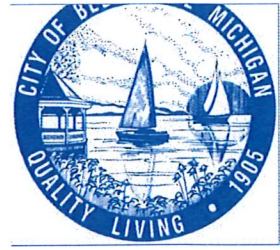
Findings/Conclusions

After a conversation with the Building Official, it was concluded that a variance/permit would not be the prudent course of action for this circumstance. Instead, an amendment to the ordinance would be recommended, which would allow for seasonal residential driveway storage of operable, motorized, trailered boats only. The language would read:

"Boats are permitted to be parked in a residential driveway, during the months of April through October, at least 12 feet from the edge of the street if there is not sidewalk, or at least five feet from a sidewalk edge nearest the dwelling where a sidewalk exists and be at least 12 feet from the edge of the street, so long as to not block any street signs, sidewalks or obstruct traffic view. The boat must be trailered, operable, and registered to the property owner or the property owner's spouse, parent, or child, with a valid license and/or boat registration only."

The full amended ordinance will be placed before the Planning Commission to recommend approval to City Council.

City of Belleville



No action is needed on the use review form. It is recommended that the planning commission approve making a recommendation to the council to amend this specific chapter.

Being a lakefront community, it makes sense to allow for some specific allowance of boat parking. It is recommended that it be seasonal in nature, and very specific to who can park what type of boat and where. Rather than forcing residents to tear up their lawn or place their boat in the garage or a storage unit, this gives them flexibility without undermining the spirit of the ordinance.

Your consideration and concurrence are appreciated.

Jason Smith, MPA
City Manager

Ordinance No. 12-001

AN ORDINANCE TO AMEND SECTION 15.19 "STORAGE", "ZONING", IN THE CODE OF ORDINANCES OF THE CITY OF BELLEVILLE TO REVISE THE REGULATIONS FOR RECREATIONAL VEHICLE AND TRAILER STORAGE IN RESIDENTIAL DISTRICTS.

The City of Belleville ordains:

SECTION 1. "Section 15.19 - STORAGE" in Chapter 106, "Zoning" in the Code of Ordinances of the City of Belleville is hereby amended to read as follows:

- (A) In all Business, Office and Industrial Districts, the open storage of any equipment, vehicles, and all materials including refuse and waste materials, shall be screened from public view, from a street and from adjoining properties by an enclosure consisting of a wall which may, depending upon the land usage, be required to be eight (8) feet in height. In no instance shall said obscuring wall or fence be less than four feet, six inches (4'-6") measured from the surface of the adjacent building footing. Open storage of trailer coaches may be permitted upon review and approval of the Board of Appeals. In granting approval, the Board of Appeals shall require storage in the rear yard and shall prohibit connection of utilities to the stored trailer, and further, shall prohibit occupancy of the trailer. The Board of Appeals may establish specific conditions in approving storage to insure that public health, safety, and welfare is maintained.
- (B) In Business, Office and Industrial Districts, a lot which is being used exclusively for a non-conforming residential use may store vehicles, including recreational vehicles, in conformance with the provisions of sub-sections (C) and (D) below, as long as no storage is occurring pursuant to sub-section (A) above.
- (C) In all Residential Districts, the storage of dismantled vehicles shall be within completely enclosed accessory structures.
- (D) In all Residential Districts, and on all parcels in other Districts which are being used for a non-conforming residential occupancy, the storage of recreational vehicles and trailers shall be subject to the following provisions:
 - (1) **INTENT:** The intent of this sub-section is to provide for the convenience and safety of recreational vehicle owners, while considering adjacent property owners by adherence to the parking and storage provisions of this section. Residents of Mobile Home

Parks and Subdivisions with Association Regulations are also subject to those Regulations. In addition, renters of apartments, duplex units or homes must also comply with the Landlord's restrictions.

It is recognized that the provisions herein will not satisfy all situations with regard to parking and storage of recreational vehicles but they are intended to best serve the vast majority of our community without being overly restrictive.

- (2) **DEFINITION:** For the purposes of this sub-section, the term "recreational vehicle" shall include but not be limited to: boats, pontoon boats, personal water craft, snowmobiles, all-terrain vehicles, off road or other altered vehicles, (as well as their trailers for storage), pop-up campers, pickup truck campers and tops, travel trailers, fifth-wheel units, motor homes and utility trailers of all types.
- (3) **SHORT-TERM PARKING:** A recreational vehicle may be parked on a public street or in any driveway with the permission of the owner of such lot for the purpose of loading or unloading the vehicle or for general maintenance not to exceed seven (7) days in any thirty (30) day period provided that the owner has obtained a permit to do so from the Belleville Police Department. Parking for other purposes or for a longer time period shall be considered "STORAGE" under this section and be subject to the provisions which follow:
- (4) **STORAGE – GENERAL PROVISIONS:** All stored recreational vehicles shall be stored in compliance with the following provisions:
 - (a) Boats and portable recreational vehicles shall be on trailers and stored without the benefit of cradles or other artificial stationary supports; provided, that truck camper bodies may be stored on the supports provided if the supports are integral to the camper body. The area under and surrounding the stored units shall be kept free of debris, weeds and unsightly vegetation. Ragged, torn or flapping covers shall be repaired, replaced or removed.
 - (b) All recreational vehicles shall be fully operable, readily movable, kept in good repair, and display the current license plate and/or registration as may be appropriate under state law of the particular type of vehicle.
 - (c) No person shall remove or cause to be removed the wheels or tires from any stored recreational vehicle except for the

purpose of repair, which shall be limited to the time allowed under a permit issued pursuant to subsection (3) above.

- (d) No person shall spill or drain any wastewater or waste liquid of any kind from any recreational vehicle upon the ground or paved area.
 - (e) Recreational vehicles shall not be used for general storage, including explosive materials or flammable liquids in movable containers.
- (5) **STORAGE - LOCATION:** All stored recreational vehicles shall comply with one of the following three provisions:
- (a) To reduce visibility of the stored recreational vehicle to street traffic and neighbors, a recreational vehicle shall be allowed to be placed behind the front building line of the main structure on the lot, or behind that portion of the front building line of the main structure which is farthest from the front lot line if the front building line is not a continuous straight line. When located in the rear yard, storage shall meet the requirements of Section 15.11 ACCESSORY BUILDINGS in this Chapter. When located in the exterior side yard of a corner lot, screening of the visible side of the recreational vehicle shall be required. For all lots, including lakefront lots, the front of the lot shall be considered to be the side adjacent to the street as defined in Article II DEFINITIONS. The footprint of the recreational vehicle shall be considered as the rectangle created by the measurements of the length and the width of such vehicle.
 - (b) A recreational vehicle may be stored under a permit issued by the Building Official, subject to satisfying the conditions which follow: (Building Officials review will be completed within thirty (30) days of owner's written submission)
 - (1) The use shall be necessary because of the peculiar shape, exceptional narrowness or shallowness, topography or area of the lot, as shown on the site plan of the proposed storage location.
 - (2) The neighbors on adjacent parcels, including the parcel immediately across the street from the proposed storage location and on either side of that parcel, shall be requested by the Building Official to

indicate in writing their individual approval of the proposed storage location and screening; and if one or more of these neighbors declines to give approval, then a permit shall not be issued under this subsection (b).

- (3) Aesthetically acceptable screening shall be provided to the extent practical. Screening may shall include evergreen trees and bushes, or other natural material. A permit shall not be issued under this sub-section if the relocation or removal of existing fencing would allow use of part of the side and/or rear yards in compliance with this Chapter.
 - (4) No recreational vehicle in excess of twenty-eight (28) feet in length shall be stored under a permit issued pursuant to this subsection.
- (c) A recreational vehicle may be stored as a variance from the Zoning Board of Appeals, subject to satisfying the conditions which follow:
- (1) The use shall be necessary because of the peculiar shape, exceptional narrowness or shallowness, topography or area of the lot, as shown on the site plan of the proposed storage location.
 - (2) Aesthetically acceptable screening shall be provided to the extent practical. Screening shall include evergreen trees and bushes, or other natural material. Special approval shall not be granted if the relocation or removal of existing fencing would allow use of part of the side and/or rear yards in compliance with this Chapter.
 - (3) No recreational vehicle in excess of twenty-eight (28) feet in length shall be stored under a special use permit issued pursuant to this subsection.
 - (4) The neighbors on adjacent parcels, including the parcel immediately across the street from the proposed storage location and on either side of that parcel, shall be notified and given an opportunity to appear at the variance hearing.

- (6) **TEMPORARY OCCUPANCY:** When placed in an approved storage location, a travel trailer, fifth-wheel unit, pop-up camper, or motor home may be occupied subject to the following conditions:

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- (a) The owner of the property where the vehicle will be stored shall obtain a permit from the Police Department which shall include the property owner's name and address, the description and license plate number of the vehicle to be stored, the name and address and number of persons who will occupy the vehicle, and the beginning and ending dates during which the vehicle will be occupied.
- (b) The time period for such occupancy shall not exceed two (2) consecutive weeks, nor four (4) weeks in any twelve (12) month period.
- (c) The occupant shall be an invited guest (not a rent-paying tenant) of the owner/occupant of the permanent residence on such lot.
- (d) The invited guest shall have written consent signed by the owner/occupant of the permanent residence, and shall have reasonable access to the sanitary facilities of the residence.

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(7) SEASONAL PARKING – BOATS

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- (a) Boats are permitted to be parked in a residential driveway, during the months of April through October, at least 12 feet from the edge of the street if there is not sidewalk, or at least five feet from a sidewalk edge nearest the dwelling where a sidewalk exists and be at least 12 feet from the edge of the street, so long as to not block any street signs, sidewalks or obstruct traffic view. The boat must be trailered, operable, and registered to the property owner or the property owner's spouse, parent, or child, with a valid license and/or boat registration only.

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SECTION 2. Section 4.2(f) in Chapter 106, "Zoning", in the Code of Ordinances of the City of Belleville is hereby repealed in its entirety.

SECTION 3. PENALTY.

Any person violating this ordinance is guilty of a misdemeanor, punishable by a fine not to exceed Five Hundred Dollars (\$500.00) or by imprisonment for a period not to exceed ninety (90) days, or by both such fine and imprisonment in the discretion of the court.

SECTION 4. RIGHTS.

Rights and duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

SECTION 5. SEVERABILITY.

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance, as a whole or part thereof other than the part declared invalid.

SECTION 6. REPEAL.

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be effective on March 6, 2012 and after publication.

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CITY OF BELLEVILLE

APPLICATION FOR SPECIAL APPROVAL/USE REVIEW

NOTICE TO APPLICANT: Applications for Special Approval/Use review by the Planning Commission must be submitted to the City *in substantially complete form* at least thirty (30) days, (or twenty-one (21) days if preceded by a "Pre-Application Conference"), prior to the Planning Commission meeting at which the proposal will be considered. The application must be accompanied by twelve (12) individually folded copies of the site plan, plus the required review fees. Regular meetings of the Planning Commission are held on the third Thursday of each month and City Council meetings are held on the first and third Mondays of each month, both at 7:30 p.m. All meetings are held at Belleville City Hall, 6 Main Street, Belleville, Michigan 48111. Phone number: (734) 697-9323.

Special Uses shall comply with the standards in Section 20.15 of the Zoning Ordinance and additional requirements specific to the particular use (see attached). Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 20.1 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Special Approval Use Review and provide the following information to assist in the review:

Applicant: Adam Beyer

Mailing Address: 564 Thornhill Ct.

City: Belleville State: Mi Zip Code: 48111

Telephone: 734 837 2882 Fax: _____

Email: Beyer A23@yahoo.com

Property Owner(s) (if different from Applicant): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____

Email: _____

Applicants Legal Interest in Property: _____

Location of Property: Street Address: 564 Thornhill Ct.

Tax I.D. number: _____

Property Size (Square Feet): _____ (Acres): _____

Existing Zoning (please check):

- | | | | |
|---|--------------------------------------|------------------------------|----------------------------|
| ☒ R-1 | One-Family Residential District | ☐ O-1 | Office Service District |
| ☒ R-2 | One-Family Residential District | ☐ I-1 | Industrial 1 District |
| ☐ R-3 | Residential District | ☐ I-2 | Industrial 2 District |
| ☐ R-M | Multiple-Family Residential District | ☐ I-P | Industrial Park District |
| ☐ B-1 | Local Business District | ☐ P-1 | Vehicular Parking District |
| ☐ B-2 | Central Business District | ☐ PUD | Planned Unit Development |
| ☐ B-3 | General Business District | | |

Zoning of Surrounding Parcels: North: _____ South: _____ East: _____ West: _____

Present Use of Property: Residential

Proposed Use of Property: watercraft storage in driveway

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial			
Industrial			
Other			

Type of Development	Number of Children	Indoor sq. ft.	Outdoor sq. ft.	# of Employees on Largest Shift
Day Care				

ATTACH THE FOLLOWING:

- Twelve (12) individually folded copies of the site plan. (sealed site plan by a registered architect, engineer, landscape architect or community planner may be required by building department).
- Proof of property ownership.
- Plot plan of the lot of record.

- e. The hours of operation of the proposed use. Approval of a special approval land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses. Hours of operation:

6. The location of the proposed special approval land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. Consideration shall be given to the following: *(Please provide comments to each of the following if applicable.)*

- b. Estimated traffic generated by the proposed area:

none

- c. Proximity and relationship to intersections:

none

- d. Location of and access to off-street parking:

- e. Required vehicular turning movements:

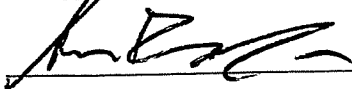
- f. Provision of pedestrian traffic:

none

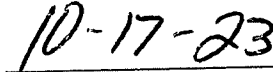
PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

APPLICANT'S ENDORSEMENT:

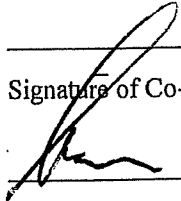
All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.



Signature of Applicant

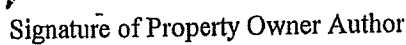
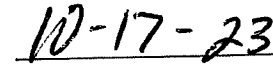


Date



Signature of Co-Applicant

Date



Signature of Property Owner Authorizing this Application

Date

Recording of Planning Commission Action. Action taken with reference to a special approval shall be duly recorded in the minutes of the Planning Commission. The minutes shall record the findings of fact relative to each special approval proposal, the grounds for action taken, and any conditions imposed in conjunction with approval. All records of proceedings shall be kept on file and made available to the public.

Effective Duration of Special Approval. Special approvals shall run with the land and shall not be issued for specified periods, unless the use is clearly temporary or time-related.

Amendments to Special Approvals. When an application is received to expand or change the use, traffic pattern, or other elements of a special approval, the application shall be subject to the same procedures followed for an original special approval.

Revocation of Special Approval. A special approval and site plan may be revoked by the Planning Commission if construction is not in conformance with the approved plans. In such a case, the Building Official shall place the special approval on the agenda of the Planning Commission for consideration, and give written notice to the applicant at least five (5) days prior to the meeting. The applicant shall be given the opportunity to present information to the Planning Commission and answer questions. The Planning Commission may revoke approval if it finds that a violation exists that has not been remedied prior to the hearing.

TO BE COMPLETED BY THE CITY

Case No. _____

Date Submitted: _____ Fee Paid: _____

Received By: _____ Date of Public Hearing: _____

Date of Pre-Application Meeting, if Requested: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)

To Approve: _____ Denied: _____ Date of Action: _____

Reasons for Action Taken: _____

PERFORMANCE GUARANTEES

List of Conditions of Approval & Performance Guarantees:

Note: Attach copy of additional requirements, from Zoning Ordinance, for specific uses.