

project memorandum

Date: 10.27.2016

From: John Iacoangeli
To: Larry Eckhardt, Village President
Village of Central Lake

Dan Leonard, MEDC CATeam

Project: Suggested Zoning Ordinance Revisions

Remarks:

I have attached a copy of the zoning ordinance that includes several suggested revisions that are consistent with the RRC program and other planning best management practices. These suggested revisions are highlighted in yellow in the document and include:

Section 2.02 Definitions – Planned Unit Development to include “height” as a design exception for Planning Commission consideration.

Section 3.11 Outdoor Lighting – added provisions for Dark (Night) Lighting consistent with the International Dark Sky recommendations. These are being adopted by many NW Michigan communities to protect ambient light pollution.

Section 3.15 Vehicular Parking and Access – added parking requirements for residential land uses.

Section 3.17 Planting Materials – this is new section that requires the use of native plant materials based on NW Michigan conditions.

Section 5.01.2 Permitted Uses – allow by right upper story residential uses that are above first floor retail or offices. This is consistent with the Target Market Analysis.

Section 5.05 Dimensional Requirements – added footnote “l” which increases the height of a PUD related project to three (3) stories or 40 feet.

Section 6.03 Site Plan Review – added section 6.03 to allow for “Administrative Site Plan Review” which certain conditions are met.

Overall the Zoning Ordinance is very balanced and understandable without being burdensome to the property owner or developer.

Thank you.