

CENTRAL LAKE VILLAGE  
NOTICE OF PUBLIC HEARING

The Central Lake Village Planning Commission will hold a public hearing to consider the following:

- The definition of "Planned Unit Development" to read as follows: Planned Unit Development (PUD): A type of development to be planned and built as a unit and which permits upon review and approval, variations in many of the traditional controls related to density, land use, setbacks, height, open space and other design elements, and the timing and sequencing of the development. such developments can be proposed either mixed use or single use developments.
- The first paragraph within Section 3.11 of the Village of Central Lake zoning ordinance: All outdoor lighting, where for illuminating sites, parking areas, buildings, signs and/or other structures shall be shielded, shaded, designed and/or directed away from all adjacent districts and uses; and further shall not glare upon or interfere with persons and vehicles using public streets. Lighting fixtures are to be of the full cut-off design with horizontally aligned flush mounted (non-protruding) lens, directing light on-side only, and no more than twenty (20) feet in height. Exterior lighting installed after July 1, 2017 shall have the Fixture Seal of Approval (FSA) Association. FSA complaint fixtures can be referenced at [www.darksky.org/outdoor-lighting-29](http://www.darksky.org/outdoor-lighting-29), as amended.
- Subsection 3.15.2 of the Village of Central Lake zoning ordinance: 2. For each use, or similar building hereafter erected or altered, and located on a public street or highway in the Village there shall be provided and maintained suitable off-street parking in accordance with the following schedule.
  - Residential - single family dwellings. Two (2) parking spaces for each one (1) dwelling unit.
  - Residential - multiple family dwellings. Two (2) parking spaces for each one unit, plus one (1) additional parking space for each five (5) dwelling units that can be used for guest parking.
  - Manufacturing or industrial. Two (2) parking spaces for each two (2) establishments, warehouse employees on maximum working shifts; plus or similar establishment.
- Section 3.17 Planting Materials:
  1. This Section is intended to:
    - A. Improve the appearance of off-street parking areas and property abutting public rights-of-way, thereby reducing conditions which lead to community blight.
    - B. Require buffering between conflicting land uses and conflicting Zoning Districts.
    - C. Promote public health, safety and general welfare by reducing noise and air pollution, light glare, soil erosion and thermal heating of the environment.
    - D. Protect and preserve the appearance, character and value of the surrounding neighborhoods and parks.
    - E. Promote the use of native plant materials.
    - F. Discourage the use of invasive plating materials.
  2. Central Lake will use the "Recommended Planting Guidelines for Municipalities," as published by the Northwest Michigan Invasive Species Network, as periodically revised, to determine what constitutes a "native species" from an "invasive species."

3. Only "native species" listed under "Recommended Plants for Ornamental Landscapes" will be used as plant materials for any type of landscaping when applying for a Land Use Permit after the effective date of the amendatory ordinance that added this Section.

4. "Invasive" species are those plant materials noted in the Recommended Planting Guidelines for Municipalities under "Commercial Guidelines" as Class 1 and Class 2 Plants. The replacement or installation of these plant materials will not be permitted on properties located in any non-residential zoning district after July 1, 2017.

- Section 5.01.2 of the Village of Central Lake zoning ordinance: 2A. Upper story residential dwellings, including lofts and studio apartments, above a first-floor retail or office use.
- Section 6. Amendment of the Bed and Breakfast Establishments paragraph within Footnote b to the Schedule of Regulations within Section 5.05.: 10,000 square feet, plus an additional 500 square feet for each non-resident person accommodated.
- Section 7. Amendment of the Footnotes to the Schedule of Regulations within Section 5.05. i. Where a planned unit development involves new construction of waterfront residential multifamily uses the height of the building can be increased to three (3) stories but not exceeding forty (40) feet in height above grade.
- Section 8. Amendment of Section 6.03. Review Procedures:
  - A. Site plans for uses that are Permitted by Right of V, M, and C/R Zoning Districts shall be processed by Administrative Review and shall follow the requirements outlined in Section 6.03.4, except if the proposed site plan is within 150 feet of Intermediate Lake, or generates 500 or more trip ends as determined by proposed land use activity based on the most recent addition of the Trip Generation Manual published by the Institute of Transportation Engineers. Under this exception the site plan shall be revised under Section 6.03.3

The Administrative Review Committee shall consist of three members: the Zoning Administrator, Chairperson of the Planning Commission or their designee, and a Planning Commissioner. The Planning Commission shall also select a member to be an alternate to the Administrative Review Committee. The alternate shall attend if the Chairperson or Planning Commission member cannot attend the review meeting. The Planning commission shall make the appointments to the Administrative Review Committee at the same annual meeting where the Planning Commission elects its officers.

B. Site plans for uses other than special uses or uses subject to Administrative Review under subsection A above shall be processed using the following procedures:

STEP 1: The Zoning Administrator shall review the application and determine whether it contains all of the required information. If the Zoning Administrator determines the application is not complete, he or she shall notify the applicant of what additional information is required.

STEP 2: Once the Zoning Administrator determines the application is complete, he or she shall schedule it for review by the Planning Commission.

STEP 3: After adequate review and study of the application, the Village Planning Commission shall make a decision on the application, including its findings and any conditions. If a separate document is not prepared, the Planning Commission's meeting minutes shall serve as its findings.

The hearing will be held on Wednesday, December 12, 2018 at 7:00 o'clock p.m. at the Governmental Center.

