PLANNING COMMISSION PUBLIC HEARING **MINUTES**
CHARTER TOWNSHIP OF WATERFORD **TOWNSHIP HALL AUDITORIUM**
TUESDAY, DECEMBER 15, 2009 **6:30PM**

I. CALL TO ORDER.

Chairman Werth called the meeting to order at 6:33 PM.

II. ROLL CALL.

Present: Chairman Sandra Werth, Vice-Chairman Steve Reno, Commissioners Stan Cumberworth, Bette O'Shea, Dennis Griffin, and Ted Taylor

Absent: Secretary Ellie Pinner, Commissioners Will Allen and Matt Ray

Quorum Present.

Also Present:

Robert Vallina, CPD Director, Larry Lockwood, Planning Division Head, Doug Bradley, Building/Engineering Director, Gary Dovre, Waterford Township Attorney, Lori Beeson, Stenographer, CPD Staff: Kathy Lindsey, Colleen Pote, Pat Ogg,

General Public: Approximately 40

VI. Public Hearings

Mr. Vallina began the presentation by explaining that the applications and procedures contained in Article IV of the proposed substantial amendment of Waterford's Zoning Ordinance include existing zoning ordinance procedures that have been revised, current Township procedures that are not in the current zoning ordinance and are proposed to be codified in the zoning ordinance, and new procedures. Mr. Vallina explained that the site plan review procedure, which is currently "one-size-fits-all", is proposed to be separated into three review levels, change of use, minor, and major, with the required plan and documentation submittals scaled to fit the scope of the activity. Mr. Vallina indicated that Township Attorney Gary Dovre is scheduled to provide an overview of the condominium and open space preservation procedures, but he is likely delayed by traffic and he will provide the overview when he arrives. Mr. Vallina continued by explaining that the Township currently processes zoning ordinance text and map amendment (rezoning) requests and transient merchant plan reviews in the Community Planning and Development Department and single-family residential infill building plan reviews, sign construction plan reviews, and construction plan reviews in the Building and Engineering Department. All of these procedures are related to zoning ordinance regulations but the procedures are not governed and regulated by the zoning ordinance. Therefore, procedures are proposed for inclusion to ensure that requirements are standardized and enables citizens an established procedure and appeals process. Mr. Vallina also outlined new procedures proposed for inclusion in the zoning ordinance. For the first time, a planned unit development review is proposed to be part of the zoning ordinance for use in the CR, Commercial Recreation, O-2, General Office, C-4, Extensive Business, C-UB, Urban Business, C-UL, Union Lake Business, HT-1, High Tech Office, and HT-2, High Tech Industrial and Office zoning districts. A temporary use review is proposed to enable businesses to obtain permits for special events and temporary signage through an administrative permit process instead of appearing before the Zoning Board of Appeals. A nonpermanent building/structure and storage container review is proposed to enable citizens to obtain permits for such building/structure/containers through an administrative permit process that is simple and scaled to fit the temporary nature of such requests. An alternative energy plan review is proposed to provide an administrative review and permit process overseen by the Building Official to ensure that the Township is prepared to enable citizens to implement alternative energy materials, structures, and systems without subjecting them to inflexible regulatory requirements.

Mr. Vallina then explained the major changes proposed in Article V, Administration and Enforcement. The number of Planning Commission members is proposed to be reduced from nine to seven. The number of Zoning Board of Appeals members is proposed to be increased from five to seven members. The detailed engineering requirements and landscape design requirements are proposed to be respectively moved into a Township Engineering Standards document and a Site Planning and Landscape Design Standards Manual document, both of which will be adopted by reference as part of the zoning ordinance.

Mr. Vallina discussed the proposed new changes contained in Article VI, Variances, Appeals, and Penalties. An appeals process will be established for both the Township Engineering Standards and the Site Planning and Landscape Design Standards Manual. For the Township Engineering Standards, all appeals will be transmitted through the Township Engineer to the Township Board. For the Site Planning and Landscape Design Standards Manual, all appeals will be transmitted through the Community Planning and Development Department to the Planning Commission.

Mr. Vallina concluded his presentation by describing the proposed Article VII, Graphics, as an effort to use additional graphics to educate and clarify zoning ordinance regulations and principles. The intent of putting all of the graphics into a separate article was to make it easier to add additional graphics in the future without negatively impacting the organization of the text sections and causing disruptions in section cross-references existing throughout the zoning ordinance document. As an indication of the expanded effort to use graphics, the current zoning ordinance contains six graphics and one map while the proposed zoning ordinance contains sixty-seven graphics and one map.

Commissioner Cumberworth asked whether the wetlands ordinance had been affected. Mr. Vallina stated that particular ordinance is in the Waterford Township Code of Ordinances and is not subject to this zoning ordinance review; however, the wetlands ordinance is being reviewed as part of the Township's general code revision efforts. Mr. Cumberworth also requested clarification on where construction trailers would be included and Mr. Vallina stated that construction trailers are defined as a form of nonpermanent building and would be regulated, reviewed, and permitted through the nonpermanent building/structure and storage container review process described earlier.

Commissioner Griffin asked about the containers that are showing up around schools and other sites for deposit of clothes, papers and other assorted items. Mr. Vallina stated that such containers would also be regulated, reviewed, and permitted through the nonpermanent building/structure and storage container review process to ensure that there will be no problem with setbacks and/or parking.

Chairman Werth opened the Public Hearing at 6:44 p.m.

Ed Rimatzki, 6427 Harriet wanted to know what the definition of recreation vehicles is going to be and if such vehicles can be parked next to accessory buildings.

Chairman Werth asked Mr. Vallina to answer this question.

Mr. Vallina read the definition of recreation vehicles from the proposed zoning ordinance and stated that there are allowances for parking recreation vehicles next to accessory buildings.

Amy Kinkade, 754 Tyrone informed the Planning Commission that there is a state law that provides for the keeping of pigeons and stated her concern that the raising and keeping of animals section in single family residential districts is too restrictive. She believes that the Planning Commission should revise this section to provide consideration of raising and keeping other types of animals than just dogs and cats and container pets.

Chairman Werth asked Mr. Dovre to review the state law that Ms. Kincade referenced and ensure that the proposed zoning ordinance language does not contradict this statute.

Cindy Folk, 3525 Baybrook stated that she is opposed to allowing recreation vehicles to be parked or stored on driveways. She stated that allowing such vehicles to be parked or stored in such manner will "wall off" her property and prevent her from viewing her neighborhood.

Edgar Tarchalski, 415 Rivard asked about his ability to place portable shelter structures on his driveway. He also stated that people shouldn't be allowed to park in the street.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina stated that portable shelter structures would be regulated through the nonpermanent building/structure and storage container review process, allowing such structures to be located on a driveway for no longer than one hundred twenty (120) days. Mr. Vallina then stated that unless a public street is posted for no parking, members of the public are able to park in the street provided access drives and hydrants are not blocked.

Vice-Chairman Reno confirmed Mr. Vallina's information regarding parking on public streets.

Chris Jadczak, 2291 Jones is opposed to restricting commercial vehicles. He stated that the poor economy is making it tough for people to get by and people should be allowed to store commercial vehicles and equipment on their property, that this will not hurt the neighborhood.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina clarified that the current zoning ordinance allows for the parking/storage of no more than one commercial vehicle that cannot exceed eight thousand (8,000) pounds in gross vehicle weight. All parking/storage above this limit is currently illegal. The proposed zoning ordinance will increase this allowance to up to two personal commercial vehicles used for commuting purposes. Each such vehicle can weigh up to twenty-six thousand one (26,001) pounds in gross vehicle weight. Mr. Vallina emphasized that conducting commercial activity is currently prohibited in the residential zoning districts; the proposed zoning ordinance is continuing and not creating this prohibition.

Matt Garten, 2656 Newberry stated he is opposed to creating these rules that restrict his ability to use his property. He should be able to keep as many vehicles and trailers as he wants on his property and should be allowed to have as many animals as he wants. He believes that these new rules will drive people out of Waterford. Mr. Garten also requested a definition of nonconformity.

Chairman Werth asked Mr. Dovre to respond.

Mr. Dovre stated that the current zoning ordinance prohibits keeping and raising more than three dogs. Keeping more than three dogs therefore is currently illegal and will not change under the proposed zoning ordinance. The only change as it pertains to household pets is that the number of cats will also be restricted. Mr. Dovre explained nonconformities.

Gary Hendrick, 1100 Oregon informed the Planning Commission of his opinion that code enforcement responds to anonymous complaints and he thinks this is wrong, that all complainants should have to leave their name so people know who their accusers are.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina clarified the difference between a complaint and a violation; while a person can make a complaint, the code enforcement officer will determine through observation whether there is a violation. Therefore a person does not receive a violation notice until after the code enforcement officer confirms that there is a violation. Whether a complainant is named or remains anonymous does not affect the status of the violation. Mr. Vallina stated that the Township receives over 2,000 complaints a year, mostly from anonymous calls, and code enforcement staff finds that many are not violations.

Craig Bruske, 4170 Foley is opposed to these rules. He feels that he should be able to elevate his truck on blocks on his driveway and work on it for as long as he wants. He cannot fit his truck

in his garage and he does not feel he should be forced to pay excessive repair costs just because he cannot finish repair work in his driveway within 48 hours. He also stated that he is opposed to licensing for kennels and should be able to have as many dogs as he wants.

Sonny Grappin, 2847 Rowan wanted to know why the Township has to regulate the portable shelter structures and why he has to be limited to having one up for only 120 days.

Chairman Werth asked Mr. Bradley to respond.

Mr. Bradley explained about the Michigan Residential Building Code and the need to ensure that such structures can withstand windloads so that they are not lifted up and carried by strong winds and crashed into people or buildings, causing personal injuries or structural damages. Additionally, in places like Michigan, public health and safety is observed by ensuring that such structures can sustain the snow loads experienced during the winter months.

James Simpson, 180 S. Winding stated he is opposed to creating these rules and wants to be able to keep as many vehicles and animals as he wants on his property.

Rachael Matich, 2298 Jones informed the Planning Commission of her opinion that people were not informed soon enough about these new rules and that our freedoms are endangered if these types of rules force people to do things they do not want to do and that people should have more tolerance for what people want to do on their property.

Jan Eathorne, 3990 Lotus gave her opinion that the Township is rushing into all this rulemaking and that since the economy is so bad, they should leave everything on hold until the economy gets better. Ms. Eathorne also said she believes the rules should be more flexible.

Leona Trainer, 3987 Lotus stated she did not know about this meeting until yesterday and said that more time is needed to allow her to read through everything so she can make an informed decision. She wanted to know why everyone waited until just yesterday to report this in the newspaper.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina explained that while the Oakland Press reported on the public hearing process in yesterday's newspaper, public hearing notices had been published three times in the Oakland Press since mid-November. Additionally, the public hearing meeting schedule was advertised on the cable municipal channel and broadcast of the first two public hearings held on December 1st and 8th were broadcast live and then rerun several times on the municipal channel. Also, the complete text of the proposed zoning ordinance, a copy of the proposed zoning map, and summary documents have been available on the Township's website since mid-November.

Kristen Matich, 2298 Jones wanted to know whether the zoning ordinance changes will be voted on tonight. Ms. Matich also wondered why everyone wasn't notified and she had to find out about it just yesterday.

Chairman Werth asked Mr. Dovre to respond.

Mr. Dovre explained the zoning ordinance amendment adoption process. The Planning Commission will complete its public hearings tonight and on December 22, 2009 will hold another meeting here in the Township Hall auditorium at 6:30 p.m. to consider adopting a resolution containing it's zoning ordinance recommendations and transmitting this resolution and report to the Township Board. The Township Board will likely consider first introduction of the zoning ordinance substantial amendment at their January 25, 2010 meeting and consider final adoption at the earliest in February 2010. Mr. Dovre explained it is up to the Township Board to decide whether additional public hearings, above and beyond those held by the Planning Commission, should be held at the Township Board.

Commissioner O'Shea noted that besides the public notifications that Mr. Vallina mentioned, that preparation of a substantial amendment of the zoning ordinance is a master plan goal and has been noted and reported a number of times since the current Master Plan was adopted in January 2003. This has not been rushed.

Sharon Thomas, 2768 Winkelman explained that she has attended many of the Planning Commission and Township Board meetings the past few years since a potential development project was proposed that would have affected her neighborhood. It has been her experience that the Township officials and staff are accessible and ready to serve the community, but continual participation in the process is most important to making a successful community. She has found that sometimes she agrees with the decisions that the Township officials make and sometimes she disagrees, but participating in the process allows her to see the big picture. Ms. Thomas mentioned that at last night's Township Board meeting, only four citizens attended; she believes more people need to keep in touch with these meetings and if they did, they would know that issues such as the zoning ordinance revisions were being considered. That is how she has been aware of the proposed revisions and has attended all three public hearings. Ms. Thomas stated that the purpose of the zoning ordinance is public health and safety for all people in the community.

Sue Polick, 2483 Normadele asked if there is a limit on vehicle parking, can they put in gravel to create a new parking area?

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina stated that there is no limit to automobiles that are licensed, in good repair, and owned by the full-time occupant being parked on an established driveway, provided they meet the setback requirement from the nonmotorized pathway, or from the street roadway if there is no nonmotorized pathway. The principal concern over automobile parking on an established driveway is making sure that they are setback so that they are not hanging over nonmotorized pathways or so close to the road that they impede pedestrian and vehicle traffic either physically or visually. The proposed zoning ordinance, if adopted, also would establish limits to the amount of impervious surface allowed to be established in the required front yard to ensure that stormwater is effectively contained and drained onsite.

James Yednak, 6275 Andersonville stated that he lives on a corner lot and that he has a problem with being cited for storing vehicles that are being repaired and for junk vehicle violations. Mr. Yednak wants to know why he can't just park or store these vehicles in the rear yard?

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina explained that both the current and proposed ordinances focus on eliminating junk vehicles from residential properties. Mr. Vallina stated that if the automobiles are licensed, in good repair, and owned by the full-time occupant, there should not be a problem with parking. Mr. Vallina displayed the junk vehicle definition from the general ordinance.

John Slade, 139 Cascade informed the Planning Commission of his opinion that code enforcement should not be involved in these issues and everyone should be allowed to just talk to their neighbors about correcting these items and not make it a government process.

Don Polick, 2483 Normadele expressed his opinion that charity donation boxes serve a purpose and these should not be outlawed.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina stated that such containers would not be outlawed, but rather regulated, reviewed, and permitted through the nonpermanent building/structure and storage container review process to ensure that there will be no problem with setbacks, parking, and too many boxes placed on-site.

Shane Morrill, 5468 Aylesbury gave his opinion to the Planning Commission that he is opposed to the zoning ordinance changes and that this is an automobile town that loves its classic

cars. He stated that he has beautiful chrome parts that may look ugly tarped and laying out in the back yard, but when you take the tarp off everything glistens and shines. People should be able store these items wherever they want in their yard and should be able to have their business vehicles. Mr. Morrill challenged the Township to instead focus on a far more critical problem, light pollution, which he believes is causing much damage to the quality of life in this community and throughout the world.

Gary Wall, 3450 Alco stated his opinion that the ordinance is old and needs to be updated but things need to be carefully approved since everyone has more "toys" now. He is also concerned that all of these new rules is a way to add code enforcement officers.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina explained that the Township currently has one full-time code enforcement officer, one year-round part-time inspector, one summer part-time temporary sign inspector, and one summer full-time inspector. While the Township receives over 2,000 complaints to inspect each year, our code enforcement staff keeps up. Mr. Vallina also emphasized that the proposed zoning ordinance contains provisions that will reduce enforcement workload, so the proposed zoning ordinance will not trigger the need for additional code enforcement staffing.

Joe Petrusha, 2608 Desmond provided his opinion that the Airport has added property and not paid school taxes when they should pay school taxes as part of this community. He also stated that more recreational vehicles should be allowed.

Brian Redigan, 4179 Lanco Ct. stated that prohibiting commercial vehicles on residential property will drive out small business.

Bill Papenhagen 5186 Cooley Lake stated that his property abuts a street with no sidewalks. He understood that vehicles parked on a driveway have to be setback 5 feet from a sidewalk and 15 feet from the street. He is concerned because his street does not have sidewalks, his driveway is short, and if he takes away the 15 feet road setback, there is only 10 feet left on the driveway for vehicle parking.

Chairman Werth asked Mr. Vallina to respond.

Mr. Vallina stated that without reviewing the specifics of the citizen's property, it is difficult to determine if there is a problem with the proposed regulation. Mr. Vallina recommended that Mr. Papenhagen stop by the Community Planning and Development Department offices and provide a sketch of his property with his driveway dimensions for staff to review.

Jerry Zalewski, 2765 Burgess Hill voiced his opinion that he is opposed to the changes.

Chairman Werth closed the Public Hearing at 9:14 p.m.

Mr. Dovre presented an overview of the proposed condominium review and open space preservation review procedures and requirements.

VII. Adjourn the Meeting.

The meeting was adjourned at 9:19 PM.

APPLICATIONS AND PROCEDURES			
Status of Ordinance Topic	*Location of Ordinance Topic in Current Zoning Ordinance*	*Location of Ordinance Topic in Proposed Draft Zoning Ordinance*	*Comments*
Unchanged from Current Zoning Ordinance			
Hardship Planned Unit Development Review Procedures And Requirements	Current Zoning Ordinance Section 2541	**Proposed Zoning Ordinance Pages IV-18 through IV-20**	
Special Accommodation Use Review Procedures And Requirements	Current Zoning Ordinance Section 2542	**Proposed Zoning Ordinance Pages IV-21 and IV-22**	
Minor Revisions from Current Zoning Ordinance			
Special Approval Review Procedures and Requirements	Current Zoning Ordinance Section 2525	**Proposed Zoning Ordinance Pages IV-16 through IV-18**	
Major Revisions from Current Zoning Ordinance			
Site Plan Review Procedures and Requirements	Current Zoning Ordinance Sections 2529, 2536, and 2544	**Proposed Zoning Ordinance Pages IV-5 through IV-11**	Substantially revises the site plan requirements to provide streamlined procedures for different levels of redevelopment projects. Moves the site plan design and landscape requirements to to the Site Planning and Landscape Design Standards Manual and all engineering requirements to the Township Engineering Standards.
New Ordinance Provisions/Regulations			
Planned Unit Development Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Pages IV-12 through IV-15**	Creates a planned unit development process.
Zoning Ordinance and Map Amendment Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Pages IV-22 and IV-23**	Codifies the zoning ordinance and map amendment process.

APPLICATIONS AND PROCEDURES, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Single-Family Residential Plot Plan Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Page IV-24**	Codifies a plan review process for individual house construction projects.
Single-Family Residential Accessory Building/Structure Plan Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Pages IV-24 and IV-25**	Codifies a plan review process for individual residential accessory building/structure construction projects.
Transient Merchant Plan Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Page IV-25**	Codifies a plan review process for transient merchant requests and streamlines and coordinates the requirements with the Waterford Code of Ordinance requirements.
Temporary Use Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Page IV-26**	Creates a plan review process for temporary uses.
Nonpermanent Building/Structure and Storage Container Permit Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Page IV-27**	Creates a plan review process for the temporary use of nonpermanent building/structures and storage containers.
Sign Construction Plan Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Page IV-28**	Codifies a plan review process for sign construction projects.
Alternative Energy Plan Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Pages IV-28 and IV-29**	Creates a plan review process for alternative energy structures.
Construction Plan Review Procedures and Requirements	n/a	**Proposed Zoning Ordinance Pages IV-29 and IV-30**	Codifies the construction plan review process.
Deleted Ordinance Provisions/Regulations			
~~Averaged Lot Size~~	Current Zoning Ordinance Section 2301	**n/a**	Other sections provide for consideration of such developments, therfore proposed for deletion.

APPLICATIONS AND PROCEDURES, continued			
Status of Ordinance Topic	*Location of Ordinance Topic in Current Zoning Ordinance*	*Location of Ordinance Topic in Proposed Draft Zoning Ordinance*	*Comments*
Deleted Ordinance Provisions/Regulations, continued			
~~Subdivision Open Space Plan~~	Current Zoning Ordinance Section 2302	**n/a**	Other sections provide for consideration of such developments, therfore proposed for deletion.
~~Detached Single Family Cluster Subdivision Option~~	Current Zoning Ordinance Section 2303	**n/a**	Other sections provide for consideration of such developments, therfore proposed for deletion.
~~Single Family Clustering Option~~	Current Zoning Ordinance Section 2304	**n/a**	Other sections provide for consideration of such developments, therfore proposed for deletion.
~~Planned Industrial Option~~	Current Zoning Ordinance Section 2305	**n/a**	Process never used and other sections provide for consideration of such developments, therfore proposed for deletion.
~~Multi-Story Office Building Option~~	Current Zoning Ordinance Section 2306	**n/a**	Process never used and other sections provide for consideration of such office buildings, therfore proposed for deletion.
~~Plan Approval Uses~~	Current Zoning Ordinance Section 2535	**n/a**	The proposed planned unit development process and the revised regulatory standards and procedures provide the flexibility and standards contained within this current procedure, therefore it will no longer be needed.

ADMINISTRATION AND ENFORCEMENT			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
Unchanged from Current Zoning Ordinance			
Schedule of Fees, Charges and Expenses	Current Zoning Ordinance Section 2911	**Proposed Zoning Ordinance Page V-3**	
Major Revisions from Current Zoning Ordinance			
Responsibilties for Administration and Enforcement of Zoning Ordinance-Planning Commission	Current Zoning Ordinance Section 2909	**Proposed Zoning Ordinance Pages V-1 and V-2**	Proposes a 7 member Planning Commission. Provides a more detailed list of responsibilities.
Responsibilties for Administration and Enforcement of Zoning Ordinance-Zoning Board of Appeals	Current Zoning Ordinance Article XXX	**Proposed Zoning Ordinance Page V-2**	Proposes a 7 member Zoning Board of Appeals. Provides a more detailed list of responsibilities.
Responsibilties for Administration and Enforcement of Zoning Ordinance-Zoning Official	Current Zoning Ordinance Sections 2901 and 2902	**Proposed Zoning Ordinance Pages V-2 and V-3**	Provides a more detailed list of responsibilities.
New Ordinance Provisions/Regulations			
Responsibilties for Administration and Enforcement of Zoning Ordinance-Township Board	n/a	**Proposed Zoning Ordinance Page V-1**	Codifies a detailed list of responsibilities.
Responsibilties for Administration and Enforcement of Zoning Ordinance-Township Engineer	n/a	**Proposed Zoning Ordinance Page V-3**	Codifies a detailed list of responsibilities.
Responsibilties for Administration and Enforcement of Zoning Ordinance-Building Official	n/a	**Proposed Zoning Ordinance Page V-3**	Codifies a detailed list of responsibilities.

ADMINISTRATION AND ENFORCEMENT, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Responsibilties for Administration and Enforcement of Zoning Ordinance-Public Works Official	n/a	**Proposed Zoning Ordinance Page V-3**	Codifies a detailed list of responsibilities.
Responsibilties for Administration and Enforcement of Zoning Ordinance-Fire Chief	n/a	**Proposed Zoning Ordinance Page V-3**	Codifies a detailed list of responsibilities.
Responsibilties for Administration and Enforcement of Zoning Ordinance-Police Chief	n/a	**Proposed Zoning Ordinance Page V-3**	Codifies a detailed list of responsibilities.
Schedule of Engineering Standards	n/a	**Proposed Zoning Ordinance Page V-3**	Creates a Township Engineering Standards document and provides the capacity to keep it current by resolution of the Township Board.
Site Planning and Landscape Design Standards Manual	n/a	**Proposed Zoning Ordinance Page V-3**	Creates a Site Planning and Landscape Design Standards Manual document and provides the capacity to keep it current by resolution of the Township Board.

VARIANCES, APPEALS, AND PENALTIES			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	
Unchanged from Current Zoning Ordinance			
Misdemeanor Violations	Current Zoning Ordinance Section 2912	**Proposed Zoning Ordinance Page VI-5**	
Civil Violations	Current Zoning Ordinance Section 2912	**Proposed Zoning Ordinance Page VI-5**	
Major Revisions from Current Zoning Ordinance			
Zoning Board of Appeals Review Procedure and Requirements for Variance and Appeals Requests	Current Zoning Ordinance Article XXX	**Proposed Zoning Ordinance Pages VI-1 through VI-4**	
Violation Frequency	Current Zoning Ordinance Section 2912	**Proposed Zoning Ordinance Page VI-5**	
Elimination of Nuisances Per Se	Current Zoning Ordinance Section 2912	**Proposed Zoning Ordinance Page VI-5**	
Violation of Approved Final Site Plan	Current Zoning Ordinance Section 2529	**Proposed Zoning Ordinance Page VI-5**	
New Ordinance Provisions/Regulations			
Township Engineering Standards Appeals Review	n/a	**Proposed Zoning Ordinance Page VI-4**	Creates a Township Engineering Standards appeals process before the Township Board.
Landscape and Site Planning Design Standards Appeals Review	n/a	**Proposed Zoning Ordinance Pages VI-4 and VI-5**	Creates a Site Planning and Landscape Design Standards Manual appeals process before the Planning Commission.
Administrative Compliance Extensions	n/a	**Proposed Zoning Ordinance Page VI-5**	Provides for the Zoning Official or Building Official to grant compliance extensions.

GRAPHICS			
Status of Ordinance Graphic	***Location of Ordinance Graphic in Current Zoning Ordinance***	***Location of Ordinance Graphic in Proposed Draft Zoning Ordinance***	***Comments***
Unchanged from Current Zoning Ordinance			
Charter Township of Waterford Historic District Map	Following Current Zoning Ordinance Article XXXIII	**Proposed Zoning Ordinance Page VII-37**	
Major Revisions from Current Zoning Ordinance			
Roof Types, Measurement of Building Height	Current Zoning Ordinance Section 202	**Proposed Zoning Ordinance Pages VII-4 and VII-5**	
Lot Lines and Yards	Current Zoning Ordinance Section 202	**Proposed Zoning Ordinance Page VII-14**	
Projections into Required Yards-Uncovered Outdoor Relaxation Structures	Current Zoning Ordinance Section 2406	**Proposed Zoning Ordinance Page VII-29**	
New Ordinance Provisions/Regulations			
Some Examples of Architectural Features and Building Appurtenances	n/a	**Proposed Zoning Ordinance Page VII-3**	
Some Examples of Accessory Roof and Ornamental Roof Construction	n/a	**Proposed Zoning Ordinance Page VII-6**	
Basement	n/a	**Proposed Zoning Ordinance Page VII-6**	
Building Envelope	n/a	**Proposed Zoning Ordinance Page VII-7**	
Façade	n/a	**Proposed Zoning Ordinance Page VII-7**	
Some Fence Type Examples	n/a	**Proposed Zoning Ordinance Page VII-8**	

GRAPHICS, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Gross Floor Area	n/a	**Proposed Zoning Ordinance Page VII-8**	
Residential Usable Floor Area	n/a	**Proposed Zoning Ordinance Page VII-9**	
General Calculation for Nonresidential Usable Floor Area	n/a	**Proposed Zoning Ordinance Page VII-9**	
Alternative Methods of Calculation for Nonresidential Usable Floor Area	n/a	**Proposed Zoning Ordinance Page VII-10**	
Identification of Grade Plane Boundaries	n/a	**Proposed Zoning Ordinance Page VII-11**	
Impervious Surfaces	n/a	**Proposed Zoning Ordinance Page VII-12**	
Lot Types	n/a	**Proposed Zoning Ordinance Page VII-13**	
Some Examples of Banner Signs	n/a	**Proposed Zoning Ordinance Page VII-15**	
Some Examples of Billboard Signs	n/a	**Proposed Zoning Ordinance Page VII-15**	
Some Examples of Canopy Signs	n/a	**Proposed Zoning Ordinance Page VII-15**	
Some Examples of Canopy Entry Signs	n/a	**Proposed Zoning Ordinance Page VII-15**	
Some Examples of Construction Signs	n/a	**Proposed Zoning Ordinance Page VII-16**	
Some Examples of Directional Signs	n/a	**Proposed Zoning Ordinance Page VII-16**	

GRAPHICS, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Some Examples of Election Signs	n/a	**Proposed Zoning Ordinance Page VII-16**	
Some Examples of Entranceway Signs	n/a	**Proposed Zoning Ordinance Page VII-16**	
Some Examples of Festoon Signs	n/a	**Proposed Zoning Ordinance Page VII-17**	
Some Examples of Ground Signs	n/a	**Proposed Zoning Ordinance Page VII-17**	
Some Examples of Historic Marker Signs	n/a	**Proposed Zoning Ordinance Page VII-17**	
Some Examples of Holiday Decoration Signs	n/a	**Proposed Zoning Ordinance Page VII-17**	
Some Examples of Home Improvement Signs	n/a	**Proposed Zoning Ordinance Page VII-18**	
Some Examples of Identification Signs	n/a	**Proposed Zoning Ordinance Page VII-18**	
Some Examples of Ideological Signs	n/a	**Proposed Zoning Ordinance Page VII-18**	
Some Examples of Inflatable Device Signs	n/a	**Proposed Zoning Ordinance Page VII-18**	
Some Examples of Memorial Signs	n/a	**Proposed Zoning Ordinance Page VII-19**	
Some Examples of Portable Signs	n/a	**Proposed Zoning Ordinance Page VII-19**	
Some Examples of Post-Pylon Signs	n/a	**Proposed Zoning Ordinance Page VII-19**	

GRAPHICS, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Some Examples of Private Sale or Event Signs	n/a	**Proposed Zoning Ordinance Page VII-20**	
Some Examples of Projecting Signs	n/a	**Proposed Zoning Ordinance Page VII-20**	
Some Examples of Protective Signs	n/a	**Proposed Zoning Ordinance Page VII-20**	
Some Examples of Real Estate Signs	n/a	**Proposed Zoning Ordinance Page VII-20**	
Some Examples of Residential Site Development Signs	n/a	**Proposed Zoning Ordinance Page VII-21**	
Some Examples of Roof Signs	n/a	**Proposed Zoning Ordinance Page VII-21**	
Some Examples of Special Purpose Signs	n/a	**Proposed Zoning Ordinance Page VII-21**	
Some Examples of Vehicle Signs	n/a	**Proposed Zoning Ordinance Page VII-21**	
Some Examples of Wall Signs	n/a	**Proposed Zoning Ordinance Page VII-22**	
Some Examples of Window Signs	n/a	**Proposed Zoning Ordinance Page VII-23**	
Sign Components – Sign Message Board	n/a	**Proposed Zoning Ordinance Page VII-23**	
Sign Components – Sign Illumination	n/a	**Proposed Zoning Ordinance Page VII-23**	
Sign Components – Sign Base, Enhancement Feature, Face Area, and Frame	n/a	**Proposed Zoning Ordinance Page VII-24**	

GRAPHICS, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Some Examples of Illegal Right-of-Way Signage	n/a	**Proposed Zoning Ordinance Page VII-24**	
An Example of the Sign Area Expanded onto the Sign Frame	n/a	**Proposed Zoning Ordinance Page VII-25**	
Sign Setbacks-Between Two Nonresidential Properties	n/a	**Proposed Zoning Ordinance Page VII-25**	
Sign Setbacks-Between Residential and Nonresidential Properties	n/a	**Proposed Zoning Ordinance Page VII-25**	
Building Story Types	n/a	**Proposed Zoning Ordinance Page VII-26**	
Some Examples of Outdoor Relaxation Structures	n/a	**Proposed Zoning Ordinance Page VII-26**	
Projections into Required Yards-Architectural Features	n/a	**Proposed Zoning Ordinance Page VII-27**	
Projections into Required Yards-Roof Eaves and Gutters	n/a	**Proposed Zoning Ordinance Page VII-28**	
Projections into Required Yards-Covered Outdoor Relaxation Structures	n/a	**Proposed Zoning Ordinance Page VII-30**	
Clear Vision Area-Street Intersection	n/a	**Proposed Zoning Ordinance Page VII-31**	
Vegetation in Clear Vision Areas	n/a	**Proposed Zoning Ordinance Page VII-31**	
Clear Vision Area-Vehicular Access Drives	n/a	**Proposed Zoning Ordinance Page VII-32**	

GRAPHICS, continued			
Status of Ordinance Topic	***Location of Ordinance Topic in Current Zoning Ordinance***	***Location of Ordinance Topic in Proposed Draft Zoning Ordinance***	***Comments***
New Ordinance Provisions/Regulations, continued			
Clear Vision Area-Nonconforming Building Setback Lines	n/a	**Proposed Zoning Ordinance Page VII-32**	
Measurement of Pre-constructed Fence Panel Height on Uneven Ground	n/a	**Proposed Zoning Ordinance Page VII-33**	
Fence Height-Required Front Yard	n/a	**Proposed Zoning Ordinance Page VII-33**	
Fence Height-Requirements on Corner Lots	n/a	**Proposed Zoning Ordinance Page VII-34**	
Fence Height Measurement along Lot Line with Immediate Grade Differential	n/a	**Proposed Zoning Ordinance Page VII-34**	
Measurement of Lakefront Yard Setback	n/a	**Proposed Zoning Ordinance Page VII-35**	
Minimum Building Setback from Development Exterior Property Lines – R-1E, R-M1, and R-M2 Zoning Districts	n/a	**Proposed Zoning Ordinance Page VII-36**	