

**FCJPC Zoning Working Group  
Meeting Notes  
Fremont City Hall  
Fremont Council Chambers  
Monday, May 17, 2010  
4:30 – 6:00 PM**

**Working Group Participants**

Jim Breinling (Chair)  
Jack Taylor  
Peter Lance  
Shirley Hooker  
Michele Ribant

**FCJPC Members**

Marcia Eib

**Call to Order**

The meeting was called to order at 4:37 p.m.

**Review the Districts within the Proposed Joint Zoning Code that have been Approved to Date**

Michele Ribant asked how the Working Group would like the new Zoning Ordinance organized. The Working Group decided on the following:

- Article 1: Purpose, Scope and Title
- Article 2: Definitions
- Article 3: General Provisions
- Article 4: Agricultural Districts
- Article 5: Residential Districts (Including Lake Districts)
- Article 6: Commercial Districts
- Article 7: Other Districts (Institutional, Industrial, etc.)
- Article 8: Applicant and Review

Michele Ribant said she would have the Districts that were already approved by the full FCJPC in binders in accordance with the aforementioned organization.

**Discussion on Uses to be Allowed in the Lake District within the Townships**

The Joint Zoning Working Group is recommending the following uses within a Lake District in the Townships; the name of the district is yet to be determined. The City will retain its Lake District and its regulations as currently designated.

<b>Residential Uses</b>		
	State licensed residential family facilities provided the facility shall not be within 1,500 feet of another State licensed residential facility	P
	State licensed residential group facilities provided the facility shall not be within 1,500 feet of another State licensed residential facility.	SLU
	Single family detached dwelling	P
	Bed and Breakfast Home	SLU
<b>Institutional Uses</b>	Place of religious worship	SLU
<b>Non-Residential Uses</b>		
	Campgrounds, public or private	SLU
	Marina (See note below)	SLU
	Accessory buildings, gardens and uses as defined in Chapter 2 and subject to Section 3.09 (See note below)	P
	Golf course or country club	SLU
	Home occupation subject to Section 3.08	P
	Municipal and public service activities	SLU
	Roadside stands subject to the provisions of Section 3.15 (see note below)	P
	Small excavations subject to the provisions of Section 3.03	P
	Ponds, subject to Section 3.13	P
	Utility substation, transmission line and switching station	SLU
	Wireless communications antenna when attached to a lawful existing telecommunications tower, water tower or other structure	P
	Wireless communication tower of under 75 feet in height wholly owned and used by a federally licensed amateur radio station operator	P

**Please note the following with regard to the uses in the proposed Lake District that is being melded from Dayton's RL District and Sheridan's LD District:**

- The following use categories will have to be studied in more depth to decide whether these developments should require cluster development, be a special use, and if so, what the standards should be for the special use, or if these use categories should be planned unit developments (PUDs):
  - Open space cluster development of up to twenty (20) dwelling units
  - Any residential development of over twenty (20) dwelling units

The use of open space cluster development should be changed to read: Open space cluster development of up to and including twenty (20) dwelling units.

- The definition of Bed and Breakfast Home should be compared to a Bed and Breakfast to determine the appropriate use within the Township Lake District. If the FCJPC decides the use within the Lake District should be a Bed and Breakfast Home, the definition should be the same as the City's definition, which is as follows:  
Bed and Breakfast Home: " A private, owner-occupied business within a residence, with five (5) or fewer guest rooms to rent where overnight accommodations are provided and where a morning meal may be provided to transients for compensation."
- The definition of Marina needs to be examined in terms of what level of activity will be allowed in the Lake District (e.g., allowing sales).
- The use category "Outdoor recreational facilities" must be defined, and then the working group will evaluate whether it should be a use within the Lake District.
- The following uses were eliminated:
  - Two-family dwelling
  - Nursing or convalescent home
  - Libraries, museums, community centers, governmental, administration, or service buildings and similar uses which are owned and operated by a governmental agency or a noncommercial organization
  - Schools, elementary, middle and high school (public, private and parochial)
  - Agricultural operation including general farming, truck farming, fruit orchards and usual farm buildings which are compliant with state GAAMPS standards, but excluding intensive livestock operation
  - Agricultural Labor Housing
  - Equine boarding stable and training facility
  - Cemeteries
  - Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales
  - Commercial kennels
  - Farm market
  - Home based business
  - Keeping livestock subject to the provisions of Section 3.23
  - Shooting, rifle and handgun ranges
  - Wireless communication tower of 75 feet and over

- Peter Lance said he will outline the language (e.g., standards) in detail of the sections of the Townships' Codes that are referred to in the above use chart, which includes:
  - Accessory buildings and uses as defined in Chapter 2 and subject to Section 3.09
  - Home occupation subject to Section 3.08 (The working group needs to review the Section 3.08 language against the regulations for home occupations in the City's current zoning ordinance.)
  - Roadside stands subject to the provisions of Section 3.15
  - Small excavations subject to the provisions of Section 3.03
  - Ponds, subject to Section 3.13
  
- There are no animal allowance requirements. Dayton's regulations call for an animal allowance requirement which is a 200' setback from adjoining property lines.

**Unfinished Business**

There was no unfinished business.

**New Business**

There was no new business.

**Discussion on General Provisions Sections for the New Joint Zoning Ordinance**

The Working Group decided to begin looking at the various regulations in each government unit's "General Provisions" section. Michele Ribant provided a list of all the topics under the City's "General Provisions" section. Peter Lance is going to provide a list of "General Provisions" for all the Townships. The working group asked that "wind turbines" – large and small be added to the "General Provisions" list.

It was also mentioned that there should be language in the Joint Zoning Code with regard to municipal exclusions.

**Next Zoning Working Group Meeting**

Monday, May 24, 2010  
 4:30 p.m.  
 Council Chambers  
 Fremont City Hall

At this meeting the Working Group will be discussing the following:

- Begin Review of the General Provisions (Garage and Yard Sale Signs)
- Review standards associated with uses in the proposed new residential district (Melding Dayton's RS District and Sheridan's R-1 and R-2 Districts)
- Review the Districts within the proposed Joint Zoning Code that have been approved to date. (Michele Ribant will provide binders for each Working Group member that will contain the approved sections of the proposed Joint Zoning Code.)

**Adjournment**

The meeting adjourned at 6:05 PM.