

**FCJPC Zoning Working Group
Meeting Notes
Fremont City Hall
Monday, January 19, 2009
4:30 – 6:00 PM**

Attendees

Jack Taylor
Shirley Hooker
Jim Breinling
Peter Lance
Bryan Gruesbeck
Michele Ribant

Review of Comparison Commercial Standards of Dayton Township, Sheridan Charter Township and the City of Fremont

Peter Lance prepared a Comparison Chart of some of the key Fremont Community Zoning Standards, which pertain to commercial districts. Based on the review of the Comparison Chart, the Working Group is recommending that the following zoning standards be incorporated in the proposed joint zoning ordinance in the West Main District (Commercial District).

Front yard: W/parking – 50' (City's standard)
W/O parking – 10' 50'

Rear yard: 20'/50' (Residential use)
Will have consultant re-examine

Side yard: 0'/30' (Residential use)

Maximum height: 3 stories/4 stories w/residential use (City's standard)

Minimum lot size: none (City and Dayton's standard)

Minimum lot width: 100' (City's standard)

Coverage limit: 90% where stormwater is collected
65% where stormwater is not collected

Window facing: 40-90% Storefront (City's standard)
20-40% 2nd floor & up
Want to include an administrative deviation

Materials: Vinyl/wood/fiber cement siding,
Brick, stone, split/decorative block

Sidewalks: Require sidewalks

Paths that align with the Town & Country Path will be included as an administrative deviation

Pole signs: Not allowed

Next Meeting

Monday, February 16, 2009

4:30 – 6:00 PM

Fremont City Hall

Council Chambers

It was decided the FCJPC Zoning Work Group will meet the third Monday of each month from 4:30 p.m. – 6:00 p.m.

At the next meeting, the Working Group will review the following District regulations to determine if they should be incorporated into the joint zoning ordinance:

- Manufactured Home Park District
- Institutional District
- Industrial District