

**FCJPC Zoning Working Group
Meeting Notes
Fremont City Hall
Monday, December 15, 2008
4:30 – 6:00 PM**

Attendees

Shirley Hooker
Jim Breinling
Peter Lance
Michele Ribant

Discussion on How Uses in the Townships could be Incorporated into the Proposed Commercial Districts

It is being recommended that the FCJPC adopt the West Main District regulations. Therefore, the Working Group reviewed the commercial uses listed in Sheridan Charter Township's Zoning Ordinance to determine if each use is addressed or needs to be addressed in the City's West Main District regulations. The Working Group made the following recommendations:

- Accessory buildings should be allowed, but a detached accessory building should be no closer to the front lot line than the RBL of the main building, and it should be at least three (3) feet from the side and rear property lines unless the structure is adjacent to a residential district or residential property in which case the accessory building should be at least ten (10) feet from the side and rear property lines. A detached accessory building shall be located at least ten (10) feet from the main building.
- Uses such as amusement parks, fair grounds and flea markets should be reviewed as possible uses under the "Rural Commercial District".
- Banquet halls and catering should be Special Uses and catering establishments without a banquet hall should be a permitted use.
- Billboards are not permitted because they are off-premise signs.
- "Contractor's offices without a storage yard" will be omitted as a category.
- "Contractor's offices with a storage yard" should be a Special Use. The use of the word "contractor" should be defined in the ordinance.
- A day care facility should be a Special Use.
- A fraternal or social club or lodge should be Special Uses.
- Funeral homes and mortuary establishments should be Special Uses.
- Include gas station/convenience store as a separate listing under the "Automotive Oriented Business" category.
- Golf course should be a Special Use.
- Municipal services are a permitted use; police station and firehouse are Special Uses.

- Nursing or convalescent homes are uses more appropriate in another District, such as the Mixed Use District or the Multi-family District.
- Outdoor recreation developments should be listed as “Outdoor recreation developments not otherwise specified” and should be a Special Use.
- Propane distribution should be allowed in the Rural Commercial District as a Special Use.
- Recreation facility, indoor (e.g., arcades, bowling, billiards) should be permitted uses.
- Restaurants, with or without alcohol, should be a permitted use; however, since adult cabaret is listed in the sexually oriented business section of the City Code, reference to “adult cabaret” as outlined in the Code can be eliminated.
- Truck and freight terminals should be allowed in a district, such as the Industrial District.
- Sexually oriented businesses should be allowed as a Special Use in some district, such as the Industrial District.
- Vehicle body and repair shops should be permitted uses.
- Video rental and sales should be included under retail sales as a permitted use.

When the use list is finalized, the working group should review which uses are Special Uses to determine if it is appropriate. The comment was made that one of the advantages for developers with regard to a form-based code is that if they satisfy all the applicable requirements in the Code, they do not have to go before the Planning Commission. Only those uses that really need to be Special Uses should be listed as such.

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

Peter Lance prepared a Comparison Chart of the Fremont Community Zoning Standards, which was distributed. The Working Group is to review it and come prepared at the next working group meeting to discuss it.

If time permits, the Working Group will also discuss how the regulations in the following districts in the City’s zoning ordinance could be incorporated into the joint zoning ordinance.

- Manufactured Home Park District
- Institutional District
- Industrial District

Next Meeting

Monday, January 19, 2009

4:30 – 6:00 PM

Fremont City Hall

Council Chambers