

**FCJPC Zoning Working Group
Meeting Notes
Fremont City Hall
Monday, June 1, 2009
4:30 – 6:00 PM**

Attendees

Jack Taylor
Peter Lance
Shirley Hooker
Michele Ribant

Review Revised West Main District (Commercial District) regulations and corresponding changes to the Definition Section of the proposed Joint Zoning Code

Michele Ribant passed out the following documents:

Revised Language for USE Definitions: This section was taken from Chapter 2 “Definitions” of the Fremont Zoning Ordinance and expanded to include uses that were outlined in the Dayton and Sheridan Charter Townships’ Zoning Ordinances.

Revised West Main District Regulations: These regulations were revised to include all the new uses that were added as a result of the review of the Dayton and Sheridan Charter Townships’ Zoning Ordinances. Other regulation changes that were proposed by the Joint Zoning Working Group to the Commercial District were also added.

After review of these documents, the Joint Zoning Working Group made the following additional changes:

1. The name of the “West Main District” should be changed to the “Urban Commercial District”.
2. “Automotive Oriented Business” should be defined in the “Definition” Section.
3. “Lumber Yards” should be taken out of the “Retail Sales” use section and put in “Automotive Oriented Business” use section.
4. The minimum lot depth of property in the West Main District should be 150 feet.
5. It should be stated in the lot coverage section of the West Main District that the maximum lot coverage is 90% where stormwater is collected and 65% maximum lot coverage where stormwater is not collected.
6. The section on side yards in the West Main District should read: “None, except on a lot where a common lot line is shared with a Residential District or use property line the main building shall be set back at least 30 ft. from the shared lot line, including any awning or balcony.”
7. The section on rear yard setbacks in the West Main District should read: “20 ft., except for lots with alley or rear service drive access where no setback is required and 50 ft. where a common lot line is shared with a Residential District or use property line.”
8. Under the “Exterior Building Wall Materials” category in the West Main District regulations “Wood designed for exterior use” should be added.

Next Meeting

The Joint Zoning Working Group is to review on their own in more detail the West Main District regulations as provided to them and come prepared to the June 15, 2009 Joint Working Group meeting to make any final recommendations for change before the regulations are distributed to the full FCJPC. At the next meeting, the Working Group will look at the zoning maps to determine which properties should be in the West Main District (Urban Commercial District).

Monday, June 15, 2009

4:30 – 6:00 PM

Fremont City Hall

Council Chambers