

**FCJPC Zoning Working Group  
Meeting Notes  
Fremont City Hall  
Fremont Council Chambers  
Monday, August 17, 2009  
4:30 – 6:00 PM**

**Attendees**

Jim Breinling  
Peter Lance  
Shirley Hooker  
Michele Ribant

**Absent**

Jack Taylor

**Create Proposed Rural Commercial District Regulations – Review C-2 Rural Commercial District Regulations from Dayton Township and Commercial District Regulations from Sheridan Charter Township for Possible Language**

Peter Lance created a comparison chart that showed the differences between Uses and Development Requirements in Sheridan Charter Township’s Commercial District and Dayton Township’s C-2 District.

Before the working group reviewed the comparison chart, they reviewed the areas in the Fremont Community that would be classified as “Urban Commercial” – formerly called the “West Main District” and the areas that would be classified as “Rural Commercial”. The working group decided they should present their draft maps of the commercial districts to the full Fremont Community Joint Planning Commission for input.

The working group reviewed the uses and decided which uses to outline in the Rural Commercial District regulations and what type of use each use should be. The working group assigned one of the following classifications to each use:

P = Permitted Use  
NP = Not Permitted Use  
SLU = Special Land Use

The working group indicated that they would ask the FCJPC whether they wanted to list uses in the Rural Commercial District that were designated as NP or Not Permitted or whether they should omit reference to them altogether since they are not permitted. With regard to uses proposed for the Rural Commercial District, the following was decided:

- The following uses must be defined: “Municipal and public service activities”, “Open air businesses”, and “Outdoor recreation developments”.
- Retail establishments should be listed in the Rural Commercial District as follows: “Retail establishments (small retail up to 8,000 sq. ft.)”, and it should be a permitted use.
- The use category “Vehicle service stations” should be combined with the use category “Gas station/convenience store”.

The following list of uses is being proposed for the Rural Commercial District:

<b>Rural Commercial - Table of Uses</b>	
<b>P = Permitted Use; NP = Not Permitted; SLU = Special Land Use</b>	
<b>Uses</b>	<b>Classification</b>
Accessory buildings	P
Upper floor, accessory apartments as part of a business	NP
Amusement parks, fair grounds and flea markets	SLU
Bank or other financial institution without drive through facility	NP
Banquet hall, catering establishment	NP
Commercial Kennels	P
Billboards	NP
Commercial mini-storage	SLU
Contractor's office without storage yard	P
Contractor's office with storage yard	SLU
Day care facility	NP
Drive through facility other than a restaurant (e.g., bank, credit union, pharmacy)	NP
Drive-through restaurants	NP
Fraternal or social club or lodge	NP
Funeral homes and mortuary establishments	NP
Gas Station/convenience store/vehicle service stations	SLU
Golf Course	NP
Health or exercise club	NP
Hospitals	NP
Hotels or motels	NP
Laundromat	NP
Medical office, including clinic	NP
Municipal and public service activities	SLU
Nursing or convalescent homes	NP
Open air businesses (e.g., used car lot)	SLU
Outdoor recreation developments (e.g., miniature golf)	SLU
Personal service establishment (e.g., salon, tailor, tanning, dry cleaning drop-off site, etc.)	NP
Professional offices	NP
Propane Distribution	SLU
Recreation facility, indoor (e.g., arcades, bowling, billiards)	SLU
Restaurants and café with no drive-through	NP
Retail establishments (small retail up to 8,000 sq. ft.)	P
Truck and freight terminals	NP
Sexually oriented business	Defer until later
Vehicle body and repair shops	SLU
Vehicle wash establishments, either self-serve or automatic	NP
Veterinary clinics and hospitals	SLU
Video rental and sales (except that video rentals are permitted as an accessory use)	P

At the September Joint Zoning Working Group meeting, the Working Group will review the comparison chart in relation to development requirements for the proposed Rural Commercial District.

**Next Meeting**

Monday, September 21, 2009

4:30 – 6:00 PM

Fremont City Hall

Council Chambers