

ORDINANCE UPDATE 2022 FINAL DRAFT

Page 2-17 Lot Coverage add ...driveways and parking lots paved or unpaved.

Pages 2-27 and 2-28 Signs (Definitions relating to):

Add – A. Abandoned Sign: Any sign, including its support structure, erected in conjunction with a particular use, for which the use has been discontinued.

Change A. Awning to B.

Change B. Awning Sign to C.

Delete current C. D. E.F. I. and K.

D. Becomes Canopy.

E. Becomes Ground Sign: A sign resting directly on the ground or supported by poles or posts not attached to a building or wall.

F. Becomes Portable Sign.

G. Becomes Sign – Change to read – A lettered, numbered, symbolic, pictorial, or illuminated visual display that is visible from a public right-of-way.

H. Becomes Temporary Sign.

I. Becomes Wall Sign.

J. Becomes Window Sign.

Page 3-3 D. Change to read – A dwelling unit shall have no side less than 24 feet at the time of manufacture, placement or construction.

Page 3-5 D. Delete first sentence.

E. Change to read- Accessory buildings less than 200 square feet shall have the front of the detached building placed even with or behind the front line of the main structure.

Page 3-6 add to I. 1. Only one guest cottage is allowed per parcel.

Page 3-8 A.3. Change to read – One temporary dwelling is allowed per parcel to permit the construction of a new dwelling or the reconstruction of a dwelling damaged by fire or natural disaster.

Page 3-9 Delete the current E. then F. becomes E.

Page 3-10 D. Add- Stairs attached or not attached to a structure or building shall meet the setback requirements of the main building.

Page 3-32 Section 3.21 PRIVATE ROADS – replace with the attached updated Private Road Ordinance.

Page 3-45 (previously page 4-1) Section 3.28 SIGNS

Keep the purpose statement and A. B. C. D. E. F. G. unchanged.

Change H. to read The light source for illuminating signs must be external and directed in a manner that will prevent light from shining onto traffic or neighboring properties. Light source(s) shall be fully shielded, directed toward the sign face, and designed to concentrate all light on the sign copy area.

J. Add to end of sentence – and public right-of-ways.

Add K. Maintenance - Maintenance standards include prohibiting the display of damaged or structurally unsound signs, signs with chipped paint, rust, cracking and damaged or faded lettering. Signs that do not meet these conditions are subject to the following:

1. The Township Zoning Administrator shall have the authority to determine whether a sign is unlawful or has been abandoned. Such determination is subject to appeal by an aggrieved person to the Zoning Board of Appeals. The Township Zoning Administrator may order the removal of such signs in accordance with the following procedure:

a. Determination. Written notification of the determination and any order for removal shall be provided by certified mail to the owner, operator or person having beneficial use of the property upon which the sign is located.

b. Removal. Abandoned or unlawful signs shall be removed within sixty (60) days after notification of a determination and order for removal by the Township Zoning Administrator. All support structures and components shall be completely removed.

2. Signs determined to be in a damaged condition by the Zoning Administrator shall be repaired or removed within sixty (60) days after notification by certified mail. If such action is not taken by the owner, operator or person having beneficial use of the property where the sign is located, the Zoning Administrator shall have the authority to order the repair or removal of the damaged sign. The owner shall reimburse the township for repair or removal costs, or the township may place a lien on the property for such expenses.

3. *Unsafe signs.* The Zoning Administrator shall contact the sign owner to request that the unsafe condition be corrected.

Delete references to UNLIT SIGNS and ILLUMINATED SIGNS

Add:

Permanent signs not to exceed a total of 24 square feet of sign face with a maximum height of 6 feet are allowed per parcel.

Additional temporary signs not to exceed a total of 12 square feet of sign face with a maximum height of 6 feet are allowed per parcel.

Pole or post signs shall have a maximum height of 6 feet.

One wall sign not to exceed 24 square feet is allowed per parcel.

One awning sign not to exceed 15% of the front area of the building is allowed per parcel.

Keep the severability clause as noted on page 3-46 (the old page 4-2).

Page 5-2 Add to Commercial Small Cell Communication Facility – (subject to Section 3.36)

Add to accessory uses- SIGNS (subject to Section 3.28) P permitted Ag.

Page 6-2 Add to Commercial Small Cell Communication Facility – (subject to Section 3.36).

Page 6-3 Add to accessory uses- SIGNS (subject to Section 3.28) P permitted R/A, and R.

Pages 7-6 to 7-8 renumber to pages 7-1 to 7-3.

Add to Commercial Small Cell Communication Facility – (subject to Section 3.36)

Add SIGNS (subject to Section 3.28) P (permitted).

Page 8-2 Delete typo Article 8 commercial and mixed use districts.

Add to Commercial Small Cell Communication Facility – (subject to Section 3.36)

Page 8-4 Add – SIGNS (subject to Section 3.28) P permitted C and RMU/PUD.

Page 11-1 Add to Commercial Small Cell Communication Facility – (subject to Section 3.36.

Page 11-2 Add SIGNS (subject to Section 3.28) P

Page 12-4 C.9. Property lines and dimensions as determined by a staked land survey bearing the seal of the professional licensed surveyor preparing the Site Plan.

Page 12-5 Delete C.18.

Page 14-35 3. Add k. The applicant shall enter into a road use agreement with the Allegan County Road Commission or the Michigan Department of Transportation to cover all costs of all road damage resulting from the construction of the WECS.

6. Change 6 to 8 foot.

Page 14-36 8. Change to read : WECS towers shall be setback a horizontal distance equal to 1.5 times the tower height or 500 feet from the edge of the road right-of-way whichever is greater. WECS towers shall be setback a horizontal distance equal to 3 times the tower height or 1300 feet from all non participating property lines whichever is greater.

Page 14-36 14. Add a first sentence to read – A sign not to exceed 24 square feet in area shall be placed at the road access to the WECS facility to warn visitors about the potential danger of falling ice. Each WECS tower shall have one sign not to exceed 2 square feet in area posted at the base of the tower. The sign shall contain the following information:

Keep a. b. c. d.

Page 14-36 16. Change to read: No utility scale WECS facility shall be installed in any location where its proximity to existing fixed broadcast, retransmission, or reception antennae for radio, television, wireless phone or other personal communication systems would produce interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that will restore reception to at least the level present before the operation of the WECS facility. No utility scale WECS facility shall be installed in any location within the line of sight of an existing microwave communication link where the operation of the WECS facility is likely to produce electromagnetic interference in the link's operation.

Page 14-37 20. Change to read – A shadow flicker analysis shall be done at occupied structures including their surrounding yards, livestock structures and livestock lots to identify the locations of shadow flicker that may be caused by the project and the expected duration of the flicker at these locations from sun-rise to sun-set over the course of a year. The Site Plan shall identify problem areas where shadow flicker may affect occupants or livestock and show measures that shall be taken to eliminate or mitigate the problems.

Page 14-37 25. Change to read: The applicant shall submit a decommissioning plan describing the intended disposition of the WECS facility at the end of its useful life or if deemed

abandoned, that is, not used for 6 successive months. The plan also shall describe how the land will be restored.

Page 14-38 26. Change to read - The applicant shall maintain a current general liability insurance policy covering bodily injury and property damage with limits of at least \$5 million dollars per occurrence and \$20 million dollars in the aggregate, and provide proof that it meets the insurance requirement to the Zoning Administrator prior to approval of the SLU. The applicant shall also maintain a performance bond made out to Ganges Township sufficient to cover 125% of the estimated cost of removal of the abandoned or decommissioned WECS facility and the restoration of the property to its original condition before construction can begin. This bond must be indexed to the Federal Consumer Price Index and the bond company shall notify Ganges Township if the bond is about to expire or be terminated.

Page 14-43 2. Change amount of the aggregate to \$3 million.

Page 16-4 Add to 4. A staked land survey of the parcel bearing the seal of the licensed professional surveyor preparing the land survey must accompany the variance application along with appropriate property markings on site to indicate the location of the variance request.