

ZONING ORDINANCE CHANGE NOTICE

Revision 4.2 to 4.3

The Glen Arbor Township Board adopted the following changes to the Glen Arbor Zoning Ordinance on Tuesday, May 19, 2009. The new ordinance will take effect on Thursday, June 26, 2009.

A complete copy of the text of the zoning ordinance amendments is available for inspection at the Glen Arbor Township office, 6394 W. Western Avenue, Glen Arbor, Michigan 49636 during regular business hours [and on line at <http://www.glenarbortownship.com/pzcomm>]

A summary of the adopted changes follow:

- 1) Rental permitted in residential districts.
 - 2) Add Item **H** to Section XIV.8 - SITE PLAN REVIEW AND APPROVAL STANDARDS
All alterations or changes to the site plan after review and approval of the Planning Commission must be submitted to the planning commission with drawings and other information before the changes or alterations can be made.
 - 3) Add Item **I** to Section XIV.8 - SITE PLAN REVIEW AND APPROVAL STANDARDS
Professionals and Consultants: The Zoning Administrator or Planning Commission may require the applicant to reimburse the township for a professional or consultant to address any issues in the above standards that are beyond their reasonable competence of resolving. The applicant shall reimburse the township for any fees resulting out of such engagement by the township.
 - 4) Add Item **P** to Section XIV.7 - REQUIREMENTS FOR SITE PLAN
Site plans that encompass one or more defined parcels must relate the legal and continued use across parcel boundaries utilizing one of the following methods:
 1. Combine the parcels under one legal description.
 2. Assign one parcel as a master parcel for the activities and record a restrictive covenant, in favor of the township, for each subordinated parcel as part of the master parcel use as illustrated in the site plan that prohibits the use of said lot for any other purpose, except as part of the use approved for the master parcel, without the permission of the Planning Commission. If the use of the site is discontinued or changed, as approved by the Planning Commission, the encumbering restrictive covenant may be rescinded by the Township Board.
- Change Items **G** and **H** Section XIV.7 - REQUIREMENTS FOR SITE PLAN, adding the sentence: "The site plan drawing will be drawn to scale and dimensioned."
- 5) Add Item **A.4** to Section XIV.3 - LAND-USE PERMITS
The Zoning Administrator may require applicant to provide proof that a non-conforming lot is legal, as being a lot of record established before October 1975.
 - 6) Add Item **A.7** to Section XIII.6 - Off Street Parking Minimum Requirements
Commercial use that is not retail or restaurant – 1 per 3 customers served.