

CITY OF PLYMOUTH
PLANNING COMMISSION – REGULAR MEETING
WEDNESDAY, MAY 11, 2016
7:00 P.M.

Mission:

The Planning Commission considers the development and current and future land use within the City of Plymouth so as to preserve the health, safety and welfare of our residents and business owners. We are an unpaid volunteer body of City residents appointed by the City Commission. We act as an advisory body considering land use, zoning and planned developments making recommendations for the City Commission to vote upon to become policy.

Meeting called to order at _____ P.M.

1. PLEDGE OF ALLEGIANCE

ROLL CALL

Jennifer Frey	Jim Frisbie	Jennifer Kehoe
Charles Myslinski	Joseph Philips	Conrad Schewe
Scott Silvers	Karen Sisolak	Jim Mulhern

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES
Regular Meeting – April 13, 2016

4. APPROVAL OF AGENDA

5. PUBLIC HEARINGS

Opened Public Hearing at _____ pm
PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS OF:

1. 78-21-Definitions,
2. 78-43, Single Family Dwelling Unit Standards
3. 78-53, Single Family Dwelling Unit Standards
4. 78-191- Notes to Schedule,
5. 78-217, Projections into Setbacks
6. 78-273, Residential Driveways

Closed Public Hearing at _____ pm

6. NEW BUSINESS:

1. SITE PLAN REVIEW FOR:

SP16-03 Cross Fit Forgiven
 770 Davis
 Zoned: B-1, Local Business
 Applicant: Brent Gostomski

7. OLD BUSINESS:

1. Potential Ordinance Amendment - Double fences on property lines
2. Potential Ordinance Amendment - Finished grade must match the original grade
3. Schedule forthcoming meeting for required review of lighting ordinances
4. Roof pitch review & discussion

8. REPORTS AND CORRESPONDENCE:
Master Plan Review Update

9. COMMISSIONER COMMENTS:

10. MOTION TO ADJOURN

2016 Planning Commission Goals

1. Deliver to the City Commission a revised & modernized Master Plan and collaborate with City Commission on the Capital Improvement plan process.
2. Recommend a sustainable reforestation plan.
3. Review Residential, Single Family Ordinances.
4. Review Lighting Ordinances for required updating.
5. Develop and participate in new and ongoing Planning Commissioner training.

City of Plymouth 2016 Goals

The City Commission met on January 4th to conduct a formal goal setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions, and Administration members.

- * Resolve last issues regarding dissolution of Plymouth Community Fire Department Agreement (primarily pension issues)
- * Work collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality arts & recreation complex.
- * Develop a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.
- * Develop funding plan for future capital improvements.
- * Work collaboratively with the DDA, community leaders and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, April 13, 2016

The regular meeting was called to order at 7:00 P.M. by Chairperson Mulhern.

1. ROLL CALL

MEMBERS PRESENT: Jennifer Frey, Jennifer Kehoe, Charles Myslinski,
Joseph Philips, Conrad Schewe, Scott Silvers, Karen Sisolak
and Jim Mulhern

MEMBERS ABSENT: Jim Frisbie; excused

OTHERS PRESENT: John Buzuvis, Community Development Director
Sally Elmiger, City of Plymouth Planner

2. CITIZEN COMMENTS:

None.

3. APPROVAL OF MINUTES

A motion was made by Comm. Philips supported by Comm. Schewe, to approve the meeting minutes from the March 9, 2016, as amended.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Schewe supported by Comm. Frey, to approved the agenda as presented.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARINGS:

None.

6. NEW BUSINESS:

1. SITE PLAN REVIEW FOR:

SP16-02 Sal's Pizzeria
584 Starkweather
Zoned: MU-Mixed Use
Applicant: DJ Maltese Construction Company

Sally Elmiger, Planner, explained the applicant proposes to operate a deli and café, with a pizza oven, on the first floor of an existing building with two small proposed additions and two apartments located on the second floor. The setbacks are existing except for one modification on the south side for the proposed addition to be used for the pizza oven. The amended plans will show one change at the rear or east side of the building for another proposed addition where the cooler will be relocated, which will require a variance for that setback. The previous parking plan shows the parking was deficient and shows the parking being shared with an adjacent property owner, and this change of use requires additional off-street parking. Ms. Elmiger said there isn't an actual survey provided to show the property lines and the applicant will need a loading and unloading space that may take away a number of parking spaces from the area around the building. The applicant shows seven parking spaces located on site. The applicant plans to obtain additional parking with the Church, to the east located within 300 feet. The applicant will need to provide documentation of this required agreement also written information stating that these spaces are in excess of those required for the adjacent owner's use or that the operating times do not overlap will also need to be provided. Ms. Elmiger said the applicant needs to address the following:

- A. Variance required for cooler addition.
- B.
 1. Confirm maximum occupancy with Building Official.
 2. Planning Commission to determine required number of parking spaces.
 3. Agreement with Church permitting use of excess parking spaces.
 4. Written information indicating that excess spaces are not required for adjacent property owner's use, or operating times don't overlap.
- C.
 1. Light fixture at new pedestrian door on north elevation.
 2. Description of how refuse will be handled.

Dominic Maltese, Builder and Joe Ventura, Owner, explained the business started out being a delicatessen with dry goods and now has progressed into a pizzeria with carry-outs. The sitting area consists of 900 sq. ft. along with the previous fish market area with storage. The outside awning will be lighted to appear as an old Italian market. Mr. Ventura explained the entrance walkway layout for the apartments being separate from the business entrance. Mr. Maltese explained the two 2nd story apartments currently have one tenant each with only one person that drives.

The Planning Commissioners had discussion regarding the following subjects:

Comm. Myslinski asked about a survey for this property and what the dashed lines represent on the plans. He felt the property line for the Starkweather Avenue side may be in error as the 66 foot R-O-W width of the street does not match up with the plans.

Mr. Maltese answered that the site is currently being surveyed by a land surveyor. Ms. Elmiger commented that the Planning Commission may want to condition their motion on the applicant providing a survey and also that the parking spaces shown are on their property.

Comm. Myslinski had concerns with the site plan exactly and factually representing the site.

Ms. Elmiger stated that outdoor dining portion, shown on the plans, is on private property and should not require an outdoor dining permit.

Comm. Frey spoke about maintaining passage on the sidewalk with a possible sidewalk café tables and chairs going on them. John Buzuvis explained that if the private sidewalk café

infringes upon the public sidewalk area the outdoor dining policy guidelines states: *the applicant must show a minimum of six feet of sidewalk width for pedestrian traffic in sidewalk café areas.* Mr. Maltese explained they will have a designated walking area between the tables and parking spaces for pedestrians.

Comm. Myslinski asked about the four parking spaces (located between the cooler and the pizza oven) if the applicant does not own lot 27, without the owner permission to use the approach feeding Crawford's parking lot, how will the applicant have access to these four parking spaces? Ms. Elmiger responded that she had scaled this area and found them just to be about twenty feet with a small portion of those parking spaces being located on the adjacent lot and stated the applicant will need an access agreement from the adjacent property owner. Mr. Ventura responded that the access agreement for the shared approach has been in place for decades, but the adjacent property owner told him she does not want to share the parking. Ms. Elmiger said she would like this access agreement also provided. Comm. Frey asked about the five parking spaces located on east side of the building, and needed to see what was located on the next lot, showing the drive aisle access for these five parking spaces. Mr. Maltese explained the layout and will provide the details on the next drawings.

Mr. Maltese stated if needed, the walk-in cooler can be moved to the north side of the building with the brick surround, to accommodate more parking.

Comm. Philips asked the applicant to provide drawings that show if the parking and access areas are not completely on your property, the adjacent areas will need to be delineated indicating how they are accessed along with their agreements and also the drawing or survey should show the sidewalks along with the street R-O-W's, along with the required barrier free parking spaces shown, to allow this board to make an informed decision.

Comm. Kehoe discussed reducing the parking for this site she felt for the following reasons:

1. The site is not currently overrun with excessive parking,
2. parking can be found also on the street,
3. The area is a walkable neighborhood
4. By allowing the minimum parking, it will not promote large parking lots that goes against walkability and other items the Planning Commission is currently promoting.

Comm. Sisolak asked about deliveries with one parking spot reserved for the driver.

Comm. Schewe would like the confirmation on if Spring Street, adjacent to this property, is publically or privately owned

Comm. Myslinski would like to see the real representation of all the property lines.

Comm. Frey suggested moving some of the parking to the north.

Chair Mulhern asked about the dumpster & signage and Mr. Maltese explained the dumpster will be located on the southeast corner of the lot and the signage will be revised with possibly some name signage also, on the windows.

Ms. Elmiger stated that each apartment is required to have two parking spaces, per the Ordinance.

Comm. Philips spoke about the applicant providing the required information for parking reduction that will occur with the two small additions.

Chair Mulhern would like the applicant to provide the following information:

- Access Agreement (south)
- Cooler location confirmation
- Sally's summary conditions on her review:
 - A.) *Variance required for cooler addition.*
 - B.) *1. Confirm maximum occupancy with Building Official. 2. Planning Commission to determine required number of parking spaces. 3. Agreement with Church permitting use of excess parking spaces. 4. Written information indicating that excess spaces are not required for adjacent property owner's use, or operating times don't overlap.*
 - C.) *1. Light fixture at new pedestrian door on north elevation. 2. Description of how refuse will be handled.*
- Site Survey
- Driveway on east to parking- (connection)
- Amount of parking spaces and rationale for the reduced parking

A motion was made by Comm. Kehoe, supported by Comm. Philips to table SP16-02, 584 Starkweather, Site plan review, until the required information (listed above) has been received.

YES FREY, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

2. Training Discussion – Planning Commissioners roles and responsibilities

Ms. Elmiger spoke about the proposed training for the Planning Commissioners, John Buzuvis, CDD, will send out an email on some possible dates and would like if any other information is requested to please let Mr. Buzuvis know.

3. Open Meetings Act information

Mr. Buzuvis spoke about a recent training session with the City Attorney.

4. Discussion – Summary vision of appropriate home building envelopes

- Floor area ratio
- Roof angle/pitch
- Lot coverage percentage, concrete/impervious surfaces
- Maximum height & calculation
- Design guidelines

Chair Mulhern described Phase II of home massing- to provide a clear vision within the Master Plan and Ordinances of language related to desirability and walkability characteristics within the neighborhoods.

A meeting is scheduled next week, along with Sally Elmiger, Planner, for moving forward with the scope of work and review of the Master Plan. There was discussion regarding design standards – desired characteristics

Comm. Philips described height and calculation as it relates to walkability without legislating Design, other communities have a roof restriction of 3/12 with an outcome that restricts the design. Comm. Philips said he would like to modify with something that's easy to understand.

Ms. Elmiger stated the Master Plan is the basis for all zoning.

Comm. Silvers spoke about form based codes that may, potentially, run parallel with the City codes/ordinances

Public Comments

Jason Konopka, 345 Parkview, spoke about the Master Plan and asked if we model ours after another Community. Comm. Kehoe answered no, they do not, but they do have the City's Planner to help with the Master Plan for any changes to be made to make it more usable.

Michael Vaz, 1075 Roosevelt, questioned what is the gap between the master plan and the Ordinances now. Comm. Kehoe responded that the gap exists, in places, and the current Master Plan is well written but the Ordinances do not support the vision. Chair Mulhern stated they would like more clarity on what a desirable walkable residential community is, so that it is not overbuilt and is respectful to the character of the neighborhood and when new residents come into the neighborhood that they build a home that fits and that's where the Master Plan needs to be more declarative and prescriptive about residential home building so that the Ordinances can catch up. Comm. Silvers spoke about a possible three years it may take to implement potential ordinance amendments based on the revised Master Plan.

7. OLD BUSINESS:

1. Zoning Ordinance Amendments 78-43 and 78-53, Front Porches in front setback (new and existing homes)
2. Ordinance Revision- Adjacent Driveways
3. Ordinance Revision- Porte Cocheres
4. Zoning Ordinance Amendments 78-21-Definitions, 78-191- Notes to Schedule, 78-205-Residential Entranceway, 78-208- Residential Fences, 78-260- Regulations, 78-270-Off –Street Parking Requirements, and 78-291, Automobile Car Wash.
(Required Yard and Non-Required Yard modified to setback)
5. Potential Ordinance Amendment - Double fences on property lines
6. Potential Ordinance Amendment - Finished grade must match the original grade

Sally Elmiger, Planner, explained the changes made to the first three ordinances, listed above, per her Memo dated, April 5th. There was discussion and one image with the two-foot setback for residential (listed below the image) was decided.

Comm. Kehoe is not in favor of this ordinance and stated it goes against what we are working for with the Master Plan.

Comm. Philips would like change the following:

Page 2 (10), eliminating the word "façade" adding "exterior wall", and striking the words "the living area for the residential dwelling".

Change "home, unit, or building" to like terms ex: dwelling.

Page 3, 3, ii, Use not more than, but eliminate not less than. Add "the elevation of first finished floor".

Page 3, 4, ii, remove "outside", adding -the "front" edge and adding the "average" front yard setback.

There was discussion regarding existing houses that build garages in the rear yard, would get a front yard setback incentive. The incentive would allow the applicant to put a front covered porch into the front yard setback by up to six feet. It was decided to place a condition in writing that the garage must be built to receive the front yard setback incentive.

Page 4, (12), change existing "home" to "dwelling".

Page 5, g., All porte cocheres must be entirely open and changing modest columns to "maximum 18 inches square". (*only for those that are infringing into the setback*)

Page 5, d. ii, adding to the columns porte cochere "nine foot six (9.6)" with a foot for the column and changing (13) above, from "twelve (12) feet from the front property line" to "thirteen (13) feet from the side property line".

There was discussion on the width of the Porte Cochere columns and it was not decided on whether to change the dimensions (listed above) on Page 5.

Page 6, Sec. 78-53, Change Single Family to "Two Family" dwelling unit standards. Ms. Elmiger to look into the correct title for this.

Page 7, (10) changing living area to "front wall".

Page 7 (11), Remove "and Two Family", in both places.

Ms. Elmiger explained the Two-Family section of the Ordinance allows single-family dwellings, so the single family standards should be in the two-family section of the Ordinance. Ms.

Elmiger said if a RT zoned property wants to build a single-family home the setback requirements for RT would apply to this property.

Brent Strong, Building Inspector, suggested using the incentive porch by restricting the lot coverage instead of the four feet into the front yard setback (*for ex: 50% of the porch will not count towards lot coverage*).

Comm. Philips suggested averaging, (on what currently exists), 90% of the setback to the main body of the house, except for covered porches. Ms. Elmiger continued saying- and the covered porch could be four feet from that average

Comm. Kehoe spoke about homes with similar setbacks, the difference between a house with a porch and a home without a porch would be quite a bit. Brent Strong said people who are putting on additions will add on a front porch, if there isn't one existing.

Page 11, Roof Area: add "Porte Cochere" to Cornices, eaves, overhangs brackets, & soffits.

Under Mechanical equipment, to change not permitted to "Permitted and also add (under into side yard setback) two feet from property line and adding generators are not allowed in the

side yard setback.

A motion was made by Comm. Philips, supported by Comm. Silvers to schedule a Public Hearing at next month's meeting, for the Ordinance revisions.

YES FREY, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

Residential Fences & Accessory Building Graphics

Sally Elmiger, Planner, explained the changes made to the graphics on residential fences. Comm. Myslinski asked if the fence to the street would need to be revised on Street 3. Ms. Elmiger answered that the sidewalk could be added to the graphics to show a better delineation of the property lines.

Comm. Philips asked for the accessory building to line up the same as in the fence graphics and asked if the houses could be shortened in the graphic(s) so that they appear more like ten foot away and also the front porches should not appear to be located within the front yard setbacks.

Double Fences on Property Lines

Ms. Elmiger spoke about speaking with the City of Dearborn and they do have an Ordinance that allows double fences but, if you cannot decide between neighbors, the building Official will decide. They have a form for the neighbor to sign if they have no problems with the fence, If the neighbor does not want to sign the document, then the building official decides. Craig Strong, Building Official, spoke about another Community that when neighbors disagree, they allow the fence to be put in one inch inside the property line. There was discussion on fences.

Ms. Elmiger suggested changing the Ordinance to not allow double fences and to allow fences that allow air flow.

John spoke about the revisions to the Ordinance

Finished grade must match the original grade

Brent Strong, Building Inspector, spoke about new home grades and the consequences of new homes with their water drainage/run-off having an impact on the neighbors property. Mr. Strong explained to prevent that the builder must now submit a Grade Certificate Survey that certifies the water drainage does not negatively impact neighboring properties, per the surveyor.

Ms. Elmiger spoke about requiring the new homes first floor finished height to be consistent with the adjacent homes height. Ms. Elmiger said this will allow the first floor basement to be three feet above the existing grade, they would establish the grade consistent with the homes adjacent to them, requiring the averaged grade information to be provided to determine the building height. Ms. Elmiger further explained the maximum height is also based upon the size of the lot and therefore the larger the lot the taller the home and with smaller lots these homes would not be as tall. There was discussion on various scenarios of grade elevations on lots.

8. Reports and Correspondence:

Master Plan Review Update

To be covered at the next meeting.

9. Commissioner Comments:

None.

10. MOTION TO ADJOURN

A motion was made by Comm. Schewe and supported by Comm. Kehoe to adjourn.

Meeting adjourned at 10:56 PM.

Respectfully Submitted,
Marleta S. Barr,
Community Development Department,
Office Manager



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
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(734) 662-1935 Fax

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

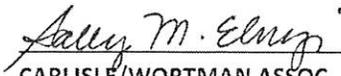
DATE: May 4, 2016

RE: Single-Family and Two-Family Dwelling Standards

The Planning Commission has scheduled a public hearing on the proposed text changes to single-family dwelling standards in the Single-Family and Two-Family Residential zoning districts. Per the comments received at the April 13 Planning Commission meeting, we have made the following changes. Note that the new language is in "orange" text. We have also provided a "clean" copy for easier reading.

- Eliminated all the photos of the porte-cochere, left space for a new photo and graphic example, and added a note explaining that the photo/graphic does not illustrate all zoning requirements.
- Made the language more consistent throughout the document by replacing "home," "residence," "building" and other terms with "dwelling" where appropriate.
- Clarified that the depth of an attached garage is now measured from the front exterior wall of the dwelling.
- Changed the elevation of the front porch to match the existing finished first floor.
- Added language that requires a qualifying garage to be constructed before the final Certificate of Occupancy for a new residential dwelling can be issued.
- Added language requiring that the qualifying existing or new garage must be constructed before the front porch (for existing residential dwellings).
- Added language for minimum width of side yard for a porte-cochere and maximum column size.
- Separated air conditioning condensers and generators in the table for projections into yards, and listed separate allowances for each.

We look forward to discussing this with you further.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: John Buzuvis

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*

R. Donald Wortman, *Principal* John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal*
Brian Oppmann, *Associate* Laura K. Kreps, *Associate*

MARKED UP

February 2, 2016
Rev. March 2, 2016
Rev. April 5, 2016
Rev. May 4, 2016

ARTICLE II. – DEFINITIONS

Porte Cochere means an unenclosed, roofed structure located on the same lot, which extends from the principal building dwelling over an adjacent driveway that is designed to let vehicles pass under and used for the shelter of those getting in and out of vehicles.

(INSERT PHOTO AND GRAPHIC OF PORTE COCHERE FROM PC MEMBERS)

NOTE: The purpose of the above graphics is to show examples of a porte-cochere. The graphics are not intended to illustrate all of the requirements in this ordinance.

ARTICLE IV. – R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS

[No changes proposed to Sections 78-40 through 78-42]

Sec. 78-43. - Single family dwellings unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

- (1) Dwelling unit shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.
- (2) Dwelling unit shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes dwellings in the area.
- (3) Dwelling unit shall be provided with exterior finish materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (4) Dwelling unit shall be provided with roof designs and roofing materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (5) Dwelling unit shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.
- (7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling unit, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes dwellings within 300 feet. If the area within 300 feet does not contain any such homesdwellings, then the nearest 25 similar type dwellings shall be considered.
- (8) Attached garages that face the street are allowed on lots that are 60 feet wide or greater.
- (9) The total width of a garage attached to a single family dwelling shall:
 - a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and
 - b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.

- (10) ~~Attached garages shall not protrude more than six feet~~ be located at least four feet in front of/behind the front façade or covered porch of the front exterior wall of the residential dwelling, but in no case shall be closer than thirty (30) feet from the front property line.

(11) Front Porch Exception for New Single Family Dwellings:

New single family ~~homes~~ dwellings are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the ~~home~~ dwelling or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the ~~house~~ dwelling, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
- Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
- Allowing space on the ~~home's~~ dwelling's front façade for windows and other human-scaled architectural elements; and
- Allowing space on the ~~home's~~ dwelling's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.

a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:

- a1. The project includes construction of a new single family ~~residence~~ dwelling on the lot; and
- b2. The project includes construction of a new garage which is located either in the rear of the new ~~building~~ dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for future continued use as a garage which is located in the rear third of the lot; and ~~Projects that do not include a new garage are not eligible for the front yard porch exception.~~
- e3. The front porch that is located in the front yard setback must be:
 - i4. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 - ii2. No ~~less than four inches or more than eight and one-quarter inches~~ from the elevation of the ~~front door~~ finished first floor (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and
 - iii3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 - iv4. Covered with a roof; and
 - v5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and

- d4. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
 - i. The front setback line shall equal the setback required by sections 78-190 and 78-191, and
 - ii. Front yard setback averaging, as described in section 78-191(o), shall not apply. If the property owner chooses to apply front yard setback averaging, then the outside front edge of the porch shall be located at the average front setback line, and shall not project into the average front yard setback.
- e5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a1" through "d4" above.
- 6. The final Certificate of Occupancy for the residential dwelling shall not be issued until construction of the qualifying garage is complete.

(12) Front Porch Exception for Existing Single Family Dwellings

To support walkability throughout the city as described in (11) above, existing single family homes dwellings which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing home dwelling must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:

- a. The project includes construction of a new garage which is located either in the rear of the existing residential building dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for future continued use as a garage which is located in the rear third of the lot; and
- b. The front porch that is located in the front yard setback shall be:
 - 1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 - 2. No less than four inches or more than eight and one-quarter inches from the elevation of the front door finished first floor (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and
 - 3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 - 4. Covered with a roof; and
 - 5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
 - 6. Does not exceed 80 percent of the width of the existing front elevation of the dwelling.

- c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
 - 1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and
 - 2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and
 - 3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.
- d. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a" through "c" above.
- e. The qualifying existing garage or new garage must be constructed before constructing the front porch.
- f. Existing residential ~~buildings-dwellings~~ with an existing attached garage that faces the street are not eligible for this front porch exception.

(13) Porte-Cocheres on Single Family Residential Dwellings

One porte cochere, as defined by this ordinance, may be attached to a single family dwelling over a driveway to provide shelter for passengers entering and existing vehicles parked in the driveway. A porte cochere may only be attached to a residential dwelling if the residential dwelling is set back a minimum of ~~twelve (12)~~thirteen (13) feet from the frontside property line. A porte cochere shall be included in the lot coverage calculation and shall be constructed to meet all of the following standards:

- a. Only one porte cochere is allowed per lot.
- a-b. The porte cochere shall not be greater than 250 square feet in area.
- b-c. The porte cochere shall meet the front yard setback requirement.
- d. The porte cochere may be located within a side yard setback if the following requirements are met:
 - i. The existing lot width is sixty (60) feet wide or less, and
 - ii. The porte cochere is placed over a driveway that has a minimum width of nine (9) feet, and
 - iii. The minimum distance between the dwelling wall and the opposite porte-cochere columns shall be 9.5 feet.

iv. No element of the porte cochere shall be located no closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters.

v. Columns located in the side yard setback shall not be greater than 18 inches square in size.

ede. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight (8) feet.

def. The maximum overall height to the top of the roof shall not exceed 11 feet, but shall be no taller than the finished floor elevation of the second floor. The roof structure shall be no more than two feet deep shall not exceed a 3/12 pitch.

efg. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future not be enclosed in any way by walls or other barriers other than the residential dwelling wall.

fgh. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.

ghi. On corner lots, only one porte cochere is allowed per lot. The porte cochere shall be constructed of materials consistent with the main structure.

ARTICLE V. – RT-1 TWO FAMILY RESIDENTIAL DISTRICTS

[No changes proposed to Sections 78-50 through 78-52]

Sec. 78-53. - Single family dwelling unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

- (1) Dwelling unit shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.
- (2) Dwelling unit shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other ~~homes~~ dwellings in the area.
- (3) Dwelling unit shall be provided with exterior finish materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (4) Dwelling unit shall be provided with roof designs and roofing materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.

- (5) Dwelling unit shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.
- (7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes dwellings within 300 feet. If the area within 300 feet does not contain any such homes dwellings, then the nearest 25 similar type dwellings shall be considered.
- (8) Attached garages that face the street are allowed on lots that are 60 feet wide or greater.
- (9) The total width of a garage attached to a single family dwelling shall:
 - a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and
 - b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.
- (10) Attached garages shall ~~not protrude more than six~~ be located at least four feet in front of behind the front façade or covered porch of the living area for front exterior wall of the residential dwelling, but in no case shall be closer than thirty (30) feet from the front property line.

(11) Front Porch Exception for New Single Family and Two Family Dwellings

New single family ~~and two family~~ homes dwellings are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the home dwelling or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the housedwelling, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
 - Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
 - Allowing space on the home's dwelling's front façade for windows and other human-scaled architectural elements; and
 - Allowing space on the home's dwelling's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.
- a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating

lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:

- a1. The project includes construction of a new single family ~~or two family~~ residence on the lot; and
- b2. The project includes construction of a new garage which is located either in the rear of the new ~~building dwelling~~ (attached) or in the rear third of the lot (detached), ~~or retains an existing detached garage for future continued use as a garage which is located in the rear third of the lot lot; and~~ Projects that do not include a new garage are not eligible for the front yard porch exception.
- c3. The front porch ~~that is located in the front yard setback must be:~~
 - 1i. Single-story in height, no higher than 15 feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 - 2ii. No ~~less than four inches or more than eight and one-quarter inches~~ from the elevation of the ~~front door finished first floor~~ (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and
 - 3iii. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 - 4iv. Covered with a roof; and
 - 5v. Unenclosed by walls, windows or other enclosure ~~at the time it is constructed or at any time in the future~~. This standard does not include open railings and balustrades; and
- d4. The front setback line used to determine where the front porch can be located on the lot shall ~~be established using all of the following standards:~~
 - i. ~~The front setback line shall equal the setback required by section 78-190 and 78-191, and~~
 - ii. ~~Front yard setback averaging, as described in section 78-191(o), shall not apply. If the property owner chooses to apply front yard setback averaging, then the outside front edge of the porch shall be located at the average front setback line, and shall not project into the average front yard setback.~~
- e5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a1" through "d4" above.
6. ~~The final Certificate of Occupancy for the residential dwelling shall not be issued until construction of the qualifying garage is complete.~~

(12) Front Porch Exception for Existing Single Family and Two Family Dwellings

To support walkability throughout the city as described in (11) above, existing single family and two family homes dwellings which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing home dwelling must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:

- a. The project includes construction of a new garage which is located either in the rear of the existing residential building-dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for future continued use as a garage which is located in the rear third of the lot; and
- b. The front porch that is located in the front yard setback shall be:
 1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 2. No less than four inches or more than eight and one-quarter inches from the elevation of the front door (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and
 3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 4. Covered with a roof; and
 5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
 6. Does not exceed 80 percent of the width of the existing front elevation of the dwelling.
- c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
 1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and
 2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and
 3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.
- d. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a" through "c" above.
- e. The qualifying existing garage or new garage must be constructed before constructing the front porch.
- f. Existing residential buildings-dwellings with an existing attached garage that faces the street are not eligible for this front porch exception.

(13) Porte-Cocheres on Single Family Residential Dwellings

One porte cochere, as defined by this ordinance, may be attached to a single family dwelling over a driveway to provide shelter for passengers entering and existing vehicles parked in the driveway. A porte cochere may only be attached to a residential dwelling if the residential dwelling is set back a minimum of ~~twelve (12)~~thirteen (13) feet from the ~~frontside~~ property line. A porte cochere shall be included in the lot coverage calculation and shall be constructed to meet all of the following standards:

- a. Only one porte cochere is allowed per lot.
- b. The porte cochere shall not be greater than 250 square feet in area.
- bc. The porte cochere shall meet the front yard setback requirement.
- d. The porte cochere may be located within a side yard setback if the following requirements are met:
 - i. The existing lot width is sixty (60) feet wide or less, and
 - ii. The porte cochere is placed over a driveway that has a minimum width of nine (9) feet, and
 - iii. The minimum distance between the dwelling wall and the opposite porte-cochere columns shall be 9.5 feet.
 - iv. No element of the porte cochere ~~shall be~~ located ~~no~~ closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters.
 - v. Columns located in the side yard setback shall not be greater than 18 inches square in size.
- ede. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight (8) feet.
- def. The maximum overall height to the top of the roof shall ~~not exceed 11 feet, but shall be no taller than the finished floor elevation of the second floor. The roof structure shall be no more than two feet deep~~ shall not exceed a 3/12 pitch.
- efg. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future ~~not be enclosed in any way by walls or other barriers other than the residential dwelling wall.~~
- fgh. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.
- gi. On corner lots, ~~only one porte cochere is allowed per lot.~~ The porte cochere shall be constructed of materials consistent with the main structure.

ARTICLE XVII. – SCHEDULE OF REGULATIONS

[No changes proposed to Sections 78-190]

Sec. 78-191. – Notes to schedule.

[No changes proposed to Sub-sections (a) through (n)]

- (o) The established front setbacks for structures within established R-1, RT-1, MU, O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average. For a single family residential project that meets the "front porch exception" standards listed in 78-43(11) or (12), or 78-53(11) or (12), the average front setback shall be calculated using the front wall of the surrounding ~~buildings-dwellings~~ rather than the edge of any existing porches, and the outside edge of the front porch shall be located at the average front setback line. A front porch may not be placed within an averaged front yard setback. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet. The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 feet.

[No changes proposed to Sub-sections (p) through (u)]

- (v) For projects that meet the standards listed in section 78-43(11) or (12), or section 78-53(11) or (12) and construct an eligible front porch, the area of the eligible front porch located in the front yard setback shall be excluded from the lot coverage calculation.

ARTICLE XVIII. – MISCELLANEOUS PROVISIONS

[No changes proposed to Sections 78-200 – 78-216]

Sec. 78-217. – Projections into setbacks.

Projections into setbacks shall be permitted as follows:

Projection...	...Into Front Yard Setback	...Into Side Yard Setback	...Into Rear Yard Setback
At or Below Grade:			
Egress window/areaway recess*	Not permitted	3 feet from face of structure (interior dimension)	3 feet from face of structure (interior dimension)
Stairs from basement	Not permitted	Not permitted	4 feet (interior dimension)
Patios	4 feet, but no closer than 10 feet from the front property line	Not permitted	10 feet from property line
Above Grade but Below Roof:			
Mechanical equipment (i.e. Air conditioning condensers, generators)	Not permitted	Not permitted 4 feet	4 feet
Architectural features, as defined	4 inches	4 inches	4 inches
Awning/canopy	3 feet	Not permitted	3 feet
Balcony	4 feet	Not permitted	4 feet
Bay window (limited to 8 feet in width; maximum 2 per side)	2 feet	Not permitted	2 feet
Cantilevered floor area (Box Out)	2 feet	Not permitted	2 feet
Cellar door	Not permitted	Not permitted	8 feet
Chimney (limited to 8 feet in width)	1 foot	Not permitted	1 foot
Deck**	Not permitted	Not permitted	12 feet, but limited to three feet high
Generators	Not permitted	Not permitted	Not permitted
Porch, uncovered	6 feet	Not permitted	12 feet, but limited to three feet high
Porte cochere (excluding gutters)	Not permitted	2 feet from property line	Not permitted
Roof Area:			
Cornices, eaves, overhangs, brackets, soffits (excluding gutters)	2 feet	2 feet	2 feet
Dormers	Not permitted	Not permitted	Not permitted

*Areaway construction can project above grade no more than 12 inches.

**The portion of a deck which occupies the rear yard setback shall not be converted into any enclosed habitable spaces.

- (1) Projections containing floor area, including decks, shall be included in the lot coverage calculation. See Sections 78-43 and 78-53 for the front porch exclusion from lot coverage.

ARTICLE XXII. – PARKING, LOADING REQUIREMENTS

[No changes proposed to Sections 78-270 – 78-272]

Sec. 78-273. - Residential driveways.

- (1) ~~Driveways used~~ New driveways constructed for residential access within the R-1 and RT-1 Districts shall meet all the following standards:
- a. ~~be~~ Shall be a minimum of nine feet in width and clear of encumbrances such as columns.
 - b. Shall be located on the side of the new dwelling that is opposite any existing driveway on an adjacent parcel, when possible.
 - c. Shall be located at least one foot from the side property line. The one-foot buffer area shall be landscaped with appropriate plant material such as turf grass, perennials or shrubs.
 - d. ~~To block stormwater runoff from discharging onto the neighboring property, a curb shall be installed along the outer edge of the driveway.~~
- (2) Existing driveways within the R-1 and RT-1 Districts may be reconstructed in the same location. Where two existing driveways abut one another, they may continue but shall be relocated if possible; continuation of this condition is discouraged.

CLEAN

February 2, 2016
Rev. March 2, 2016
Rev. April 5, 2016
Rev. May 4, 2016

ARTICLE II. – DEFINITIONS

Porte Cochere means an unenclosed, roofed structure located on the same lot, which extends from the principal dwelling over an adjacent driveway that is designed to let vehicles pass under and used for the shelter of those getting in and out of vehicles.

(INSERT PHOTO AND GRAPHIC OF PORTE COCHERE FROM PC MEMBERS)

NOTE: The purpose of the above graphics is to show examples of a porte-cochere. The graphics are not intended to illustrate all of the requirements in this ordinance.

ARTICLE IV. – R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS

[No changes proposed to Sections 78-40 through 78-42]

Sec. 78-43. - Single family dwellings unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

- (1) Dwelling unit shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.
- (2) Dwelling unit shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other dwellings in the area.
- (3) Dwelling unit shall be provided with exterior finish materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (4) Dwelling unit shall be provided with roof designs and roofing materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (5) Dwelling unit shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.
- (7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling unit, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of dwellings within 300 feet. If the area within 300 feet does not contain any such dwellings, then the nearest 25 similar type dwellings shall be considered.
- (8) Attached garages that face the street are allowed on lots that are 60 feet wide or greater.
- (9) The total width of a garage attached to a single family dwelling shall:
 - a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and
 - b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.

- (10) Attached garages shall be located at least four feet behind the front façade of the front exterior wall of the residential dwelling, but in no case shall be closer than thirty (30) feet from the front property line.

(11) Front Porch Exception for New Single Family Dwellings:

New single family dwellings are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the dwelling or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the dwelling, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
 - Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
 - Allowing space on the dwelling's front façade for windows and other human-scaled architectural elements; and
 - Allowing space on the dwelling's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.
- a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:
1. The project includes construction of a new single family dwelling on the lot; and
 2. The project includes construction of a new garage which is located either in the rear of the new dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for continued use as a garage which is located in the rear third of the lot; and
 3. The front porch that is located in the front yard setback must be:
 - i. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 - ii. No more than eight and one-quarter inches from the elevation of the finished first floor (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and
 - iii. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 - iv. Covered with a roof; and
 - v. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
 4. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:

- i. The front setback line shall equal the setback required by sections 78-190 and 78-191, and
 - ii. Front yard setback averaging, as described in section 78-191(o), shall not apply. If the property owner chooses to apply front yard setback averaging, then the front edge of the porch shall be located at the average front setback line, and shall not project into the average front yard setback.
5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "1" through "4" above.
 6. The final Certificate of Occupancy for the residential dwelling shall not be issued until construction of the qualifying garage is complete.

(12) Front Porch Exception for Existing Single Family Dwellings

To support walkability throughout the city as described in (11) above, existing single family dwellings which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing dwelling must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:

- a. The project includes construction of a new garage which is located either in the rear of the existing residential dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for continued use as a garage which is located in the rear third of the lot; and
- b. The front porch that is located in the front yard setback shall be:
 1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 2. No more than eight and one-quarter inches from the elevation of the finished first floor (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and
 3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 4. Covered with a roof; and
 5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
 6. Does not exceed 80 percent of the width of the existing front elevation of the dwelling.
- c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
 1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and

2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and
3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.
- d. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a" through "c" above.
- e. The qualifying existing garage or new garage must be constructed before constructing the front porch.
- f. Existing residential dwellings with an existing attached garage that faces the street are not eligible for this front porch exception.

(13) Porte-Cocheres on Single Family Dwellings

One porte cochere, as defined by this ordinance, may be attached to a single family dwelling over a driveway to provide shelter for passengers entering and existing vehicles parked in the driveway. A porte cochere may only be attached to a residential dwelling if the residential dwelling is set back a minimum of thirteen (13) feet from the side property line. A porte cochere shall be included in the lot coverage calculation and shall be constructed to meet all of the following standards:

- a. Only one porte cochere is allowed per lot.
- b. The porte cochere shall not be greater than 250 square feet in area.
- c. The porte cochere shall meet the front yard setback requirement.
- d. The porte cochere may be located within a side yard setback if the following requirements are met:
 - i. The existing lot width is sixty (60) feet wide or less, and
 - ii. The porte cochere is placed over a driveway that has a minimum width of nine (9) feet, and
 - iii. The minimum distance between the dwelling wall and the opposite porte-cochere columns shall be 9.5 feet.
 - iv. No element of the porte cochere is located closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters.
 - v. Columns located in the side yard setback shall not be greater than 18 inches square in size.

- e. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight (8) feet.
- f. The maximum height to the top of the roof shall be no taller than the finished floor elevation of the second floor. The roof structure shall not exceed a 3/12 pitch.
- g. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future.
- h. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.
- i. The porte cochere shall be constructed of materials consistent with the main structure.

ARTICLE V. – RT-1 TWO FAMILY RESIDENTIAL DISTRICTS

[No changes proposed to Sections 78-50 through 78-52]

Sec. 78-53. - Single family dwelling unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

- (1) Dwelling unit shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.
- (2) Dwelling unit shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other dwellings in the area.
- (3) Dwelling unit shall be provided with exterior finish materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (4) Dwelling unit shall be provided with roof designs and roofing materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (5) Dwelling unit shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.

- (7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of dwellings within 300 feet. If the area within 300 feet does not contain any such dwellings, then the nearest 25 similar type dwellings shall be considered.
- (8) Attached garages that face the street are allowed on lots that are 60 feet wide or greater.
- (9) The total width of a garage attached to a single family dwelling shall:
- a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and
 - b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.
- (10) Attached garages shall be located at least four feet behind the front façade of the front exterior wall of the residential dwelling, but in no case shall be closer than thirty (30) feet from the front property line.

(11) Front Porch Exception for New Single Family Dwellings

New single family dwellings are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the dwelling or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the dwelling, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
 - Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
 - Allowing space on the dwelling's front façade for windows and other human-scaled architectural elements; and
 - Allowing space on the dwelling's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.
- a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:
1. The project includes construction of a new single family residence on the lot; and
 2. The project includes construction of a new garage which is located either in the rear of the new dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for continued use as a garage which is located in the rear third of the lot; and
 3. The front porch that is located in the front yard setback must be:

- i. Single-story in height, no higher than 15 feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 - ii. No more than eight and one-quarter inches from the elevation of the finished first floor (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and
 - iii. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 - iv. Covered with a roof; and
 - v. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
4. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
 - i. The front setback line shall equal the setback required by section 78-190 and 78-191, and
 - ii. Front yard setback averaging, as described in section 78-191(o), shall not apply. If the property owner chooses to apply front yard setback averaging, then the front edge of the porch shall be located at the average front setback line, and shall not project into the average front yard setback.
 5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "1" through "4" above.
 6. The final Certificate of Occupancy for the residential dwelling shall not be issued until construction of the qualifying garage is complete.

(12) Front Porch Exception for Existing Single Family Dwellings

To support walkability throughout the city as described in (11) above, existing single family dwellings which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing dwelling must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:

- a. The project includes construction of a new garage which is located either in the rear of the existing residential dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for continued use as a garage which is located in the rear third of the lot; and
- b. The front porch that is located in the front yard setback shall be:
 1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and

2. No less than four inches or more than eight and one-quarter inches from the elevation of the front door (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and
 3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 4. Covered with a roof; and
 5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
 6. Does not exceed 80 percent of the width of the existing front elevation of the dwelling.
- c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and
 2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and
 3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.
- d. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a" through "c" above.
- e. The qualifying existing garage or new garage must be constructed before constructing the front porch.
- f. Existing residential dwellings with an existing attached garage that faces the street are not eligible for this front porch exception.

(13) Porte-Cocheres on Single Family Dwellings

One porte cochere, as defined by this ordinance, may be attached to a single family dwelling over a driveway to provide shelter for passengers entering and existing vehicles parked in the driveway. A porte cochere may only be attached to a residential dwelling if the residential dwelling is set back a minimum of thirteen (13) feet from the side property line. A porte cochere shall be included in the lot coverage calculation and shall be constructed to meet all of the following standards:

- a. Only one porte cochere is allowed per lot.

- b. The porte cochere shall not be greater than 250 square feet in area.
- c. The porte cochere shall meet the front yard setback requirement.
- d. The porte cochere may be located within a side yard setback if the following requirements are met:
 - i. The existing lot width is sixty (60) feet wide or less, and
 - ii. The porte cochere is placed over a driveway that has a minimum width of nine (9) feet, and
 - iii. The minimum distance between the dwelling wall and the opposite porte-cochere columns shall be 9.5 feet.
 - iv. No element of the porte cochere is located closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters.
 - v. Columns located in the side yard setback shall not be greater than 18 inches square in size.
- e. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight (8) feet.
- f. The maximum height to the top of the roof shall be no taller than the finished floor elevation of the second floor. The roof structure shall not exceed a 3/12 pitch.
- g. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future
- h. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.
- i. The porte cochere shall be constructed of materials consistent with the main structure.

ARTICLE XVII. – SCHEDULE OF REGULATIONS

[No changes proposed to Sections 78-190]

Sec. 78-191. – Notes to schedule.

[No changes proposed to Sub-sections (a) through (n)]

- (o) The established front setbacks for structures within established R-1, RT-1, MU, O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located

on the same side of the street and within 200 feet of the subject parcel. If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average. For a single family residential project that meets the "front porch exception" standards listed in 78-43(11) or (12), or 78-53(11) or (12), the average front setback shall be calculated using the front wall of the surrounding dwellings rather than the edge of any existing porches, and the outside edge of the front porch shall be located at the average front setback line. A front porch may not be placed within an averaged front yard setback. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet. The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 feet.

[No changes proposed to Sub-sections (p) through (u)]

- (v) For projects that meet the standards listed in section 78-43(11) or (12), or section 78-53(11) or (12) and construct an eligible front porch, the area of the eligible front porch located in the front yard setback shall be excluded from the lot coverage calculation.

ARTICLE XVIII. – MISCELLANEOUS PROVISIONS

[No changes proposed to Sections 78-200 – 78-216]

Sec. 78-217. – Projections into setbacks.

Projections into setbacks shall be permitted as follows:

Projection...	...Into Front Yard Setback	...Into Side Yard Setback	...Into Rear Yard Setback
At or Below Grade:			
Egress window/areaway recess*	Not permitted	3 feet from face of structure (interior dimension)	3 feet from face of structure (interior dimension)
Stairs from basement	Not permitted	Not permitted	4 feet (interior dimension)
Patios	4 feet, but no closer than 10 feet from the front property line	Not permitted	10 feet from property line
Above Grade but Below Roof:			
Air conditioning condensers	Not permitted	4 feet	4 feet
Architectural features, as defined	4 inches	4 inches	4 inches
Awning/canopy	3 feet	Not permitted	3 feet
Balcony	4 feet	Not permitted	4 feet
Bay window (limited to 8 feet in width; maximum 2 per side)	2 feet	Not permitted	2 feet
Cantilevered floor area (Box Out)	2 feet	Not permitted	2 feet
Cellar door	Not permitted	Not permitted	8 feet
Chimney (limited to 8 feet in width)	1 foot	Not permitted	1 foot
Deck**	Not permitted	Not permitted	12 feet, but limited to three feet high
Generators	Not permitted	Not permitted	Not permitted
Porch, uncovered	6 feet	Not permitted	12 feet, but limited to three feet high
Porte cochere (excluding gutters)	Not permitted	2 feet from property line	Not permitted
Roof Area:			
Cornices, eaves, overhangs, brackets, soffits (excluding gutters)	2 feet	2 feet	2 feet
Dormers	1Not permitted	Not permitted	Not permitted

*Areaway construction can project above grade no more than 12 inches.

**The portion of a deck which occupies the rear yard setback shall not be converted into any enclosed habitable spaces.

- (1) Projections containing floor area, including decks, shall be included in the lot coverage calculation. See Sections 78-43 and 78-53 for the front porch exclusion from lot coverage.

ARTICLE XXII. – PARKING, LOADING REQUIREMENTS

[No changes proposed to Sections 78-270 – 78-272]

Sec. 78-273. - Residential driveways.

- (1) New driveways constructed for residential access within the R-1 and RT-1 Districts shall meet all the following standards:
 - a. Shall be a minimum of nine feet in width and clear of encumbrances such as columns.
 - b. Shall be located on the side of the new dwelling that is opposite any existing driveway on an adjacent parcel, when possible.
 - c. Shall be located at least one foot from the side property line. The one-foot buffer area shall be landscaped with appropriate plant material such as turf grass, perennials or shrubs.
- (2) Existing driveways within the R-1 and RT-1 Districts may be reconstructed in the same location. Where two existing driveways abut one another, they may continue but shall be relocated if possible; continuation of this condition is discouraged.

Planning Commission

Date Received: 4/26/16

SP # SP 16-03

Applicant: Brent Gostomski

Address: 770 Davis

Project Name: Cross Fit Forgiven

Agenda Date 5/11/16

Publication Date

Type of Review Site Plan Review

[Multiple empty horizontal bars for additional information]

CITY OF PLYMOUTH
APPLICATION FOR SITE PLAN REVIEW

RECEIVED

APR 20 2016

- A. THE FOLLOWING INFORMATION IS TO BE COMPLETED BY THE BUILDING AND COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT AT THE TIME OF APPLICATION SUBMITTAL:

SITE PLAN NUMBER: _____

- B. THE FOLLOWING IS TO BE COMPLETED BY APPLICANT PRIOR TO SUBMITTAL OF SITE PLAN (PLEASE PRINT OR TYPE).

ADDRESS OF PROPOSED DEVELOPMENT 770 Davis

1. Developers Name Cross Fit Forgiven

Address 7534 Charrington dr, Canton MI 48187

Phone/Fax Number 517 410 1262 / 734 735 4447
Phone Phone

Email Address Jmryan 423@ gmail.com
(ALL CORRESPONDENCE FROM THE CITY WILL BE MAILED TO THIS ADDRESS)

2. Legal Property Owner Joyce Krachie

Address 770 Davis St Plymouth MI 48170

Phone/Fax Number 734-368-6751

Email Address Joy17600@yahoo.com

3. Site Plan Designers Name Todd Stanley

Firm Name Stanley & Associates

Address 9505 Groh Rd, Grosse Ile, MI 48138

Phone/Fax Number 734 675 7930 / 734 675 3039

Registration No N/A

Email Address TJsurv01@yahoo.com

Applicant MUST receive invoice from Comm. Dev. Dept. before payment

4. Description of Proposed Development. New _____ Addition _____

Use of existing building
and Parking for private fitness club

5. Address and General Location of Property.

770 Davis (Appx Davis & Liberty)

6. Legal Description of Property.

See Site Survey

7. Provide the following data:

a. For churches, temples, stadium and sports arenas or indoor or similar outdoor place of assembly.

Seating capacity or length of proposed pews or benches.

_____ Seats

_____ Feet

b. For hospitals, sanitariums, homes for the aged, convalescent homes.

Number of beds.

_____ Beds

c. For fraternities or sororities.

Number of permitted active members _____

Members _____

d. For private clubs, lodges, theaters, auditoriums, multi-purpose rooms, pool halls, establishments for sale and consumption on premises of beverages, food or refreshment, dance halls, and assembly halls without fixed seats.

Number of persons allowed within the maximum occupancy load as established by the fire marshal.

_____ People

e. For auto washes.

Number of employees and the number and length of wash lines.

_____ Employees

_____ Feet of lines

f. For beauty parlors, barbershops, bowling alleys, laundromats and coin operated dry cleaners, motels or hotels, motor vehicle sales and service establishments and banks.

_____ Number of chairs

_____ Number of lanes

_____ Number of washing (or dry-cleaning) and drying machines

_____ Number of auto service stalls in the service room

_____ Number of teller cages/windows

- g. For gasoline/service stations.

Number of lubrication stalls, racks or pits and number of gasoline pump stands.

_____ Lubrication stalls

_____ Pump stands

- h. For professional offices of doctors, dentists or similar professions.

Number of examining rooms, dental chairs or similar use areas.

_____ Chairs

- i. For industrial, furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses.

Maximum number of shift employees per shift.

_____ Employees

Prior to submittal of a site plan, the applicant shall review the following elements for inclusion, where applicable, on the proposed plan. All such required information shall be clearly noted on the site plan, and not on any attachment to the site plan, and shall be in sufficient detail to meet the intent and purpose of the review process.

The applicant shall make a check mark in the left hand column marked "Applicant" only and shall mark all applicable elements. If a particular item is not applicable to the site plan, the letters "n/a" should be written in the space. A check mark by the applicant for each of the applicable elements shall indicate that the applicant has checked that element against the site plan and that the information called for in that particular element is properly noted on the site plan.

If the applicant is satisfied that all such information required herein is properly noted on the site plan, the applicant shall sign and date the check list in the place provided and submit the signed application with the site plan to the Building and Engineering Department.

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | | |
|----|--|-------|---|
| 1. | Name of Development | _____ | ✓ |
| 2. | Name, address & phone number of: | | |
| | a. Developer | _____ | ✓ |
| | b. Legal owner | _____ | ✓ |
| | c. Designer/firm | _____ | ✓ |
| | d. Designer's registration number and seal (*) | _____ | ✓ |

(*) If the designer is a registered professional, the site plan shall include the designer's seal. For projects of less than \$15,000 and single family residential buildings of less than 3,500 square feet, the designer need not be a registered professional, but should have sufficient experience and knowledge of site plan design to satisfactorily prepare a plan in accordance with the guidelines set forth herein. A seal of a registered professional is required on all Multiple Residential and all Non-Residential projects greater than \$15,000.

3. Scale of Drawing/Paper Size
- a. Scale - Engineers scale on plan view appropriate to size of site to adequately detail the layout but in no case less than 1"=100'. Building elevations (exterior wall facade) drawings and floor plans may use architects scale of 1/8"=1' or a suitable scale of similar size.
- b. Paper size – **not to exceed 24" x 36**
4. Date

Element to be included on Site Plan

Checked by Applicant

5. North Point _____ ✓

6. Complete legal description of the entire site (i.e. Metes and Bounds) description if acreage parcel, lot number(s), and subdivision name. All legal descriptions shall include:

- a. Gross number of acres _____ ✓
- b. Net usable acres _____ ✓
- c. Section Number _____ ✓

7. Vicinity sketch or site location map which does not have to be drawn to scale.

8. The location of all existing and proposed in ground and above ground on site utility easements including their connection capability to off-site utility easements. The applicant shall provide a statement verifying that he has researched the availability of all public utilities involved in the site development and is satisfied that same is available and of adequate capacity to meet development needs (*).

(*). The applicant may want to retain the services of a professional engineer to conduct a utility feasibility survey for the site. When such studies are made, a copy shall be submitted as a part of this check list. The site plan should also include a dimensional survey

9. The provision of a water supply adequate to serve the development for both potable water and for fire emergency use shall be satisfactorily shown to exist or to be provided for.

The location of all existing fire hydrants within 300 feet of the development shall be shown on the site plan.

**Element to be included on
Site Plan**

**Checked by
Applicant**

<p>10. Grading plan and floor elevations. Drainage of the site shall be shown to adequately assure storm water run-off will not adversely effect off-site properties</p>	_____	<p><u>N/A</u></p>
<p>11. Water retention or detention ponds are designed to provide a natural appearing pond with side slopes of no greater than 6 on 1 appropriately landscaped and without fencing</p>	_____	<p><u>N/A</u></p>
<p>12. Location of woodlands, wetlands and waterways shall be shown on the site plan and on property immediately abutting the site under consideration at the adjacent property line</p>	_____	<p><u>N/A</u></p>
<p>13. Existing zoning classification</p>	_____	<p><u>✓</u></p>
<p>14. Existing zoning classification of adjacent parcels</p>	_____	<p><u>N/A</u></p>
<p>15. Existing land use on adjacent parcels</p>	_____	<p><u>✓</u></p>
<p>16. The location of all existing buildings and structures within 100' of the parcel</p>	_____	<p><u>N/A</u></p>
<p>17. The location of all buildings and structures on site including photos of such structures if they are to remain (*).</p>	_____	<p><u>✓</u></p>

(*). Photographs are optional - they will be useful in the review process if provided.

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | |
|---|--|-----|
| 18. All building structure heights.
(Existing & Proposed) | | |
| 19. Location of all off-street parking spaces, including required handicapped spaces, vehicle maneuvering lanes, and service drives. | | ✓ |
| 20. Location of all loading/unloading facilities. | | N/A |
| 21. Location of all driveways, drives and turning lanes. | | ✓ |
| 22. Location of all drives, driveways and intersections across abutting streets from parcel. | | N/A |
| 23. Names, locations, existing and projected right-of-way widths as shown on City, County thoroughfare ROW plans, centerline, and pavement widths of all bordering roads, streets, and easements. | | ✓ |
| 24. Location of all sidewalks, footpaths and bikeways. | | ✓ |

Element to be included on Site Plan

Checked by Applicant

25.	Critical site dimensions:	the site plan.	
a.	Along property lines.		✓
b.	Between buildings.		N/A
c.	Between parking and buildings.		N/A
d.	Between parking and parcel lines.		N/A
e.	Between principal and accessory buildings.		N/A
f.	Parking space width and length (typical).		✓
g.	Vehicle maneuvering lane/service drive widths.		✓
h.	Curb radius (entrances).		N/A
I.	Between buildings and parcel lines.		N/A
j.	Between buildings and retention/detention ponds.		N/A
26.	Building layouts (typical floor plan) including:		
a.	Principal entrances and service entrances.		✓
b.	The relationship between units within a building.		N/A
c.	Exterior building wall facade drawings of all exposed walls.		✓
27.	The type and color of exterior building wall facade materials to be used.		N/A
28.	The location and extent of any outdoor storage areas noted on site plan. If no outdoor storage is proposed it shall be so noted on		N/A

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | |
|---|-------|------------|
| 29. The type, height and extent of screening for outdoor storage areas. | _____ | <u>N/A</u> |
| 30. The type and height of screening for trash receptacles including the types of materials to be used in the screen and the color of the material, and the location of the receptacle and screen on the site. | _____ | <u>N/A</u> |
| 31. The location, type and extent of any required screening devices. When architectural masonry walls are used a section drawing of the wall shall be provided detailing footings, the type of wall materials to be used, color and height. When landscaped earth berms are used, they shall be shown on the site plan. | _____ | <u>✓</u> |
| 32. A complete landscape planting plan identifying all landscape plantings by location, type and height. Where earth berms are used, their height and width shall be noted and a cross section of the berm included. Plant material sizes shall be noted on the site plan. | _____ | <u>N/A</u> |
| 33. The location and type of all outdoor lighting by symbol denoting location or by a typical detail drawing of the lighting standard proposed, its lamination power, its height and color of standard, including a photometric layout of the site | _____ | <u>✓</u> |

**Element to be included on
Site Plan**

**Checked by
Applicant**

34. If a site is to be developed in phases each phase shall be clearly identified on the site plan.

N/A

35. This section is for Multiple Dwelling and Cluster Housing Developments.

a. The maximum lot coverage of all buildings shown

N/A

b. Formula for distances between buildings shown

N/A

c. Site density computations including total number of dwelling units and number of bedrooms per unit. When development is in phases, the requirements for b. and c. above shall be shown for each phase. Each phase shall meet density requirements or an appropriate guarantee acceptable to the City shall be provided assuring that suitable open space shall be reserved and improved to meet density requirements for the phase under development.

N/A

36. The size, and location of any and all signs to be used on the site are clearly noted on the site plan.

N/A

Element to be included on
Site Plan

Checked by
Applicant

37. FOR NON-RESIDENTIAL USES

- | | | | |
|----|--|-------|-----------|
| a. | Proposed use | _____ | _____ ✓ |
| b. | Gross and net usable square
footage of floor area | _____ | _____ ✓ |
| c. | Seating capacity or
maximum occupancy
permitted | _____ | _____ ✓ |
| d. | Number of medical
examining rooms, dental
chairs, and square footage
of waiting rooms or beds | _____ | _____ N/A |
| e. | Number of employees in
largest working shift | _____ | _____ N/A |

I certify hereon that I have read and understand the above check list items and that those items that apply are included on the site plan submitted.

Brent Gostomski
Signature of Applicant

4/26/16
Date

Brent Gostomski

4/26/16



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: March 27, 2016

RECEIVED

APR 28 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

**Site Plan Review
For
Plymouth, Michigan**



Applicant: CrossFit Forgiven
7534 Charrington Dr.
Canton, MI 48187

Project Name: CrossFit Forgiven Change of Use

Plan Date: April 25, 2016

Location: 770 Davis St.

Zoning: B-1, Local Business District

Action Requested: Site Plan Approval for Change of Use in Existing Building

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant proposes to operate an exercise business in an existing building. This business offers members workout classes for up to 20 participants several times a day. Members use the facility for specified classes, and do not drop in to use exercise equipment on their own. We would consider this use similar to both a private club and service establishment, as the business is members-only and staff provides fitness services and instruction to members. All activities will be conducted within an enclosed building.

Section 78-242 requires site plan review for any change of use, except single-family or two-family residential. Since this change of use requires additional off-street parking, the Planning Commission must review the request.

An aerial of the subject site is shown below.



AREA, WIDTH, HEIGHT, SETBACKS

A summary of the B-1 Schedule of Regulations is provided below:

Table 1. Schedule of Regulations Summary

	Required	Provided
Lot Area	NA	Approx. .43 acres, existing
Lot Width	NA	Approx. 116.5 ft., existing
Setbacks		
Front	10 ft.	20 ft., existing
Side	0 ft., or as required by the Building Code	0 – 50 ft., existing
Rear	35 ft.	51 ft., existing
Building Height	3 stories / 40 ft. max.	1 story, existing

The proposed use is not going to modify the exterior or footprint of the building.

Items to be Addressed: None.

EXISTING CONDITIONS/REQUIRED INFORMATION

Section 78-248 provides a checklist of required information for site plan approval.

The applicant has submitted a site plan showing an accurate location of the building and parking on the site. No changes to the exterior of the building or site are proposed. We consider the information provided to be sufficient to evaluate this change of use.

Items to be Addressed: None.

PARKING, LOADING

This lot has an existing parking lot on site, seven (7) spaces that are half-on and half-off (in the road right-of-way) the site, as well as permission from the property owner of Station 885 to use their overflow parking lot to the north.

The parking requirements in section 78-271 for the proposed use is shown in the table below:

Use	Required	Provided
Athletic clubs, exercise establishments, health studios, sauna baths, judo clubs, and other similar uses	One space for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes plus one space per employee, or one space for 1.5 clothing lockers, whichever is greater. Max. occ.* = 80; 80/3 = 27 spaces plus one space per employee	21 spaces on-site (See comments under “Site Access and Circulation”) 7 spaces partially in road ROW Shared spaces with business to the north

*The Building Inspector estimated the maximum occupancy load to be 80 people.

The submission does not indicate the maximum number of employees on site during the largest shift. This information needs to be provided to determine the total number of parking spaces required. The ordinance allows the use of existing *private* parking to meet this requirement if that parking is within 300 feet of this site. The submission includes permission from the property owner of Station 885 to use their overflow parking lot directly to the north of the proposed fitness use. Written information indicating that these spaces are indeed in excess of those required for the adjacent owner’s use also needs to be supplied.

We would consider the existing parking, along with permission to use the adjacent parking spaces, to provide sufficient parking for the use. However, information to determine the required number of spaces and confirmation that Station 885 doesn’t need the spaces they are offering should be provided.

Items to be Addressed: 1. Number of employees at largest shift. 2. Written information indicating that excess spaces are not required for adjacent property owner’s use, if applicable.

SITE ACCESS AND CIRCULATION

On-site parking for this use is existing, and accessed from Davis St. Along the north side of the parking lot, the maneuvering lane exceeds ordinance requirements, and allows safe access to the parking spaces. However, along the east side of the parking lot, there isn’t enough room to park three vehicles up against the building, as this creates a maneuvering lane that is only 14-feet wide, where 20-feet is required.

Items to be Addressed: Eliminate three (3) proposed parking spaces that abut the rear of the building.

LANDSCAPING, DUMPSTER/REFUSE, AND LIGHTING

The proposed change of use will not modify the exterior of the building or site. Therefore, landscaping and exterior lighting provisions do not apply.

Note that there is an existing privacy fence between this parcel and the residential uses to the east.

Regarding refuse, the applicant should describe how this will be handled.

Items to be Addressed: Description of how refuse will be handled.

SIGNS

Information regarding proposed signage has not been provided. Any sign erected must receive a sign permit from the Building Official.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

A floor plan of the existing structure has been provided. No changes are currently proposed to the exterior of the building or the site.

Items to be Addressed: None.

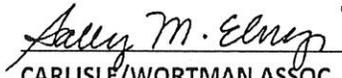
RECOMMENDATIONS

In our opinion, the proposed use is compatible with other uses in the B-1, Local Business District, as well as lessening the intensity of use adjacent to the residential properties to the east. We would recommend that information to address parking, satisfactory to the Planning Commission, be provided before any approval of the change of use is granted.

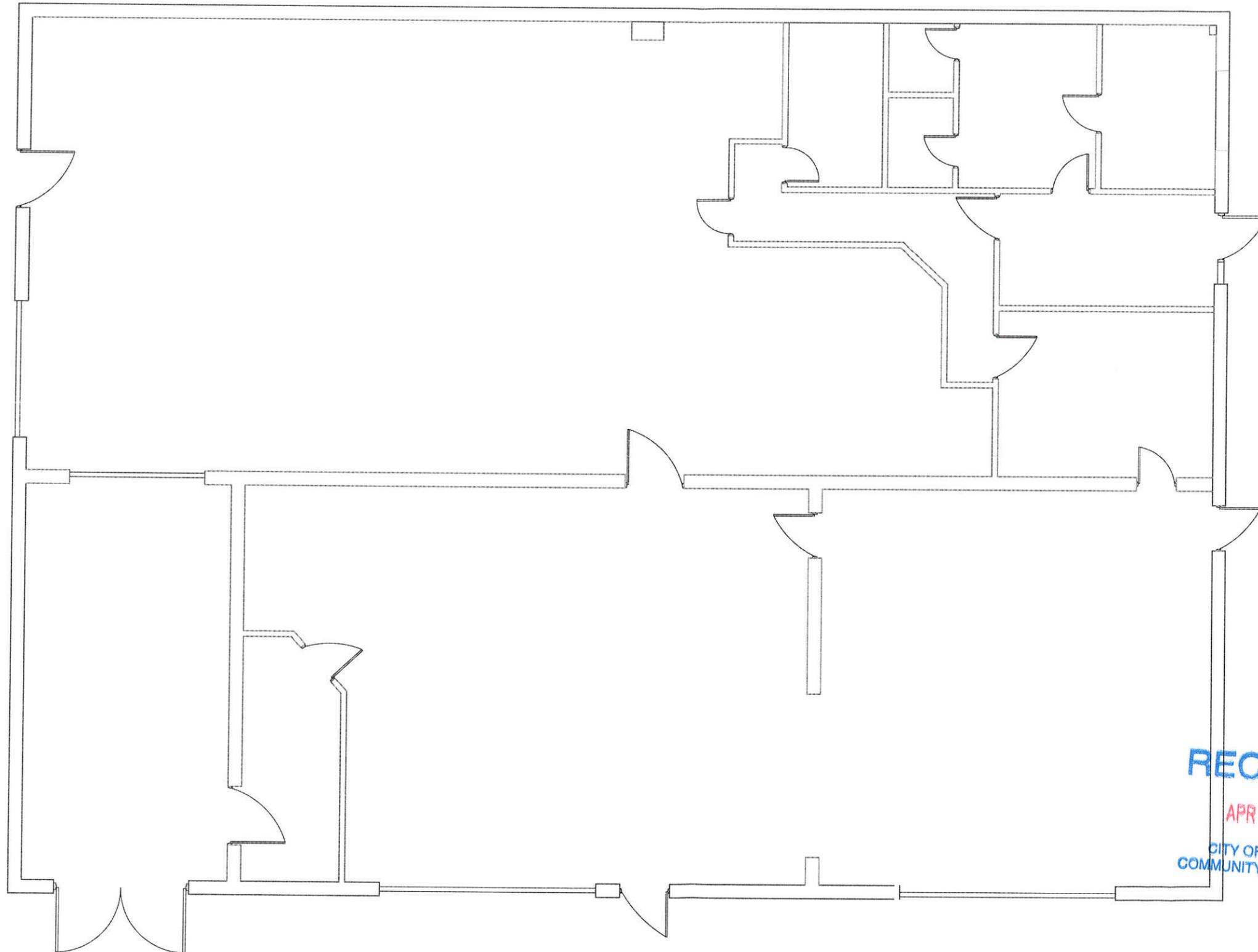
In summary, the applicant needs to address the following:

1. Number of employees at largest shift.
2. Written information indicating that excess spaces are not required for adjacent property owner's use.

3. Eliminate three (3) proposed parking spaces that abut the rear of the building.
 4. Description of how refuse will be handled.
-


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: John Buzuvis, Community Development Director
Marleta Barr, Building Department
CrossFit Forgiven (Jmryan423@gmail.com)



RECEIVED
 APR 26 2016
 CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

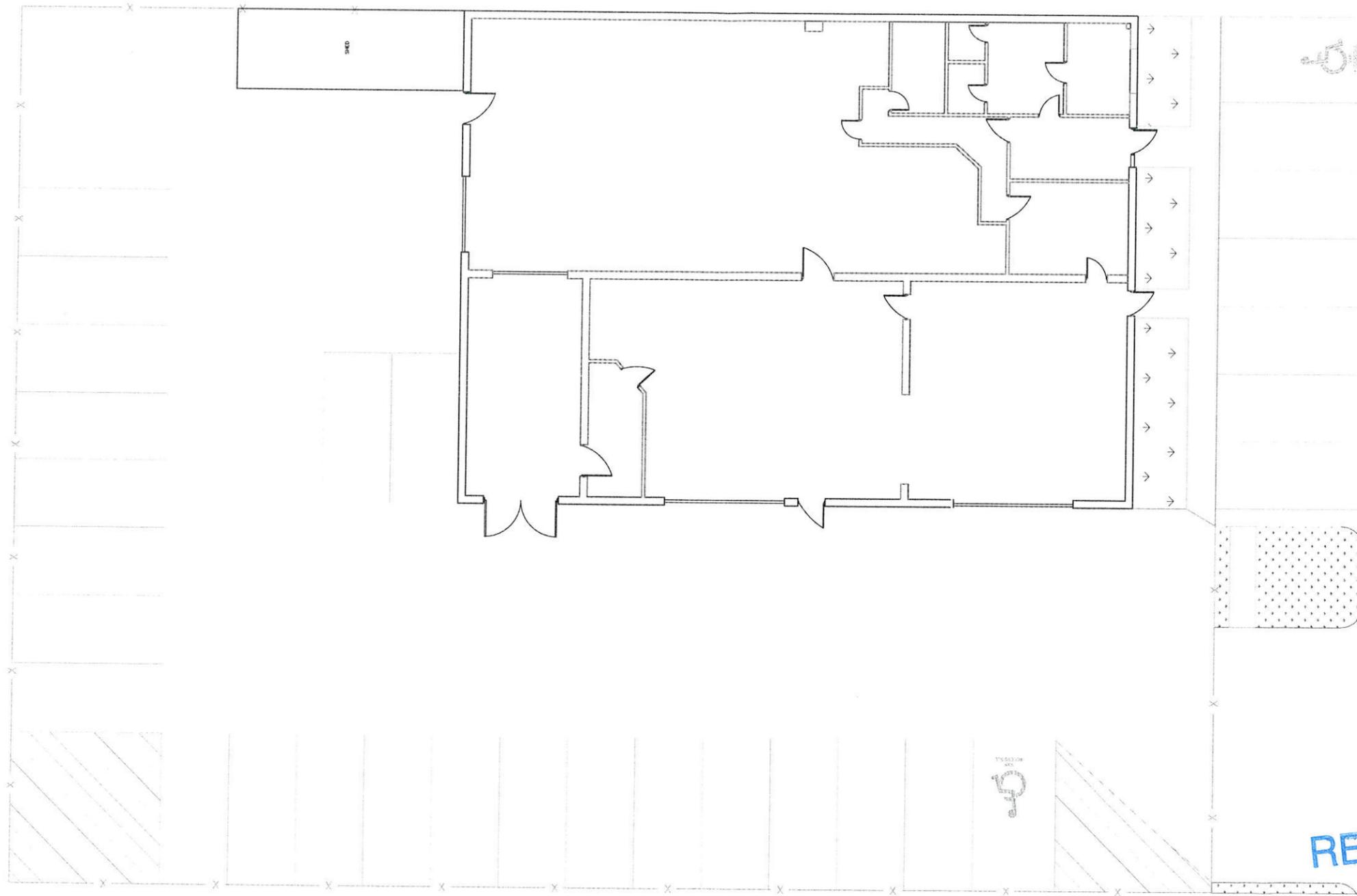
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
 770 DAVIS ST
 PLYMOUTH, MI 48170

Project 770 DAVIS ST	Sheet 02
Date 4/21/2016	
Scale 1/4" = 1'	



RECEIVED
 APR 26 2016
 CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
770 DAVIS ST PLYMOUTH, MI 48170		
Project	770 DAVIS ST	Sheet
Date	4/21/2016	01
Scale	1/8" = 1'	



40340 5 Mile Road
Plymouth, MI 48170
Phone: (734) 735-4447
Crossfitforgiven@gmail.com

RECEIVED

APR 26 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

April 26, 2016

City Of Plymouth
ATTN: PLYMOUTH PLANNING COMMISSION
201 S. Main St.
Plymouth, MI 48170

RE: CrossFit Forgiven, LTD B-1 Zoning and Principal Use

Dear Plymouth Planning Commission,

Thank you for taking the time to review our request for a change-of-use for the building at 770 Davis. In the following letter we have outlined a description of our business, addressed concerns the board may have in regards to the change-of-use, and have cited reasoning behind the principal use of our business in regards to B-1 zoning. We feel that our business meets compliance for the uses allowed based on the criteria outlined in Ord. No. 2012-04, 7, 11-5-12. Upon completion of review, please let us know if there are any other questions or concerns the board may have. We are eager to become a part of the Plymouth Community and bring our talents and skills to contribute to this great city.

ABOUT US

We are CrossFit Forgiven. We are an organization whose primary goal is to create a fit, healthy, and engaging community of people with a variety of backgrounds. We strive to bring you handcrafted fitness where the focus is on individual needs and goals while constantly striving for virtuosity - doing the common, uncommonly well. While focusing on the well-being of our members, we also strive to motivate, help, and inspire those in the community around us. Our community of members embody the goals and aspirations of our business, while providing support for all others that they encounter.

COMMUNITY

CrossFit Forgiven was started with a dream of creating a healthy community with a hands on approach. We chose CrossFit as a platform rather than a commercial gym because CrossFit not only focuses on the health of the individual, but it also emphasizes strength in community. The strongest method of changing lives is when people support each other. Our members are the heart of CrossFit Forgiven; we know each one by name. Our gym focuses more on increasing the quality of life for each individual rather than increasing membership quantity. Therefore, we put forth extra effort to help one another and this naturally strengthens our community.

MEMBERS/ CLIENTELE

We love diversity. Our target market of clientele is men and women of all ages and fitness levels. CrossFit Forgiven believes each person deserves a chance at a healthier lifestyle, regardless of his or her background or experiences. We have the ability to adjust our programming to suit every member, whether they are 26 or 62, fit or out-of-shape.

CURRENT LOCATION

CrossFit Forgiven presently resides in a 1400 square foot section of a strip mall in Northville Township (40340 5 Mile Rd, Plymouth, MI 48170). We have successfully operated for three years, and we have never had any complaints about our activities. There are five more businesses and a condo complex of residents in close proximity to us. We know our neighbors by name and have good relationships with them. In addition, we share a main wall with a restaurant called French Toast. This is directly adjacent to our facility, and we have never had a complaint. In fact, we regularly get praise from them and vice versa.

We have outgrown our current location and our number one concern is the safety of our members. To keep our members safe we need adequate space to work with them. The space at 770 Davis provides us enough space to work with equipment safely yet still allows us to maintain a very “hands-on” feel.

Additionally, our business is stifled at our current location. We have little to no room for growth and expansion. This new location will allow us to reach out to more people and to bring more business to us and to the city of Plymouth.

NEW LOCATION

Old Village in Plymouth is the area in which we desire to do business. It holds a very strong, rich community that also embodies the same values that we hold as a business.

We chose 770 Davis because of its size and layout. Additionally, the cinderblock construction makes it sound-proof, as we do not want to disturb the neighborhood. The current Auto Body Shop in the building has not had any complaints despite the loud machinery and music. We are fully aware of the potential for noise, and this is why we selected this building for our business. We wanted a building that is suitable for our needs with the ability to contain noise. We wish to always be courteous to our neighbors and maintain fruitful relationships.

The size of 5850 square feet is large enough to contain our activities and small enough to encourage a close knit membership. This building is move-in-ready and will not need any modification except for a few clean-up items (i.e. a fresh coat of paint, floor cleaning, sweeping, etc.). Being located in the Old Village community would make us feel like a special part of Plymouth, and you can expect us to be major participants in all Plymouth community activities.

RESPECTING COMPLIANCE

We have canvassed the neighborhood surrounding 770 Davis, introduced ourselves, and collected signatures approving our occupation of this building. The amount of parking spaces available on the property at 770 Davis is within code for the building's proposed capacity (per the building inspector) and appropriate for our daily classes (20 person cap per class).

As stated above, we have tested noise volume surrounding the property. All sound is contained to the building and will not disturb neighbors. The borders of the property that are shared with residences are all screened with wooden fencing. This ensures that lights from vehicles will not be an issue to the residents. All exercises will be contained inside our property apart from running outside on the sidewalks.

We value what we call home. We strive to keep our building and the surrounding area clean, clear of rubbish, and aesthetically pleasing.

B-1 LOCAL BUSINESS DISTRICT- PRINCIPAL USE

We understand that the zoning for 770 Davis is “B-1 Local district” and that has certain limitations for what types of businesses are allowed to operate in the area. Primarily we believe our business falls under the stipulations of a PRIVATE CLUB. Additionally we could also categorize ourselves under one or more additional permitted uses in Article IX; Section 78-91. We want to ensure our business is authorized and in compliance to the district code. Our goal is to illustrate how our business falls under those permitted. These uses include the following:

- Article IX; Sec 78-91
- (4) Private Club
- (8) Personal Service Establishments
- (13) Allied Profession
- (14) Similar Use

I. PRIVATE CLUB

- 1) Our members are fully assessed before membership
- 2) We participate in a multitude of different community events, either as a means of comradery, or as a means of philanthropy. Some examples include:
 - a. Charitable Fundraisers
 - i. Crosstoberfest- conducted a community workout and hosted a banquet at a local restaurant to raise money for Hamtown Farms, a charitable organization that helps promote healthy eating in a low income area of Hamtramck
 - ii. March of Dimes- worked with “March of Dimes” to include a 5K run to help raise money and promote health and fitness awareness
 - iii. Mission 22- helped bring awareness to veteran suicides
 - iv. Adopt a Classroom- provided presents for a classroom of underprivileged kids during Christmas time
 - v. AAA Pregnancy Resource Center- helped move vast amounts of furniture and clothes in addition to assembling furniture and shelving for the AAA Pregnancy Resource Center’s new location
 - vi. Local Charity Events - attended the Plymouth Chamber of Commerce Annual Fundraiser each year
 - vii. Member Charity Events- donated to members who individually raised money for charitable organizations
 - b. Group Activities

- i. Newburgh Pool- rented out the Newburgh pool to show and teach members swimming techniques and workouts
- ii. On The Dunes Volleyball- put together teams for friendly volleyball competition
- iii. Movie Nights- put together movie nights at the gym or local theater.
- iv. Dinner Nights- potlucks at the gym or local restaurant.
- v. Track Day- competed in track events at Stevenson High School.

c. Recreational Sports and Leisure Teams

- i. Softball League
- ii. Indoor Soccer League
- iii. Trivia League
- iv. CrossFit Competitions

- 3) We are unincorporated proprietary club. We own the proprietary, the funds, and attempt to make profit.
- 4) The members are entitled to use the premises and property in exchange for payment of entrance fees and subscriptions to the proprietor as well as any additional rights and privileges provided in the agreement.
- 5) The members are united in common interest.
(<http://legal/dictionary.thefreedictionary.com/private+club>)

II. PERSONAL SERVICE ESTABLISHMENTS

- 1) We provide a personal service for persons in our adjacent residential areas.
- 2) We provide talents that are unusual, special or unique and cannot be performed exactly the same by another – there is no set standard for a personal trainer and client.

III. ALLIED PROFESSION

- 1) In accordance, health professionals include and are not limited to:
 - a. Exercise Physiologist- Role is to study the effect of exercise on pathology and the mechanisms by which exercise can reduce or reverse disease progression. (Objective of our business is to create healthy, disease resistant individuals.)
 - b. Athletic Trainer – Recognize and evaluate injury. Provide first aid or emergency care. Plan and implement comprehensive programming to prevent injury.
 - c. Nutritionist- Advises on matters of food and nutrition impacts on health.
 All above are provided to the members.

IV. OTHER USES

- 1) Our business establishment is highly similar to those listed as approved in the B-1 Local District Principal use.
- 2) We abide to dealing directly with consumers.
- 3) We operate within an enclosed building.

OUR REQUEST

We are asking The Plymouth Planning Commission to approve CrossFit Forgiven's "change of use" to operate at the location of 770 Davis Plymouth, Michigan. We believe our business meets and exceeds criteria for B-1 zoning. CrossFit Forgiven will be an asset to Old Village and to the entire Plymouth community. We look forward to grow as individuals and as a community, together.

Thank you.

Sincerely,

CrossFit Forgiven

Petition to [action]

Petition summary and background
 We are an organization that is focused on helping people and making people live longer with a higher quality of life. We aim to be an active part of whatever community we are in. The purpose of this petition is to make sure that YOU, our future neighbors, are in support of us moving in and contributing to the Old Village atmosphere.

Action petitioned for
 We, the undersigned, are citizens who urge our leaders to acknowledge our consent to welcome CrossFit Forgiven to 770 Davis, in the city of Plymouth.

Printed Name/ Business	Signature	Address	Comment	Date
Lukenne DeBello Piano Crafters, Inc.		225 Davis, Ste 2	We welcome them!	
GARY BUNYNESTAY		775 Davis St 4	WELCOME!	
ERIK DANSKIN SHOREWOOD		775 DAVIS ST 5	GLAD TO HAVE YOU!	4-25
DANN HOWARD SHOREWOOD		775 Davis St Ste 5	Great asset to The Neighborhood	4-25
Jeff Drake Shorewood		775 Davis st. Ste 5	Absolutely sounds good	4-25
Clint Lindoth Shorewood		775 Davis st Ste 5		4-25
Precision Orthodontic Lab		775 Davis st Ste 6	Sounds Awesome Good luck!	4-25
STATION 885		885 Stackweather	Can't Wait!	4-26

Petition to [action]

Petition summary and background

We are an organization that is focused on helping people and making people live longer with a higher quality of life. We aim to be an active part of whatever community we are in. The purpose of this petition is to make sure that YOU, our future neighbors, are in support of us moving in and contributing to the Old Village atmosphere.

Action petitioned for

We, the undersigned, are citizens who urge our leaders to acknowledge our consent to welcome CrossFit Forgiven to 770 Davis, in the city of Plymouth.

Printed Name/ Business	Signature	Address	Comment	Date
Kyle Bowen		304 W. Liberty	Full support	04/23/2016
ANITA ADAMS		201	FULL SUPPORT	4/24/16
		102		
		202		
		200 101		
Carl Cutler		103	Full support	4/23/16
Kelvin Hering		202	Full Support	4/24/16
Veronica Cannon		207	Full Support	4/24/16
		203	" "	3/2/2016
Chase Venning		201	Full Support	4/24/16
Nick Novak		266 W. Liberty	" "	4/24/16
Kevin Morales		843 Starline Ave. 1	Full Support	4/24/16

STATUTORY DECLARATION

The State of Michigan

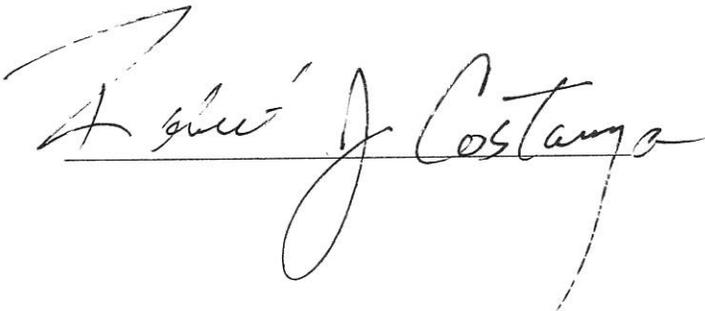
County of Wayne

I, Robert Costanza, of Plymouth, Michigan, DO SOLEMNLY DECLARE THAT:

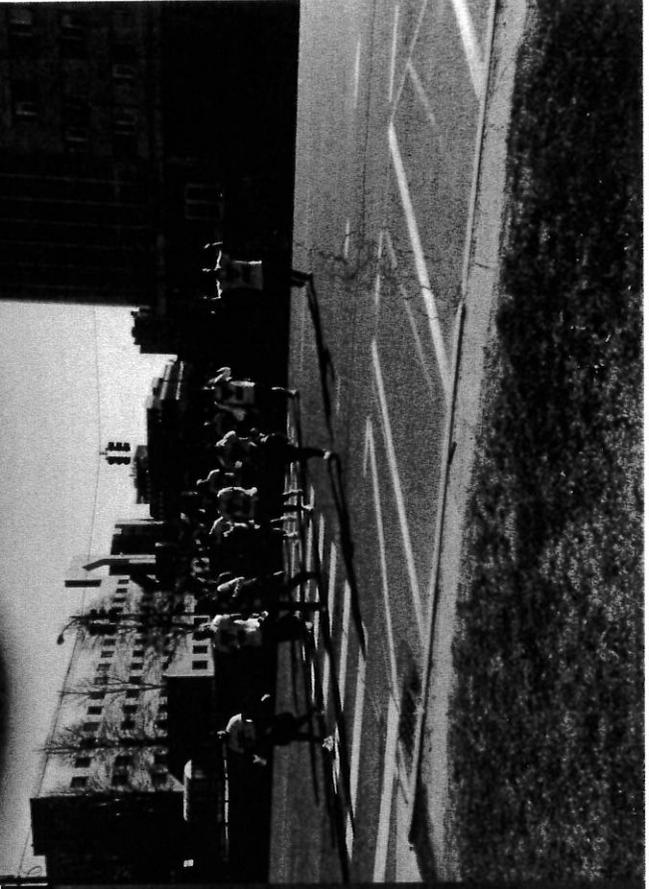
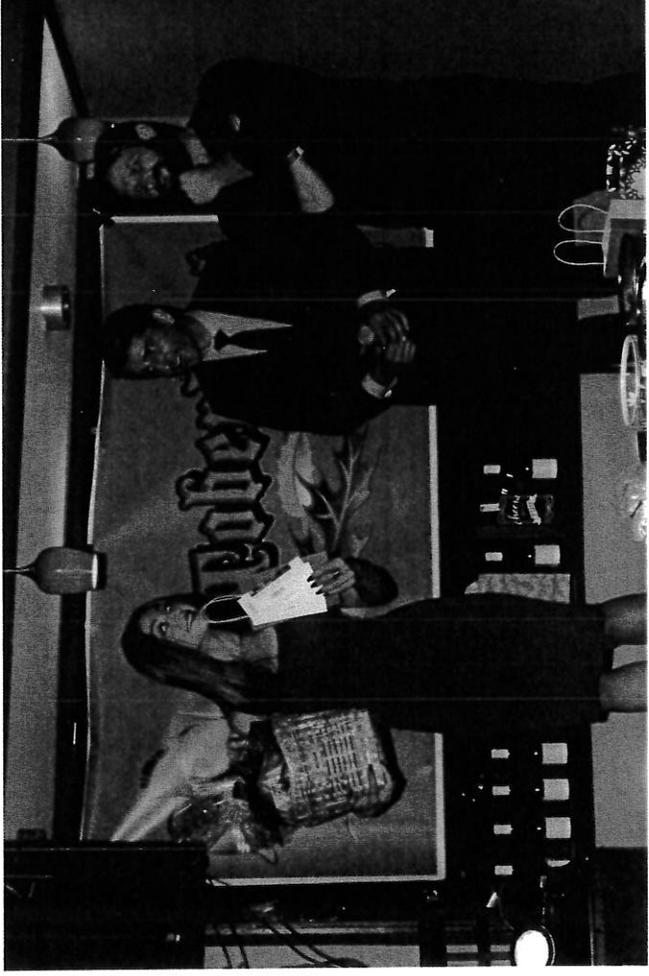
1. I hereby allow CrossFit Forgiven of 770 Davis, Plymouth, Michigan, access to parking in the Station 885 parking lot.

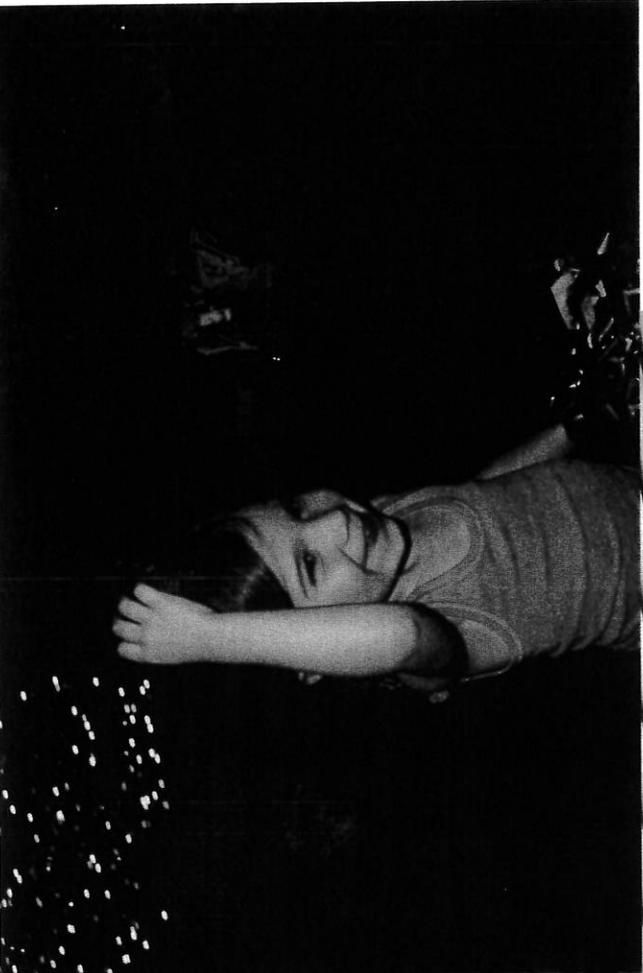
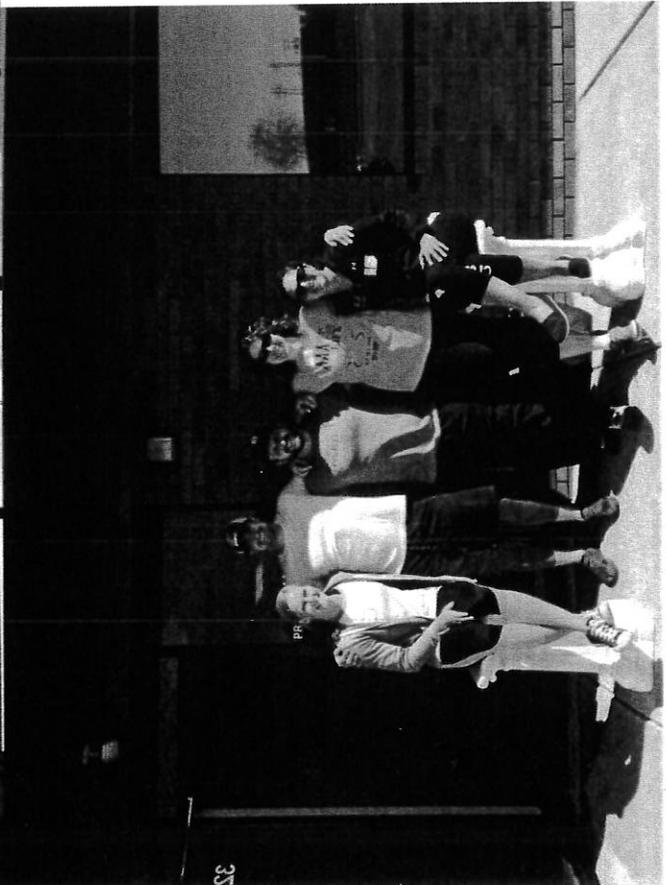
All statements made are of my own knowledge and are true.

Executed on 26th day of April, 2016.



Robert Costanza







Sunday, Dec. 13th
Box Bar & Grill
 777 W Ann Arbor Trl, Plymouth
 5PM-9PM

* Appetizers and desserts provided
 * White Elephant
 * Cash bar
 * Prizes
 * Festive attire encouraged



march of dimes & 

Team Gia

1ST ANNUAL FUNDRAISER



DRINK BEER
Party Oktoberfest Style
CROSSFIT LIKE A BOSS.



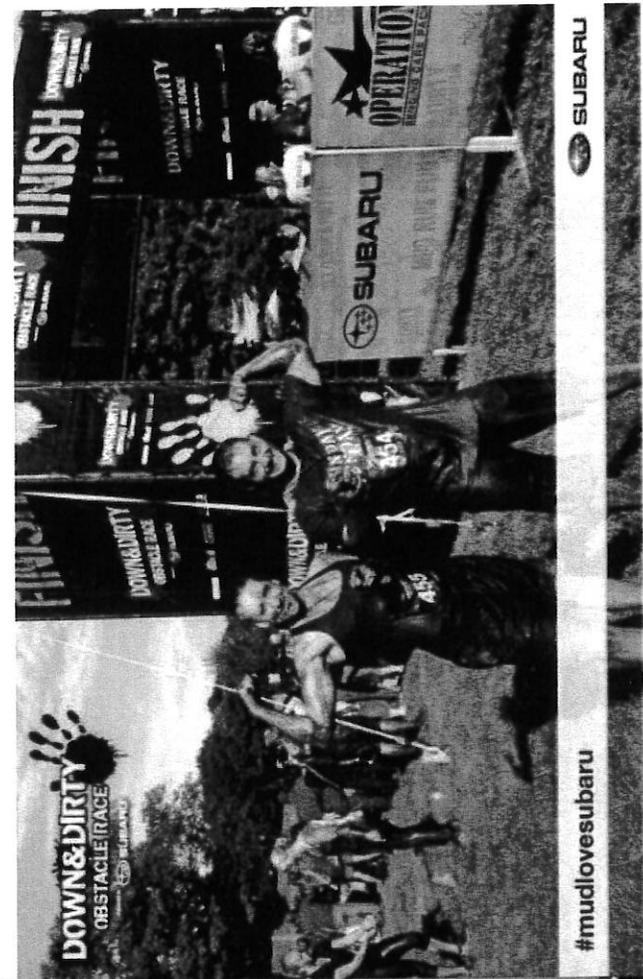
SATURDAY
OCTOBER 24, 2015

11AM-1PM
 6-8PM
 8-9PM

TICKETS ON SALE NOW
WWW.CROSSPOBERFEST.ORG









CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

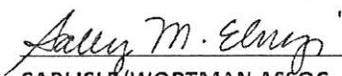
MEMORANDUM

TO: City of Plymouth Planning Commission
FROM: Sally M. Elmiger, AICP, LEED AP
DATE: May 5, 2016
RE: Example Grading/Drainage Ordinance Language

At the April 13, 2016 meeting, the Planning Commissioners asked that we provide examples of ordinance language that help to control grading and drainage (stormwater management) of residential properties. We have recently amended the City of Northville's ordinance language to better limit grading of new homes in existing neighborhoods, which we have attached. The new language:

- States that grades around new structures must meet existing grades in the shortest distance possible as determined by the Building Official, but cannot create slopes greater than 25%. This change encourages new homes to be set closer to existing grades than building them up out of the ground.
- New language was added that first floor elevations of new structures shall be consistent with the first floor elevation height of contiguous residences, and that fill above the height of existing grades needs to be approved by the Building Official. This also encourages more consistency in the height of first floors, and requires less changes to existing grades.
- New language was added requiring that a certified copy of the grading plan be submitted by a civil engineer or land surveyor. This helps to minimize mistakes in the field.
- Added definitions for existing and finished grades.
- Changed the grade plane definition to clearly use existing grades vs. finished grades. This helps to minimize required grading as well as building height.

We look forward to discussing this with you further.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: John Buzuvis

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*

R. Donald Wortman, *Principal* John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal*
Brian Oppmann, *Associate* Laura K. Kreps, *Associate*

Section 1. The City of Northville Ordains

Chapter 58-1 “Zoning” in the Code of Ordinances of the City of Northville is hereby amended by adding the following described text revisions:

Section 2. Modify the following articles (**additions are underlined, deletions are ~~struck-thru~~**).

ARTICLE 18 GENERAL PROVISIONS

[Modify Section 18.21 Grading and Drainage]

SECTION 18.21 GRADING, DRAINAGE AND BUILDING GRADES

1. The ground areas outside the walls of any building or structure hereafter erected, altered, or moved shall be so designed that surface water shall flow away from the building walls in such a direction and with such a method of collection that inconvenience or damage to adjacent properties will not result. Where property is developed adjacent to existing properties previously developed, existing grades of adjacent properties shall have priority. Grades around houses or structures shall meet existing grades in the shortest possible distance, as determined by the Building Official, but under no circumstances shall exceed 1:4 slopes or twenty-five percent (25%) grades.
2. To minimize impacts on contiguous, developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first story elevation height of new structures shall be consistent with the first floor elevation height of contiguous residences, in conformance with other requirements of this ordinance. Any property owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the Building Official’s satisfaction, that additional fill is not detrimental to surrounding properties in terms of compatibility and drainage issues.
3. A certificate of occupancy will not be issued until final grades are approved by the City Building Official. A certificate of grading shall be completed by the applicant. The Building Official shall require a certified copy of the grading plan to be submitted by a registered civil engineer or land surveyor.

ARTICLE 26 DEFINITIONS

[Modify Section 26.02 Definitions, and re-number all definitions as necessary.]

SECTION 26.02 DEFINITIONS

- 85. Grade: A reference plane representing the ground level adjoining a building or structure.
- 86. Grade, Existing. The elevation or surface of the ground or pavement as it exists prior to disturbance. This includes both the “natural” grade, where no man-made disturbances have impacted a building site, as well as the existing grade as established by existing buildings, structures and/or pavement.
- 87. Grade, Finished. The final elevation of the ground surface after development.
- 88. Grade Plane: A reference plane representing the average of the existing grades or ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.