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DEPARTMENT**
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Division
Jeffrey M. Polkowski, AICP
Superintendent of Planning &
Zoning Division

MEMORANDUM

Date: December 1, 2020

To: Honorable Township Board Members

From: Jeffrey Polkowski, Superintendent of Planning and Zoning

RE: 2020-Z-010 – Minor Text Amendments
Proposed Zoning Ordinance Text Amendment Case for the November 24, 2020
Planning Commission Meeting: Text Amendment Case No. 20-10-02

Attached for your review and consideration, please find the proposed Corrective Text Amendments to the Zoning Ordinance. This proposed Ordinance will correct several minor issues throughout the entire Zoning Ordinance. These changes generally fit into one of six categories:

1. Changing references from “Massage Parlor” to “Massage Establishment to be more in line with the Code of Ordinances.
2. Utilizing full titles and section numbers in order to facilitate proper linking within the document.
3. Correct spelling errors and improper referencing.
4. Formatting changes to numbering sequence and layout for consistency in the document.
5. Adjust text to match definition text where referenced for proper linking.
6. Create clickable links throughout the electronic document to aid in quickly referencing information.

Please refer to the attached list for detailed information on the location, specific change and justification for each. Note that this is principally a maintenance procedure and that there are no substantial changes within this request.

The Planning Commission reviewed this ordinance amendment at the regularly scheduled meeting on November 24, 2020 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motion

If the Township Board concurs with the Planning Commission’s favorable recommendation for this, a motion to “introduce” the cases should be made which would then provide for consideration of “final adoption” of the Text Amendments at your January 11, 2020 meeting.

Upon your review, if you have any questions or require further information, please contact this office.

**With us there are no
boundaries**

Ordinance Section	Existing Text	Proposed Change	Amended Text
1-006.G	Massage Parlor	Massage Establishment	Change the text to be more inline with the change to the Code of Ordinances
1-007.Antenna	antennas	antennas	Antennas refer to the biological antennae of an insect
1-007.Building Envelope	Figure VII-7	Figure VII-5	Figure VII-7 is a reference to fence type examples
1-007.Building height	VII-3	Figure VII-3	Added full title of figures for proper linking within document
1-007.Concept Plan.P	other other	other	Removed additional "other"
1-007.Floor Area	Figures VII-8 through VII-11	Figure VII-8 through Figure VII-11	Added full title of figures for proper linking within document
1-007.Sign Components	Figures VII-45 through VII-47	Figure VII-45 through Figure VII-47	Added full title of figures for proper linking within document
1-007.Sign.B	Figures VII-16 through VII-44	Figure VII-16 through Figure VII-44	Added full title of figures for proper linking within document
1-007.Small-Scale Wind Energy System (SWES)	not more that	not more than	Corrected the text misspelling
2-107	Page VI-37 Article VII	Page VI-37 in Article VII	Added full title of figures for proper linking within document
2-107	Cultural Facilities	Cultural Establishments	Cultural Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
2-403	Figures VII-58 through VII-61	Figure VII-58 through Figure VII-61	Added full title of figures for proper linking within document
2-501.5	pages VII	Page VII	Corrected the text for proper linking in the document
2-508.A	Figures VII-50 and VII-51	Figure VII-50 and Figure VII-51	Added full title of figures for proper linking within document
2-602.2.B	Massage Parlors	Massage Establishments	Change the text to be more inline with the change to the Code of Ordinances
3-100	Summit Place Overlay Zoning District	OV-SP, Summit Place Overlay Zoning District	Added abbreviation to text for consistency
3-302.2	(A), (B), (C), (i), (ii), (iii)	A, B, C, (1), (2), (3)	Expressed the format of the section number as shown consistently within the document
3-302.4.A	Sections 2-501.1 and 2	Section 2-501.1 and 2-501.2	Added full number of section for proper linking within document
3-302.7	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65	Added full title of figures for proper linking within document
3-402.5	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65	Corrected the text to exactly match the definition for linking in the document
3-502.5	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65	Added full title of figures for proper linking within document
3-503.3.C	Cultural Facilities	Cultural Establishments	Added full title of figures for proper linking within document
3-504.3.D	Cultural Facilities	Cultural Establishments	Cultural Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
3-602.4	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65	Cultural Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
3-604.3.J	Cultural Facilities	Cultural Establishments	Corrected the text to exactly match the definition for linking in the document
3-702.4	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65	Added full title of figures for proper linking within document
3-706.3.L	Conference Facility	Conference Facilities	Corrected the text to exactly match the definition for linking in the document
3-706.5.D	Sections 3-706.3.A and B	Sections 3-706.3.A and 3-706.3.B	Added full number of section for proper linking within document
3-706.5.G	Massage Parlors	Massage Establishments	To put the text inline with the change to the Code of Ordinances
3-706.5.J(5)	which may included yard area	which may include yard area	Corrected the text misspelling
3-706.7.B	Section 404.4.B	Section 3-404.4.B	Added full number of section for proper linking within document
3-709		Add OV-SP to title	Overlay Headings are indicated with an OV.
3-709.3.A(3)(B)	Massage Parlors	Massage Establishments	Change the text to be more inline with the change to the Code of Ordinances
3-709.3.D(1)	Freight handling facilities	Freight Handling Establishments	Freight Handling Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
3-709.3.D(3)	Freight handling facilities	Freight Handling Establishments	Freight Handling Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
3-709.8	A.A.B.C.D.E.F.G.	A.B.C.D.E.F.G.H.	Section 3-709.8.A occurs twice in the document, renumbered sections 3-709.8.A through 3-709.8.I for clarity
3-709.8.A	Section 3-702(5)(B)(3)	Section 3-702.5.B(3)	Expressed the format of the section number as shown consistently within the document
3-709.8.A	Section 3-702(5)(B)(4)	Section 3-702.5.B(4)	Expressed the format of the section number as shown consistently within the document
3-802.4	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65	Added full title of figures for proper linking within document
3-803.3	Conference Facility	Conference Facilities	Corrected the text to exactly match the definition for linking in the document
3-803.3	See Retail Establishments	See Restaurant Establishments	Improper reference for Restaurant Establishments
3-803.3.E	Freight handling facilities (See Freight Handling Facility)	Freight Handling Establishments (See Freight Handling Establishments)	Freight Handling Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
3-806.3.C	Freight handling facilities (See Freight Handling Facility)	Freight Handling Establishments (See Freight Handling Establishments)	Freight Handling Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document

Ordinance Section	Existing Text	Proposed Change	Amended Text
3-807.3.B	Freight handling facilities (See Freight Handling Facility)	Freight Handling Establishments (See Freight Handling Establishments)	Freight Handling Facilities do not exist as a definition, corrected the text to exactly match the definition for linking in the document
3-901.Footnote 9.A		Placed info in chart	Changed the formatting of the list to appear in a chart arrangement
4-002.Dev Review Table: Change of Use (Right Column)	Section 4-004	4-004.1	Added full number of section for proper linking within document
4-002.Dev Review Table: Major Site Plan (Right Column)	Section 4-004	4-004.3	Added full number of section for proper linking within document
4-002.Dev Review Table: Minor Site Plan (Right Column)	Section 4-004	4-004.2	Added full number of section for proper linking within document
5-001.1-9		Combined lines	Moved the text following the heading to the same line as the heading for formatting consistency within the document
6-100.2.A(4)	applicant(s)s	applicant(s)	Corrected the text misspelling
7.Figure VII-2		Added Caption to page	Figure VII-2 is referenced in the Table of Figures. Added as a heading topages of Figure VII-2a through f

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2020-Z-010

CORRECTIVE TEXT AMENDMENTS TO ZONING ORDINANCE

An ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (Zoning Ordinance) to correct typographical errors, update references, provide for hyperlinks in the Ordinance, and make format changes.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The Sections of the Waterford Township Zoning Ordinance listed in the following table are amended by revising the Existing Text to read according to the Amended Text in that table:

Ordinance Section	Existing Text	Proposed Change
1-006.G	Massage Parlor	Massage Establishment
1-007.Antenna	antennaes	antennas
1-007.Building Envelope	Figure VII-7	Figure VII-5
1-007.Building height	VII-3	Figure VII-3
1-007.Concept Plan.P	other other	other
1-007.Floor Area	Figures VII-8 through VII-11	Figure VII-8 through Figure VII-11
1-007.Sign Components	Figures VII-45 through VII-47	Figure VII-45 through Figure VII-47
1-007.Sign.B	Figures VII-16 through VII-44	Figure VII-16 through Figure VII-44
1-007.Small-Scale Wind Energy System (SWES)	not more that	not more than
2-107	Page VI-37 Article VII	Page VI-37 in Article VII
2-107	Cultural Facilities	Cultural Establishments
2-403	Figures VII-58 through VII-61	Figure VII-58 through Figure VII-61
2-501.5	pages VII	Page VII
2-508.A	Figures VII-50 and VII-51	Figure VII-50 and Figure VII-51
2-602.2.B	Massage Parlors	Massage Establishments
3-100	Summit Place Overlay Zoning District	OV-SP, Summit Place Overlay Zoning District
3-302.2	(A), (B), (C), (i), (ii), (iii)	A, B, C, (1), (2), (3)
3-302.4.A	Sections 2-501.1 and 2	Section 2-501.1 and 2-501.2
3-302.7	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65
3-402.5	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65

3-502.5	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65
3-503.3.C	Cultural Facilities	Cultural Establishments
3-504.3.D	Cultural Facilities	Cultural Establishments
3-602.4	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65
3-604.3.J	Cultural Facilities	Cultural Establishments
3-702.4	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65
3-706.3.L	Conference Facility	Conference Facilities
3-706.5.D	Sections 3-706.3.A and B	Sections 3-706.3.A and 3-706.3.B
3-706.5.G	Massage Parlors	Massage Establishments
3-706.5.J(5)	which may included yard area	which may include yard area
3-706.7.B	Section 404.4.B	Section 3-404.4.B
3-709		Add OV-SP to title
3-709.3.A(3)(B)	Massage Parlors	Massage Establishments
3-709.3.D(1)	Freight handling facilities	Freight Handling Establishments
3-709.3.D(3)	Freight handling facilities	Freight Handling Establishments
3-709.8	A.A.B.C.D.E.F.G.	A.B.C.D.E.F.G.H.
3-709.8.A	Section 3-702(5)(B)(3)	Section 3-702.5.B(3)
3-709.8.A	Section 3-702(5)(B)(4)	Section 3-702.5.B(4)
3-802.4	Figures VII-62 through VII-65	Figure VII-62 through Figure VII-65
3-803.3	Conference Facility	Conference Facilities
3-803.3	See Retail Establishments	See Restaurant Establishments
3-803.3.E	Freight handling facilities (See Freight Handling Facility)	Freight Handling Establishments (See Freight Handling Establishments)
3-806.3.C	Freight handling facilities (See Freight Handling Facility)	Freight Handling Establishments (See Freight Handling Establishments)
3-807.3.B	Freight handling facilities (See Freight Handling Facility)	Freight Handling Establishments (See Freight Handling Establishments)
3-901.Footnote 9.A		Placed info in chart
4-002.Dev Review Table: Change of Use (Right Column)	Section 4-004	4-004.1
4-002.Dev Review Table: Major Site Plan (Right Column)	Section 4-004	4-004.3

4-002.Dev Review Table: Minor Site Plan (Right Column)	Section 4-004	4-004.2
5-001.1-9		Combined lines
6-100.2.A(4)	applicant(s)	applicant(s)
7.Figure VII-2		Added Caption to page

Section 2 of Ordinance

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Text Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on _____, 2020.

Date

Kim F. Markee, Township Clerk

Introduced:
Adopted:
Published: