



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**
1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000

MEMORANDUM

TO: Hopkins Township Planning Commission
FROM: Lori Castello, Zoning Administrator
DATE: April 22, 2022
RE: **New Zoning District for GMUT area**

The Planning Commission has directed me to begin drafting a proposed commercial/industrial mixed use district.

GENERAL OVERVIEW

Attached you will find the first draft of the proposed district. The name can be changed but for now I have called it C/I for Commercial/Industrial.

The ‘meat and potatoes’ of the text is pretty well fleshed out in concept, but before I move forward with drafting any additional requirements I wanted to obtain some feedback from the Planning Commission. For the most part, a mix of commercial and industrial uses that may potentially be less impactful on the environment are considered. Additionally a requirement for rezoning has been added to provide additional protection to valuable and sensitive agricultural areas and water tables within the GMUT.

POTENTIAL ACTION

As stated previously, this process is one that will take many steps. Step 1 was to have a discussion regarding the potential of creating a new district, part of which is the important feedback gained from a public hearing. After not receiving any amount of public input, the Planning Commission determined that moving forward to create a mixed use zoning district. Based on our conversation at the March meeting, I have begun this process. From this point, next steps include:

1. Discussion of the draft thus far; including concerns, additional thoughts, etc.
2. Administrative completion of the draft for further review at the May meeting for potential recommendation to Twp. Board (or if additional amendments are required, the discussion can continue with the Planning Commission again in June).

SUMMARY

In short, the Planning Commission must decide whether this draft of a newly created zoning district is appropriate for the GMUT area as outlined within the Master Plan and provide additional feedback/guidance. I hope the information provided is helpful to you as you consider this Rezoning Petition. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at (616) 877-2000 Ext. 213 or by email at lcastello@pcimi.com.

With Warm Regards,

A handwritten signature in blue ink, appearing to read "Lori Castello", with a stylized flourish at the end.

Lori Castello, Zoning Administrator
Hopkins Township

C/I: COMMERCIAL/INDUSTRIAL MIXED USE DISTRICT

§ 157.170 DESCRIPTION AND PURPOSE.

This district is intended to allow for flexible use involving limited retailing and wholesaling of goods, warehousing facilities, trucking facilities and limited fabrication of goods while providing an aesthetically pleasing gateway to the Township along portions of the US 131 Corridor.

(Prior Code, Ch. XV, § 10.01) (Ord. 1977-1, passed 10-10-1977)

§ 157.171 DISTRICT ELIGIBILITY.

Parcels that are currently both developed and zoned as either commercial or industrial uses and fall within the “GMUT” designation on the Hopkins Township Future Land Use Map are eligible to be considered for rezoning to C/I upon owner application. Parcels that are currently zoned or used for agricultural purposes but fall within the “GMUT” designation remain ineligible for C/I Zoning designation until such time that public infrastructure including public sewer and road pavement is in place to service the parcel.

§ 157.172 PERMITTED USES.

Land or buildings in the C/I Mixed Use District may be used for the following, subject to the site plan development standards and requirements provided in §§ [157.315](#) through [157.332](#) of this chapter when conducted within a wholly enclosed building with no outdoor storage, sales or display of materials, components, or product:

- A. Billboards and signs subject to § (sign ordinance chapter)
- B. Bus stations or terminals
- C. Business or trade schools;
- D. Clinics – veterinarian, dental and medical
- E. Contractors’ offices
- F. Crating and packing service;
- G. Distribution center
- H. Dry cleaning and laundry;
- I. Essential services;
- J. Exterminator services;
- K. Frozen food lockers;
- L. General Offices;
- M. Juke box and vending machine services and distribution;

- N. Laboratories – veterinarian, medical or dental;
- O. Locksmiths;
- P. Machine shops;
- Q. Office machines, sales and services;
- R. Parcel delivery stations;
- S. Printing and publishing including processes related thereto;
- T. Private gathering facilities such as lodges, club houses, or veterans' halls
- U. Professional studios for arts such as art, dancing, photography, music, and recording.
- V. Radio, TV, computer and similar electronics sales and repairs
- W. Resale shops including “auction houses”
- X. Sign fabrication, design, painting and servicing shops
- Y. Taxidermists;
- Z. Trade schools;
- AA. Warehousing and storage; both self-serve/mini warehousing and commercial
- BB. Wholesale sales
- CC. The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries and food products except the rendering or refining of fats and oils;
- DD. The manufacture, compounding, assembly or treatment of articles from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood and yarn;
- EE. The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay.

§ 157.173 USES PERMITTED BY SPECIAL LAND USE. Land or buildings in the C/I Mixed Use District may considered for the following uses, subject to the site plan development standards and requirements provided in § [157.315](#) through [157.332](#) of this chapter and consideration and approval of a Special Use Permit by the Hopkins Township Planning Commission subject to the requirements of §[157.345](#) through [157.350](#) herein:

- A. Amusement enterprises (Not defined!)
- B. Automobile and other vehicle sales;
- C. Broadcasting and cellular or wireless communications towers;

- D. Contractors yards
- E. Drive-in theaters
- F. Landing and take-off areas for rotocraft;
- G. Ornamental iron works and fence service;
- H. Any of the permitted uses within § above that include outdoor sales, display or storage of any materials, supplies or products as an accessory to the permitted use. Examples included but are not limited to outdoor storage of landscaping equipment or products, materials etc.

§ 157.168 DEVELOPMENT REQUIREMENTS.

Height, area and yard requirements in the C/I Zone are as follows:

- (A) *Front yard.* There shall be a front setback of not less than 50 feet.
- (B) *Side yard.*
 - (1) Where the side yard of a lot abuts the side or rear of a lot in the C-2, I-2 or C/I Zone, there shall be a side yard of not less than ten feet.
 - (2) In all other cases, there shall be a side yard of not less than 50 feet.
- (C) *Rear yard.*
 - (1) Where the rear yard of a lot abuts the side or rear of a lot in the C-2, I-2 or C/I Zone, there shall be a rear yard of not less than twenty five feet.
 - (2) In all other cases, there shall be a rear yard of not less than 50 feet.
- (D) *Lot area.*
 - (1) Where public sewer is available, the minimum lot area shall be 15,000 square feet and the minimum lot width shall be 100 feet.
 - (2) Where public sewer is not available, the minimum lot area shall be 1 acre and the minimum lot width shall be 200 feet.
- (E) *Height.* The maximum height shall be three stories or 45 feet, whichever is lesser.
- (F) *Façade Requirements.*
 - (1) *Applicability.* All newly constructed or altered buildings subject to site plan review shall be required to be constructed to the standards herein.
 - (2) *Principal Buildings.* The front face and all areas facing public entry such as parking lots for customer/public use (as opposed to delivery or employee only entrances and service drives) of all principal buildings housing office space shall consist of not less than 75% glass, decorative glass, brick, block, masonry, stone, wood, or alternative decorative architectural features as approved by the Planning Commission. Warehousing or

manufacturing buildings or areas of buildings shall incorporate not less than 25% of these same materials. Windows and decorative entry doors shall be given credit within this calculation.

(G)* *Landscaping requirements.* Rigorous. Greenbelts/buffers where abut an ag or residential zoning district.

(H)* *Screening requirements for outdoor storage.* Rigorous and behind front face of structure.

(I)* *Parking Areas.* Require pavement except for designated outdoor (screened) storage areas.

(Items GHI will have additional language to be further fleshed out; I've added essence for time reduction and to focus on use, lot area, and façade standards for this discussion)