

TOWNSHIP OF LAPEER
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. 1
PUBLIC HEARING

Please be notified that there will be a public hearing at a meeting of the Lapeer Township Planning Commission on Monday January 16, 2012. The meeting begins at 7:00 p.m. at the Lapeer Township Offices and Community Building, 1500 Morris Road, Lapeer, Michigan.

Ordinance additions to amend the Lapeer Township Zoning Ordinance are being considered as follows;

- Article 1 – General Provisions: Section 1.07 (6), No detached accessory building shall be located closer than twelve (12) feet to any principal building, nor shall it be located *in the required side yard* or closer than ten (10) feet to any rear lot line. In subdivisions, accessory buildings less than one hundred fifty (150) square feet may be located as close as three (3) feet to the side lot line.
- Article 1 – General Provisions: Addition of section 1.42; Solar Panels and Solar Farms.
- Article 1 – General Provisions: Addition of section 1.43 Outdoor Furnaces.

Article 5 – Section 5.02 (D), (F), and (G) and Section 5.03 (1) as follows:

- Section 5.02 SUBMISSION REQUIREMENTS
 - D. For any substantial change in use or class of use when referred by the *Township Clerk or other designated Official.*
 - F. *The construction of public roadways.*
 - G. *The construction of wetland mitigation or floodway projects.*
- Section 5.03 REVIEW PROCEDURES.
 - 1. Submission. The proposed site plan shall be submitted to the Township Clerk, or other designated representative *at the Township*, who shall check the submission data and transmit it to the following departments, agencies and consultants *(as necessary)*:
- Article 9 – Section 9.04 Special Land Uses, as follows:
 - 7(c) – Nursery Schools and Day-Care Centers.
The activity shall be provided with an adequate recreation area of not less than ten thousand (10,000) square feet, which shall be located on the same parcel and no part of which shall be located less than one hundred (100) feet from any property line. *The Planning Commission may reduce these requirements provided sufficient quality play area has been provided and that the setback provided includes adequate screening justifying the reduction.*
- Article 21 – Definitions. Additions made to the definitions section of the zoning ordinance.

You are invited to attend the Public Hearing and make comments on the ordinance amendments. If you are unable to attend the hearing, written comments may be mailed or brought to the Township offices during office hours. Written comments must be received by 3:00 p.m. on the day of the hearing to be considered. A full copy of the ordinance amendment is available at the Lapeer Township offices or at <http://lapeertownship.org>. If you have any questions, you may contact the Township Offices during regular business hours.

Dawn M. Walker, CMC
Lapeer Township Clerk

Section 1.42 Solar Panels (and the like) and Solar Farms.

The use of solar panels (and the like) for private use as well as the development of solar farms shall be permissible in the AE and M-1 zoning districts subject to special land use approval and the following requirements:

1. Freestanding Panels (for private use)
 - a. Freestanding solar panels shall not be located in the front or side yard;
 - b. All freestanding solar panels shall be regulated as an accessory structure and shall meet all applicable accessory building requirements of the ordinance;
 - c. ~~Solar panels shall be counted as part of the maximum permitted impervious surface/lot coverage ratio requirements of the zoning district in which it is located~~ Solar panels shall be placed onsite so as to not negatively impact storm water runoff and drainage on the subject property or those which abut it;
 - d. No freestanding solar panel shall be permitted to exceed a height of fifteen (15) feet;
2. Roof or Structural Mounted Panels (for private use)
 - a. Shall not project more than ~~eight-two (82)~~ eight-two (82) feet above the roof line. However, the solar panel when installed shall not exceed the maximum height allowed in the Zoning District. The use of flat mount solar panels or solar shingles are preferred;
 - b. May be constructed on any ~~façade or~~ roof surface of an existing structure.
 - c. Shall not be located within three (3) feet of any ~~peak~~ peak, eave or valley to maintain adequate accessibility.
3. Solar Farms (for commercial use)
 - a. The application shall provide verification that adequate infrastructure exists to transport the electricity generated into the larger grid system.
 - b. The application shall provide verification that there exists an adequate water supply for the site.
 - c. The installation of the panels and associated structures shall not disturb the existing topography and soil ~~to the least extent possible~~.
 - d. The mounting height of the panels as well as the total height of the panels (in an elevated or tilted position) shall be provided. The Planning Commission may regulate the overall height of the panels based on surrounding land uses.
 - e. The plans submitted shall include a site restoration plan showing the use of the site should the panels be removed, as well as described method and mechanisms to implement the site restoration plan.
4. Requirements for All Panels
 - a. The solar panels, solar shingles and arrays of panels shall be reviewed by the Fire Department.

