

VILLAGE OF STOCKBRIDGE  
PLANNING COMMISSION  
(Enacted September 15, 2022)

**A RESOLUTION TO RECOMMEND A  
TEXT AMENDMENT TO THE ZONING ORDINANCE TO  
TO THE VILLAGE COUNCIL REGARDING  
SECTIONS 6-70 and 6-262, AFTER A PUBLIC HEARING**

WHEREAS, the Village of Stockbridge (hereinafter, the “Village”) originally adopted its Village of Stockbridge Zoning Ordinance on June 1, 2005 and restated the entire Village of Stockbridge Zoning and Land Use Ordinance (hereinafter the “Zoning Ordinance”) on October 1, 2018, the later of which was adopted under the *Zoning Enabling Act of 2006*; and

WHEREAS, the Planning Commission determined to consider an Amendment to the Zoning Ordinance regarding out-door storage and off-street parking in the Industrial (M-1) District; and

WHEREAS, the Planning Commission met for many months developing revisions to the Zoning Ordinance regarding this matter before the attached draft amendments [Exhibit 1 attached hereto and incorporated herein by reference] were finalized by the Planning Commission and readied for a public hearing; and

WHEREAS, the Planning Commission is therefore charged with coming up with the proposed language of the amendment and then scheduling a public hearing to take comment on the proposed amendment, pursuant to Section 6-329 (a) of the Zoning Ordinance; and

WHEREAS, the Planning Commission proposed to consider the language of proposed Amendments and set a public hearing for 6:30 p.m. Thursday, September 15, 2022 and the Village Clerk issued the required notices in the methods proscribed by MCL 125.3103 and MCL 125.3202; and

WHEREAS, after taking into consideration the public’s comments, Section 6-329 (b) of the Zoning Ordinance requires the Planning Commission to identify and evaluate all factors relevant to the petition and report its findings and recommendation to the Village Council, taking into consideration the criteria for amendment of the official Zoning Ordinance set forth in Section 6-331 of the Zoning Ordinance; and

WHEREAS, all costs the Village incurs in developing these amendment shall be charged to the Applicant, Village of Stockbridge, in accordance with Article III, Section 6.47, including the actual costs incurred by the Village, the Planning Commission, and/or the Zoning Administrator for:

- A. Any publication or mailing costs required by this Ordinance and/or state law;
- B. Any traffic reports deemed necessary to complete the processing of the request;
- C. Any legal services deemed necessary to complete the processing of the request;
- D. Any planner fees deemed necessary to complete the processing of the request;
- E. Any zoning administrator fees deemed necessary to complete the processing of the request;

- F. Any topographic studies deemed necessary to complete the processing of the request;
- G. Any engineering services deemed necessary to complete the processing of the request;
- H. Any other fees incurred by any other consultants deemed necessary by the above named governmental officials and/or entities to complete the processing of the request.

IT IS THEREFORE RESOLVED that after taking into account the input from the public hearing scheduled in accordance the Zoning Ordinance and the Zoning Enabling Act, considering the criteria of Section 6-331 (a) - (h), the Village of Stockbridge Planning Commission recommends on the proposed Village of Stockbridge Zoning and Land Use Ordinance Amendments to Sections 6-70 and 6-242, that were originally adopted June 1, 2005 and completely re-stated on October 1, 2018, that the proposed amendments, set forth in Exhibit 1, to this Resolution are:

- Recommended for Adoption to the Village of Stockbridge without changes.
- Not Recommended to the Village of Stockbridge for the reasons set forth herein:
  - A. \_\_\_\_\_
  - B. \_\_\_\_\_
  - C. \_\_\_\_\_
- Recommended for Adoption to the Village of Stockbridge with the following changes:
  - A. \_\_\_\_\_
  - B. \_\_\_\_\_
  - C. \_\_\_\_\_

Adopted at a Regular Meeting of the Village of Stockbridge Planning Commission held on the 15th day of September, 2022.

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Village of Stockbridge Planning Commission

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By: Daryl Anderson  
Its: Planning Commission Chairperson

**Certification of Clerk**

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Village of Stockbridge Planning Commission at a meeting held on the 15th day of September, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the *Open Meetings Act, being Act 267, Public Acts of Michigan, 1976*, the *Zoning Enabling Act*, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Village of Stockbridge

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By: Debbie Nogle  
Its: Secretary of the Village

Drafted by: John L. Gormley (P53539)  
Attorney for the Village of Stockbridge  
and its Planning Commission  
Gormley Law Offices, PLC  
101 East Grand Ave.  
Fowlerville, Michigan 48836  
517.223.3758

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**EXHIBIT 1**

**PROPOSED AMENDMENTS TO  
SECTIONS 6-70 AND 6-262  
OF THE ZONING ORDINANCE**

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**Sec. 6-70. - Purposes and Uses within Zoning Districts** is amended to add Section (g) (2) (a) to read as follows:

(g) (2) (a) Out Door Storage related to any permitted or special use in this district being conducted on a specific site shall be permitted, but shall only be located in the area provided in Section 6-262 (a) (1) and pursuant to an approved site plan.

**Sec. 6-262. Off-street parking lot design and construction, and driveway design and construction for residential uses.**

The construction of any parking lot shall be in accordance with the provisions of this article and such construction shall be completed and approved by the zoning administrator before use of the property as a parking lot, and before a certificate of occupancy is issued. Unless incorporated in a site plan prepared and approved in accordance with section 6-45, plans for the development of any parking lot must be submitted to the zoning administrator, prepared at a scale of not less than 50 feet equals one inch and indicating existing and proposed grades, drainage, pipe sizes, parking of all dimensions, type of curbing, drive and aisle dimensions, lighting, adjacent main buildings, sidewalks, landscaping, surfacing and base materials to be used and the layout of the proposed parking lot.

- (a) Except for uses located in the 1) OSC—Open Space Conservation District and 2) the M-1 Industrial Zoning District, as provided below in paragraph (b), all required parking lots, driveways, or loading areas required shall be hard-surfaced with asphalt or concrete pavement and shall be graded and drained to dispose of surface water which might accumulate within or upon such area, and shall be completed prior to a certificate of occupancy being issued. Drainage for parking lots shall conform to the standards set forth in section 6-188.
- (b) In the M-1 Industrial Zoning District any loading, commercial vehicles, trailers and/or outside equipment storage areas consisting of crushed asphalt, gravel, or limestone only in the rear of the building for the parking of business equipment and trailers used by the business off site but needing storage on site between uses. For the purpose of this section only, the rear of the building shall be defined as anything behind the two most rear corners of the physical building. If the building is on a corner lot, then it may not have this type of parking area. The parking area shall be graded and drained to dispose of the surface water which might accumulated within or upon such area and shall be completed prior the certificate of occupancy being issued. All drainage in this area shall otherwise meet the standards set forth in Section 6-188. This space shall not to be used for owners, employee or customer parking of licensed motorized vehicles, but instead commercially plated business vehicles of the business occupying the building maybe parked in that location, along with said equipment and trailers. This area is not intended to increase the ability of the business to have outdoor storage, beyond what is otherwise permitted in this Ordinance. This parking area shall not be visible from the street and the Village shall require fencing of this parking area, sufficient to prevent visibility from surrounding properties. The property owner shall, also, propose, and maintain a dust control plan, as part of the site plan approval process.
- (c) All illumination for all such parking lots shall meet the standards set forth in section 6-176(e).
- (d) Parking lot landscaping and buffering requirements shall meet the standards set forth in section 6-123(e).
- (e) Adequate ingress and egress to the parking lot, by means of limited and clearly defined drives, shall be provided for all vehicles.

- (f) Where necessary to prevent encroaching upon pedestrian walkway or damaging required landscaping, wheel stops shall be provided. No portion of a parking space and/or maneuvering aisle shall obstruct or encroach upon a public sidewalk.
- (g) Plans for the layout of off-street parking facilities shall be in accordance with the following minimum regulations:
- (h) A driveway permit shall be required from the Village of Stockbridge zoning administrator before any existing driveway is expanded or new driveway is constructed. The applicant shall complete an application and pay a fee set by resolution of the village council.
- (i) Recreational vehicles shall only be stored outdoors in the rear yard of any residential property under the following guidelines:
  - (1) The property owner may store one of the following in the rear yard: boat and boat trailer, motor home, pick-up truck and camper, or travel trailer.
  - (2) The property owner may store one of the following in the rear yard: up to two ATV's on one trailer, two snowmobiles on one trailer, or one snowmobile and one ATV on the ground.

Maneuvering Lane Width				
Parking Pattern	One-Way	Two-Way	Parking Space Width	Parking Space Length
0 Parallel	12 ft.	20 ft.	9 ft.	25 ft.
30—53	12 ft.	20 ft.	9 ft.	20 ft.
54—74	15 ft.	24 ft.	9 ft.	20 ft.
75—90	15 ft.	24 ft.	9 ft.	20 ft.

(Ord. No. 2018.10-1, 10-1-2018)