



CITY OF NEW BALTIMORE

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ZONING BOARD OF APPEALS

MONDAY, JUNE 20, 2016

7:00 P.M

MUNICIPAL BUILDING
36535 GREEN ST.
NEW BALTIMORE, MICHIGAN

AGENDA

CALL TO ORDER:

ROLL CALL:

PUBLIC DISCUSSION: This opportunity is set aside for questions and/or comments from the public. Participants are requested to state their names and addresses for the record and address all comments to the Chairperson.

CASE PRESENTATIONS: NONE

APPROVAL OF MINUTES: NONE

MISCELLANEOUS CORRESPONDENCE:

MISCELLANEOUS BUSINESS:

Discussion regarding Zoning Ordinance Section 60-51 Height limitations and exceptions.

ADJOURNMENT:

vehicle approaching the intersection, excepting that landscaping would be permitted where the growth is less than 2.5 feet in height or where all branches are at least eight feet above the road level. Such unobstructed area shall mean a triangular area formed by the right-of-way and driveway intersection and a line connecting them at points 20 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. Decorative fencing which would be approved on a corner could include open wave, split rail, or similar fencing.

(Ord. No. 158, § 3.06, 9-22-2008)

Sec. 60-47. Decorative pond fencing.

Whenever fencing is required around a pond, detention pond, retention pond, siltation basin, lake, or the like, fencing which is ornamental in nature shall be utilized. Such fencing shall be decorative wrought iron, simulated wrought iron, aluminum, vinyl or the like as approved by the planning commission. Fencing shall be between four and six feet in height as required by the city and must meet all other applicable building codes. In those areas not visible to public view or adjacent residences, the planning commission may approve a substitute material if no purpose is served by providing the decorative fencing material.

(Ord. No. 158, § 3.07, 9-22-2008)

Sec. 60-48. Essential services.

Essential services, as defined by this chapter, shall be permitted as authorized under any franchise or that may be regulated by any law of the State of Michigan or any ordinance of the city; it being the intention hereof to exempt such essential services from the application of this chapter.

(Ord. No. 158, § 3.08, 9-22-2008)

Sec. 60-49. Fences in other than single-family residential zoning districts.

(a) All fences erected in commercial and industrial districts shall require approval by the planning commission as part of site plan review. Such fences shall not be located in the front yard.

(b) All fences hereafter erected shall be of an enclosure type. Barbed wire, spikes, razor wire, nails or any other sharp point or instrument of any kind on top or on the sides of any fence, or electric current or charge in said fences, are prohibited, except barbed wire cradles may be placed on top of fences enclosing permitted rear or side yard storage in the general commercial and industrial districts, and public utility buildings, as deemed necessary in the interests of public safety by the planning commission.

(Ord. No. 158, § 3.09, 9-22-2008)

Sec. 60-50. Frontage.

All dwellings shall have direct access and frontage on a public road, unless the private road is included in an approved site condominium development, open space option, cluster option, or planned unit development.

(Ord. No. 158, § 3.10, 9-22-2008)

Sec. 60-51. Height limitations and exceptions.

Except as herein provided, no building or structure shall be erected or altered to exceed the height limit established by this chapter for the zone in which such building is located.

- (1) Church towers and steeples, roof structures (penthouses) for the housing of elevators, stairways, tanks or ventilating equipment, fire walls, skylights, electrical transmission and communication poles, towers and antenna, theater screens, flag poles, smokestacks, chimneys, water tanks, silos, conveyors or similar structures may be erected above the height limits established for the zone in which such structure is located, provided the requirements of this section are met.
- (2) If the height of any building or structure or tower exceeds the height allowed in the zone wherein the building or structure is located, then all required yard dimensions shall be increased by not less than one foot for each one foot each building exceeds the height allowed in the zone concerned.

(Ord. No. 158, § 3.11, 9-22-2008)