Article	Page	Action	Notes
Article 1-Title and Purpose	pg 5	Accessory Dwellings (ADU) Hold for Arthur Mullen	
driveways	Pg 8	Keeping definition only, applies to all zones	Consult Chris Holton-re surfaces, aprons,etc recommendations from the county. Commission would like to see language on private/commercial roads
Lot Lines	pg 11	Language to come from Arthur Mullen-Michigan Zoning Enabling Act	
	pg 11	**Item #2** Change language to -**requested by property owner and to be approved by Zoning Administrator**	Allows for appeal process
	pg 11	Water's Edge to be completed by Mullen	
	pg 11	Add definition of Landscaping Plan	See Article 18.04 #10 for language
	pg 12/13	Practical Difficulty-Mullen-language from Michigan Zoning Enabling Act	
	16	Solar Energy System	See Joe Defor Memo/Language, Guidance
	pg 16	Revise Structure Definition	discussion with Arthur Mullen
	Pg 17	Underdeveloped State- Mullen to use language from Michigan Zoning Enabling Act-recommendation of changing the use of highway to roadway because it is all encompassing	Village Council looking at taking the sign ordinance from the Planning Commission and keeping it with in the Village Ordiance
	pg 19	**Basement Dwellings-ADU on hold Arthur Mullen**	
Article 3-General Provisions			
	pg 20	**Dwellings on one lot- Hold Arthur Mullen**	Square footage?

	pg 21	**Home Occupations-leave current language until Arthur Mullen provides guidance. Recommendation- change height limitations on primary structures/dwellings only**	3.08-item 10 discussion 3.10 discussion on primary dwelling vs ADUs
	pg 22	**Northport Creek and Wetlands Setbacks-** Recommendations that Commission keeps the allotted up 200ft for a deck, including near a wetlands. Item **3.25**- Commission would like to see how the change from 50ft to 75ft setbacks would impact building and wetlands.	
	pg 23	Suggestion of moving smoke ordiance to nuisance ordiance. Outdoor Lighting where is it moved to?	Suggested change hooded to fully shielded
	pg 24	**Noise-Item 5**-Recomending moving Village Council as easier to amend. Need language that goes across all zones. Also recommended changing language from adjacent use to adjacent zoning-	
	pg 24	**Item 3.19**-Hold on Nuisance Ordiance and repeal once adopted by Village Council	
	pg 24	**Principal Use-**no change	
	pg 28	**Solar/Green Engery-3.27 Need realtime feedback from Arthur Mullen**	currenly only pertains to solar roof tops
	pg 31	**Solid Waste Enclosures-Change language to include: Enclosures are not limited masonry only. Need further language from Arthur Mullen**	needs to be added as a general requirement under C-1 and CR-1
	pg 31	**Item 3.33**-Need to define temporary structures and temporary staging	ZA Scott also researching this. Do we need to add the definition for temporary staging
	pg 31	**Item 3.29-Storage of Trailers, boats, RVs etc-**needs further discussion and guidance	ideas-using a % of the lot. Township vs Village
	pg31	**Item 3.32** Needs further clarification	Forms and how they are handled.

	pg. 32	3.29 Storage of Recreational vehicles	other communities? What do they do?
Article 4	pg 36	**Landscape and Buffering**-**4.02** Purpose of a registered landscape architect? Recommended change-A plan must be submitted for all landscape plans. Adequacy of all submitted landscape plans will be determined by the current Zoning Administrator.	
	pg 36-37	**Strike item 4.02 item #3** Street Trees and move to Village Councill due for the current Tree Committee	Now included in the Village Tree ordinance
	pg 37	4.02 #2- Land scape plan -move #4 as 2 A.**Open Space Planning**-1. What is the Intent and Purpose 2. Landscape Plan needed. Change 4 to 2A Open Space Plan-Prohibits Invasive Vegatation.	
	pg 37	Change 5 to 2B-Indetify prohibited trees	
	pg 37	3A-Keep Maximum fence height to 7ft for residential	
	pg 37	3B- commercial, industrial, and institutional fence height to be no greater than 10ft	
	pg 38	4- Masonry portion of a fence should not exceed 80%	
	pg 38	Remove G-iii. and G iv.-Include language for fencing- A concrete anchor post shall be located at the fence end post and corners	
	pg 38	4.02 J-Keep language pertaining to no barbed wire, chain link, or electric fencing on property lines. All fencing needs a building/licensing permit	
	pg 39	4.02-7B Change language to Planning Commission and or Zoning Administrator…	
	pg 44	**Measurement Unit**-B&C usable floor-**Part 4.03** street parking and loading-place on hold	Need look at the Parking matrix

	Pgs 51/52/53	Sign Regulation-Current request to keep with Village Ordiance would like further guidiance from Arthur Mullen	
	pg 55	Substituion Clause-Make sure new language is included	Arthur Mullen to provide language
	pg 55	In 4.05 change the word intrusion to trespass	
	pg 60	**Accessory Uses and Home Occupation-Completed**	
	pg 62	**9.04 #1 item #2 200 ft wide and 2 acres**	
	pg 63	9.04 #2,3,6 **Dimensional Requirements**-R1-change setbacks from 75ft to 45ft and coverage to 20% pg 63	for reference pg 3 of May 27th's minutes
Article 8	pg 64-65	R2 50ft set back lot size of 5000sq ft, change coverage to 40%. Accept sections 1 to 4 and change coverage.	Discussion about lot size and setbacks in R2, can be restrictive. Discussion and ensuring that coverage of 40% works within the setbacks. Leave sides to 15ft and 5ft, with back/front of lot 20ft. Article 8, keeping items 1, 3, changing #4 from 25ft to 20ft, change 35% to 40% coverage.
	pg 66	R3 1500 sq ft lot ADU on hold	ask committee
Article 9	pg 66	No change Single, Multiple Use draft language from Arthur Mullen.	
Article 10	pg 68	Multifamily residential district-definition is fine but current location of districts does not match definitions.	A lot of discussion around location, traffic impacts, and infrastructure.

	pg 69	Item A-setbacks 1A minumum 45 ft setbacks with 18ft side minimum 5ft on one side in R4 35% max coverage.	
		Need to add an new article that pertains to waterfront properties	
Article 11 and Article 12	pg 70, 71,72	CR1-no change will be addressed with core based code	
Article 13	pgs 76-78	No change	
Article 14	pg 80	Recommend go from 2 acres to 1 acree	
	pg 81	**Refer to Arthur Mullen regarding parking lot requirements**	
Article 15	pg 82	No change	
	pg 83	Blank Article	
Article 16	pg 86	centralized communication and adding hyperlinks	
Article 17		Item 17.04 to go with ADU Conversation	
	pg 91	Trade Mark Architect-make sure there is language regarding aesthetics of the Village-Arthur Mullen for guidiance including pg 91 7D and pg 92 item 11, pg 93	
	pg 94	Junk yards-language prohibiting Junk yards within the village limits	
		Guidance from Arthur Mullen for prohibiting Sexually Oriented Businesses	
	pg 96	2.K- structure height - 45' vs. 35'??	need to confirm
	pg 97	Short Term Rentals- A: needs to reflect State requirements for 28 days maximum. Requested Commissioner Gale & Commissioner Wessell to draft language regarding STRs	This is a Village Ordinance
		Item 24-to be removed	

	pg 100	Transient Lodging-Addresing RV parks, Camping-request guidiance from Arthur Mullen	
Article 18	pg 102	18.02 How it relates to all districts. Suggestions to consult Aruthur Mullen on how to give insight and possibly consider language that allows the ZA to require site plan review for residential zones at their deiscretion/when necessry	
	pg 103	18.04 #4 add any and all easements should be identified on the site map	
	pg 103	remove Item 5 C.	
	pg 103	10. remove redistered landscape architect	
	pg 103	10. add include ; A landscaping plan drawn to scale that includes location of all landscaping including height of fencing , water features, recreation areas, parking, lightening and vehicle storage and utilities.	
	pg 104	12. add language to cover residential single family use	
	pg 104	14. delete	
	pg 104	15. remove the word building and include existing and proposed structures	ask Arthur Mullen if patios and paving stones should be included in lot coverage %
	pg 104	17. change to refer to Township Ordinances and Dark Sky	need internal discussion
	pg 105	18.07 #2. revise to include exception for residential, per changes made to 18.01	further discussion needed

Article 19	pg 106	19.03.1. Commissioners questioned what the thinking for changing one (1) acre to five (5) acres is. Discussion about how many build-able lots even exist within Northport that are over five acres. Commissioners agreed that unless further explanation or rational from Wade Trim revealed new considerations, that the ordinance should remain at one (1) acre.	
	pg 109	19.07 Commissioners would like to ask Arthur why is this considered rezoning? And why would it not stay with the Planning Commission, because if appealed, that would then go to the village council.	
Article 20	pg 116	Article 20. Chair Arbury posed a question about the village Zoning Board of Appeals (ZBA) member make-up. A discussion about the way the Northport village ZBA board is comprised (village trustees) versus what many other areas implement, which is a separate nominated board. Discussion over how that would change the ex-parte communication for the ZBA members when they are no longer elected, and how the appointment process could bring individuals with varying knowledge to the ZBA board. ZA Scott clarified that it isn't the planning commissions position to make a recommenda-tion for change of the ZBA board, so Commissioner Gale stated that she could pass along the discus-sion at the next village council meeting during her PC report.	

Article 21	pg 119	21.09.3.b. Commissioners questioned if the amendment inserted is typical language used? It seems ambiguous and that the terms “spirit” and “substantial justice” could have very different defini-tions depending on who’s viewpoint you are coming from. Seeking clarification and further explanation from Arthur Mullen.	
	pg 124	22.04.7. Would like to add language. “Any changes to the plan/application after initial approval shall be submitted as a revision to the village zoning administrator for updated approval.”	