

**CITY OF NORTHVILLE
ZONING ORDINANCE
ORDINANCE NO. _____**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO CHANGE WHEN CONDOMINIUM DOCUMENTS ARE SUBMITTED TO THE PLANNING COMMISSION AND CITY ATTORNEY DURING THE REVIEW PROCESS.

Section 1. The City of Northville Ordains

Chapter 58-1 “Zoning” in the Code of Ordinances of the City of Northville is hereby amended by adding the following described text revisions:

Section 2. Modify the following articles (**additions are underlined, deletions are ~~struck-thru~~**).

[Modify Article 18 GENERAL PROVISIONS]

SECTION 18.14 CONDOMINIUM DEVELOPMENT STANDARDS

(The following changes are proposed for this section)

b. Site Plan Approval Required

Preliminary approval and final approval of the site plan and condominium documents by the Planning Commission shall be required as a condition to the right to construct, expand or convert a site condominium project. Preliminary and final approval shall not be combined.

1) Preliminary Approval.

(a) A site plan pursuant to the standards and procedures set forth in Article 19 of this Ordinance shall be submitted to the Planning Commission for preliminary review.

(b) If the site plan conforms to all respects to applicable laws, ordinances and design standards, preliminary approval shall be granted by the Planning Commission.

(c) If the site plan fails to conform, the Planning Commission shall either deny the application, refer the application back to the applicant for modification, or grant preliminary approval with conditions, provided such conditions are met before final approval.

2) Final Approval.

- (a) Following preliminary approval, the applicant shall submit ~~the draft~~ Condominium Documents and Master Deed to the City staff for review and comment by the City Attorney. ~~and consultants for review.~~—The Condominium Documents shall be reviewed with respect to all matters subject to regulation by the City including without limitation; ongoing preservation and maintenance of drainage, stormwater retention, wetlands, woodlands, and other natural features; maintenance of private roads, if any; and maintenance of stormwater, sanitary, and water facilities and utilities.

All review comments shall be submitted to the Building Official who shall compile the findings prior to consideration of the site plan for final approval by the Planning Commission.

- (b) Following receipt of preliminary approval, the applicant shall also submit to the Building Official engineering plans in sufficient detail for the City, along with appropriate consultants, to determine compliance with applicable laws, ordinances and design standards for construction of the project.

All review comments shall be submitted to the Building Official who shall compile the findings prior to consideration of the site plan for final approval by the Planning Commission.

- (c) Upon completion of the review of the Condominium Documents and engineering plans and receipt of the recommendations and findings from City staff and consultants, the site plan shall be submitted to the Planning Commission for final review in accordance with Article 18 of this ordinance.
- (d) If the site plan, Condominium Documents and/or engineering plans conform in all respects to applicable laws, ordinances and design standards, final approval shall be granted by the Planning Commission.
- (e) If the site plan, Condominium Documents and/or engineering plans fail to conform to the ordinance or development standards, final approval shall be denied by the Planning Commission.
- (f) In the interest of insuring compliance with this Ordinance and protecting the health, safety and welfare of the residents of the City, the Planning Commission, as a condition of final approval of the site

plan, may require the applicant to deposit a performance guarantee as set forth in Section 18.06 of the Zoning Code for the completion of improvements associated with the proposed use.

3) Information Required Prior to Occupancy.

Prior to the issuance of occupancy permits for any condominium units, the applicant shall submit the following to the City:

- (a) A copy of the recorded Condominium Documents (including exhibits).
- (b) A copy of any recorded restrictive covenants.
- (c) A copy of the site plan on laminated photostatic copy or mylar sheet.
- (d) Evidence of completion of improvements associated with the proposed use including two copies of an “as-built survey”.

(No other changes are proposed for this section.)

Section 3. Rights and Duties

Rights and duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

Section 4. Validity

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part therefore, other than the part declared invalid.

Section 5. Ordinances Repealed

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed

Section 6. Effective Date

This Ordinance shall become effective on the 8th day following publication.

The foregoing ordinance amendment was adopted at the regular meeting of the City Council of the City of Northville, Oakland and Wayne Counties, Michigan, held on _____ at 7:00 p.m. at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167.

Ken Roth, Mayor
City of Northville

Dianne Massa, City Clerk
City of Northville

The undersigned certifies foregoing ordinance was:

Introduced: _____
Enacted: _____
Published: _____
Effective: _____

By a vote of _____

Dianne Massa, City Clerk