

VILLAGE OF SARANAC  
REGULAR MEETING MINUTES  
April 9, 2012

The Saranac Village Council Regular Meeting was called to order by President Darby at 7:05 p.m. at the Saranac Municipal Building, 27 N. Bridge Street.

The meeting was opened with the Pledge of Allegiance.

Present: President Darby, Smith, Straubel, trustees – Hendrick, Klutman, Mackey, Whorley, DPW Bowen

Absent: None

Guests: Lance Beaudry, Christine Simmons

Motion was made by Whorley, supported by Mackey, to approve the Regular Agenda. All yeas.

Public Comments

Lance Beaudry introduced himself as a GVSU student who was in attendance to observe the proceedings of a non-profit meeting, as a requirement of a class he is taking.

Christine Simmons introduced herself as a Saranac Village resident who is considering appointment to the Village Council as a Trustee, to fill one of the vacant positions.

Motion was made by Mackey, supported by Whorley, to accept the minutes of the March 19, 2012 Regular Meeting. All yeas.

Motion was made by Mackey, supported by Hendrick, to approve the Treasurer's Report of March 31, 2012. All yeas.

Motion was made by Whorley, supported by Mackey, to approve the Accounts Payable of April 9, 2012 in the amount of \$90,835.17.

Roll call vote: yeas – Hendrick, Klutman, Mackey, Whorley, Darby; nays – none; absent – none.

The Zoning Administrator's report was reviewed.

Darby stated that she received a complaint regarding unlicensed vehicles at a property. Bowen will follow up.

Council reviewed the Planning Commission's April 4, 2012 meeting minutes during which a motion was made to recommend to the Saranac Village Council, adoption of an ordinance to amend the Village of Saranac Zoning Ordinance, as presented by Jeanne Vandersloot, Zoning Administrator.

Council members reviewed proposed Ordinance No. 94 and Resolution to adopt.

Motion was made by Whorley, supported by Darby to adopt by Resolution, Ordinance No. 94, an Ordinance to Amend the Village of Saranac Zoning Ordinance (see attached). All yeas.

Motion was made by Mackey, supported by Hendrick, to re-appoint Dean Gage as Commissioner of the Saranac Housing Commission Board and as Director of the Saranac Non Profit Housing Corporation, effective 5/1/12 with a five year term to expire 5/1/17. All yeas.

### Committee Reports

#### Parks & Recreation

Bowen reported that the gazebo kit to be assembled by Owen Field has been purchased.

Bowen reported that skylights have been installed in the restrooms at Scheid Park. DPW employees will be working on replacing sinks, countertops, faucets and soap dispensers, as well as applying a fresh coat of paint.

Bowen reported that the electricity at all of the shelters at Scheid Park is being brought up to code by a licensed electrician.

Bowen reported that the week of April 16<sup>th</sup>, in honor of Earth Day, Saranac Jr. High students will be cleaning out the ditch lines along the railroad bed in preparation for the new trail.

Straubel reported that two grant applications have been submitted for park land acquisition and improvements.

Buildings & Grounds – No report.

#### Streets

Spring Clean Up is scheduled to begin May 14<sup>th</sup>.

The Saranac Community Club is planning to sweep and clean the sidewalks in the business district April 14<sup>th</sup>.

Bowen will be making a list of trees within village right of way that need to be trimmed or removed.

There are two dead trees on Bridge Street, in the business district. Council discussed options and concurred that the trees should be removed and replaced with trees of the same kind, if available.

#### Water & Sewer

Bowen suggested that council consider researching an ordinance regulating the types of wells that can be placed within village limits. Council concurred.

Bowen reported that surveillance cameras are up and running at both well houses and the sewer lagoons.

Due to the number of trails and walkways, both existing and proposed, Bowen suggested consulting with the village attorney regarding an ordinance to control the use of guns or eliminate hunting within the village limits. Council concurred.

Budget – No report.

Personnel – No report.

Public Safety – No report.

Public Comments – None.

Additional Business

Darby reported that the annual Fire Board meeting is scheduled for Wednesday, April 18<sup>th</sup> at 7 p.m.

Motion was made by Darby, supported by Whorley, to appoint Cristi Mackey to the 2<sup>nd</sup> seat on the Fire Board. All yeas.

Darby stated that the third requirement of EVIP, Certification of Employee Compensation, is due by May 1, 2012.

Meeting adjourned at 7:59 p.m.

Roberta Jo Smith, Clerk

**VILLAGE OF SARANAC  
ORDINANCE NO. 94  
DATE ADOPTED \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE VILLAGE OF SARANAC ZONING ORDINANCE  
TO ADOPT AMENDMENTS REGARDING ADDING ACCESSORY USES TO THE  
CENTRAL BUSINESS, INDUSTRIAL, AND INDUSTRIAL SERVICE DISTRICTS AND  
TO AMEND THE ACCESSORY BUILDINGS, STRUCTURES AND USES SECTION**

*\*New proposed language is shown with a double underline. Only the pages of the zoning ordinance that are proposed for amendments are shown.*

**VILLAGE OF SARANAC ORDAINS:**

Section 1. Purpose. The Village adopts the following revisions for the health, safety and welfare of Village residents. Except to the extent specified herein, all remaining sections and subsections of the Village of Saranac Zoning Ordinance shall remain in full force and effect and are not amended by operation of this Ordinance.

Section 2. Amendments to Article 11, Central Business District, are shown as follows:

**Sec. 30.11.03 Permitted Accessory Uses:**

- A Signs as regulated in Article 18.
- B. Automobile parking lots and loading areas subject to the provisions of Article 18.
- C. Attached or detached garages or carports.
- D. Accessory buildings.
- E. Porches and similar structures.

**Sec. 30.11.04 Area and Height Regulations:**

Unless otherwise specified or allowed in this ordinance, no lot shall be created and no building or structure shall be erected or enlarged unless it is in conformance with the following requirements or unless such requirements are altered or waived under the provisions of this ordinance.

- A. Minimum lot area: 5,000 square feet
- B. Minimum lot width - 50 feet
- C. Required front yard - none, except that where the two adjacent lots are developed, the established setback shall apply. For detached accessory buildings and structures reference section 30.17.08 (I).
- D. Required rear yard - none, except that where the rear lot line abuts any residential district, a 25 feet rear yard setback shall be maintained. For detached accessory buildings and structures reference section 30.17.08 (I).
- E. Required side yard - none, except:
  - 1. Where a building is not constructed on the lot line, a 5 feet setback is required.

2. The street side of a corner lot shall provide a 10 feet setback.
  3. Where the side lot line abuts a residential district, a 20 feet setback shall be required.
  4. For detached accessory buildings and structures reference section 30.17.08 (I).
- F. Maximum lot coverage - 100%
- G. Maximum building height - 40 feet, except for detached accessory buildings 25 feet.

Section 3. Amendments to Article 12, Industrial District, are shown as follows:

**Sec. 30.12.03 Permitted Accessory Uses When Located on the Same Lot as a Permitted Principal Use:**

- A Signs as regulated in Article 18.
- B. Automobile parking lots and loading areas subject to the provisions of Article 18.
- C. Attached or detached garages or carports.
- D. Accessory buildings.
- E. Porches and similar structures.

**Sec. 30.12.04 Area and Height Regulations:**

Unless otherwise specified or allowed in this ordinance, no lot shall be created and no building or structure shall be erected or enlarged unless it is in conformance with the following requirements or unless such requirements are altered or waived under the provisions of this ordinance.

- A. Minimum lot area: 20,000 square feet.
- B. Minimum lot width -100 feet.
- C. Required front yard – 35 feet, except that where the two adjacent lots are developed, the established setback shall apply. For detached accessory buildings and structures reference section 30.17.08 (I).
- D. Required rear yard – 20 feet except that where the rear lot line abuts any residential district, a 50 feet rear yard setback shall be maintained. For detached accessory buildings and structures reference section 30.17.08 (I).
- E. Required side yard – 20 feet, except:
  1. The street side of a corner lot shall provide a 25 foot setback.
  2. Where the side lot line abuts a residential district, a 25 foot setback shall be required.
  3. For detached accessory buildings and structures reference section 30.17.08 (I).

- F. Maximum lot coverage - 75%.
- G. Maximum building height - 40 feet, except for detached accessory buildings 25 feet.

Section 4. Amendments to Article 13, Industrial Service District, are shown as follows:

**Sec. 30.13.03 Permitted Accessory Uses: When Located on the Same Lot as a Permitted Primary Use:**

- A Signs as regulated in Article 18.
- B. Automobile parking lots and loading areas subject to the provisions of Article 18.
- C. Attached or detached garages or carports.
- D. Accessory buildings.
- E. Porches and similar structures.

**Sec. 30.13.04 Area and Height Regulations:**

Unless otherwise specified or allowed in this ordinance, no lot shall be created and no building or structure shall be erected or enlarged unless it is in conformance with the following requirements or unless such requirements are altered or waived under the provisions of this ordinance.

- A. Minimum lot area: 20,000 square feet.
- B. Minimum lot width -100 feet.
- C. Required front yard – 35 feet, except that where the two adjacent lots are developed, the established setback shall apply. For detached accessory buildings and structures reference section 30.17.08 (I).
- D. Required rear yard – 20 feet except that where the rear lot line abuts any residential district, a 50 foot rear yard setback shall be maintained. For detached accessory buildings and structures reference section 30.17.08 (I).
- E. Required side yard – 20 feet, except:
  - 1. The street side of a corner lot shall provide a 25 foot setback.
  - 2. Where the side lot line abuts a residential district, a 25 foot setback shall be required.
  - 3. For detached accessory buildings and structures reference section 30.17.08 (I).
- F. Maximum lot coverage - 75%.
- E. Maximum building height - 40 feet, except for detached accessory buildings 25 feet.

Section 5. Amendments to Article 17, Structures, General and Exceptions, are shown as follows:

**Sec. 30.17.08 Structures, General and Exceptions. (see also Sec. 30.17.22)**

- I. Accessory Buildings, Structures and Uses. No accessory building or use larger than 144 square feet may be built upon any lot on which there is no principal building:
1. Farm accessory buildings shall not be subject to above restriction.
  2. Adjoining lots in single ownership may be considered one lot when combined as a single taxable parcel.
  3. An accessory structure, including portable or temporary carports may not be constructed or placed in any required front yard setback area. Accessory structures including enclosed porches and garages, attached to a dwelling or other main structure shall be deemed a part of such structure for the purpose of determining required setbacks and lot coverage.
  4. A detached accessory building shall not be located closer than five (5) feet to any main building or alley right-of-way line and shall maintain the setback required for principle buildings along each public or private street right of way line in all districts except for (a.) below (ref. Sec. 30.17.09).
    - a. Detached accessory structures or buildings may be located on the Erv Taylor Ave side of the lots in CBD that also front on Bridge St. Accessory buildings or structures on those parcels shall be located a minimum of 2 feet from the interior edge of a sidewalk and outside of the Erv Taylor Ave. street right of way. A detached accessory building shall not displace any required number of parking spaces.
  5. A detached accessory building may occupy a side or rear yard but shall not be located closer than five (5) feet to any side or rear lot line except in (a.) and (b.) below.
    - a. Detached accessory structures or buildings in the CBD may be located adjacent to the side or rear lot lines except if abutting a residential district, a 5 foot setback is required.
    - b. Detached accessory structures or buildings in the IS and IND districts shall not be located closer than 10 feet to a side or rear lot line except if abutting a residential district, a 15 foot setback is required.

Section 6. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 7. Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 8. Effective Date. This Ordinance shall be effective eight (8) days after publication.

**ADOPTED:**

**Yeas:** \_\_\_\_\_

Nays: \_\_\_\_\_

STATE OF MICHIGAN )

)

COUNTY OF IONIA )

I, the undersigned, the duly elected Clerk of the Village of Saranac, Ionia County, Michigan, DO  
HEREBY CERTIFY that the foregoing is a true and complete representation of certain  
proceedings conducted by the Village Council at a meeting held on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2012.

\_\_\_\_\_  
Roberta Jo Smith

Village of Saranac Clerk