

Date: December 11, 2020

From: Leah DuMouchel, AICP
To: **Scott Church**
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Trenton, MI 48183

Project: **Trenton Zoning Ordinance**

Remarks:

The following is a summary of changes that have been incorporated into the Trenton Zoning Ordinance since the first reading by the Trenton City Council.

1. 110-452, 110-602: Removed stray references to MD Mixed Use district which remained in error.
2. 110-511: Changed the maximum permitted height of buildings in the W-R district from 50' to 75' in order to accommodate interior storage, new technologies, and flexible redevelopment.
3. 110-602(5)
 - Added the words "principally" and "and special land uses" to clarify that the language applies to all uses, whether principally permitted or permitted by special land use
 - a: Wording change: "physical impact *from*" to "physical impact *of*" (emphasis added here)
 - a: Added "as applicable" to clarify that that the impact assessment addresses conditions which pertain to the specific site and proposed use
 - a.1, a.13: Added "odor" to the impacts to be assessed to increase conformity with state language
 - a.10: Added "vehicular and pedestrian" before "traffic" to include pedestrian circulation in the analysis

- a.13: Added “and operation of the facility” after “during development” in two places to ensure that the drainage analysis considers conditions throughout the life of the use
- a.15: Wording change: “including” to “and shall include”; began a new sentence and reordered the wording requiring a Phase II Environmental Assessment, Baseline Environmental Assessment, and Due Care Plan. These changes clarify that a Phase I is always required, and that the additional documents shall be submitted when they exist but are not necessarily a requirement of the Impact Assessment; previous wording may have left room for the “where available” to apply to the Phase I assessment.
- b: Changed “shall” to “may” to clarify the intent of allowing a denial based on the stated criteria.