



**REGULAR OF THE  
CHARTER TOWNSHIP OF COMSTOCK PLANNING  
COMMISSION**

**THURSDAY, JANUARY 22, 2026 at 6:00 PM**

**NOTICE AND AGENDA**

**5858 KING HIGHWAY  
COMSTOCK TOWNSHIP HALL**

**Call to Order**

**Pledge of Allegiance to the Flag of the United States of America**

**Elect Officers**

**Approval of Agenda**

**Approval of Minutes**

**Citizen Comment**

A citizen may state their name and address and may speak only one time, for no more than three (3) minutes. This time may not be given to another citizen to extend their time. The person speaking has the floor and no other citizen shall speak during someone else's time. During this time, you will be making statements to the Board, without discussion from the Board members, but you are welcome to make an appointment with Planning & Zoning staff to discuss your comments further. Please keep comments clean and respectful.

**New Business**

2026 Amendments: PUD, Landscaping...etc

**Old Business**

**Any Other Business**

**Citizen Comment**

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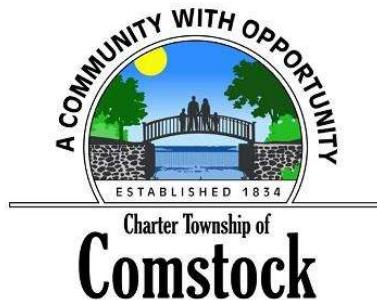
**Updates from Other Boards**

**Training Updates**

**Informational/Future Action Items**

**Planning Commissioner Comments**

**Adjournment**



# MEMO

**Charter Township of Comstock Planning Commission  
January 22, 2026**

**From:** Khayci Bryant, Planner

**Re:** 2026 Amendments: PUD, Landscaping...etc

**Attachments:**

[Planned Unit Development.pdf](#)  
[Landscaping.pdf](#)

## 3.24 Planned Unit Developments

A. **Intent.** The specific requirements as set forth in these sections of the Ordinance assure compliance with objectives deemed essential to the public health, safety and general welfare of the community. It is recognized that permitting flexibility in the placement and the interrelationship of buildings and uses will foster more creative design and a desirable quality of development. Allowing greater flexibility, however, is possible without sacrificing established values and rights to adequate light, air, safety and privacy. These sections are further intended to foster efficient and economical use of land, resources, public services or utilities and energy while encouraging useful open space. For Planned Unit Residential Development (PURD), the intent is to promote variety in housing, both in cost and lifestyle. By allowing the dwelling type, density and open space to vary, yet maintaining those general policies and objectives of the Township Land Use Plan, the PURD concept will allow desirable environmental features to become part of the overall housing development. For Planned Multi-Use Development (PMUD), the intent is to promote a mixture of uses incorporating office, commercial and industrial uses where appropriate based upon underlying zoning and compatibility with surrounding land use. Finally, because flexibility is inherent in PUD review, a higher degree of public direction and scrutiny is an essential ingredient in the process.

B. **Minimum performance objectives.** The particular facts and circumstances of each PUD proposal shall be reviewed in terms of the principles established in [Section 6.2 Special land uses, subsection C](#) as well as those objectives listed below. All proposals:

1. Shall minimize the cost of utility and street construction and associated maintenance costs, while adhering to accepted construction standards.
2. Shall provide a safe, well-designed circulation system both internal and external connections for pedestrians, as well as vehicles. Points of conflict within the system shall be minimized and special provisions for pedestrian safety, such as overpasses, are to be encouraged.
3. Shall utilize natural characteristics, such as vegetation or topographical characteristics, to protect homes from prevailing winds, provide visual variety, encourage on-site storm drainage retention, promote solar use awareness and other similar benefits.
4. Shall enhance and preserve any wildlife habitat areas or identifiable natural features, such as wetlands, swales, ponds and woodlots or orchards.
5. Shall retain on-site storage and infiltration of all storm water runoff attributed to the proposed development, unless part of a public system or through approval of the Kalamazoo County Drain Commissioner.
6. Shall provide for active and/or passive recreation activities in keeping with the character of the development and its open space.
7. Shall provide for buffering by the use of plantings, earth berms or distance between any internal conflicting elements or between adjoining residential uses and on-site features.



### C. Application and procedures.

1. **Preapplication Conference.** Prior to the submittal of an application for a Planned Unit Development, each applicant shall confer with a sub-committee of the Planning Commission established for the purpose of discussing the proposed development and providing advice regarding the submittal procedures. Such a preapplication conference shall be informal and without commitments from either party. It is not required that any person requesting a preapplication conference be an owner or holder of an equity interest in the subject property.
2. **Preliminary Submittal.** The Planning Commission shall receive the submittal for a proposed Planned Unit Development for initial review and study. Each application shall be accompanied by the following information:
  - a. Name and address of applicant.
  - b. A statement of interest of the applicant in the affected parcel and the proposed PUD.
  - c. Boundary survey and legal description prepared by a registered land surveyor. Map scale shall not be larger than one (1) inch to fifty (50) feet nor less than one (1) inch to two hundred (200) feet. The map shall show the location of adjacent property and its location in the Township.
  - d. A topographic map of the parcel at contour intervals of at least five (5) feet and showing all major stands of trees, water bodies, wetlands, areas of unbuildable soils and the like. The map scale shall be the same as the boundary survey.
  - e. A schematic site plan for the entire parcel at such a detail as to indicate the type and location of the functional uses, densities and dwelling types for PURD, the system of traffic circulations; parking layout and pedestrian pathways and the location and nature of common open space. The site plan shall be the same scale as the boundary survey and contain a signature box, to be signed by the Chairperson of the Planning Commission following preliminary approval of the site plan.
  - f. An indication of the contemplated means of providing public water and sanitary sewer systems, storm water drainage and retention, a preliminary indication of grade elevations.
  - g. A written statement explaining in detail, the full intent of the applicant indicating the type and number of dwelling units contemplated for PURD or the mix of uses anticipated for the PMUD. This shall include the acreage calculations showing distribution of the functional areas, and supporting documentation such as, but not limited to, market studies supporting land use requests.
  - h. A site analysis reflecting the principal factors influencing design decisions made regarding the plan. A typical analysis shall include, but not be limited to, topography, soils, vegetation, views, adjoining land uses, and the surrounding circulation system.
  - i. A written statement describing the proposed phasing program for the entire PUD and the intended schedule for completion of the development.
  - j. Twelve (12) copies of the preliminary submittal shall be distributed to the Planning Commission at least ten days prior to a meeting date.

**3. Preliminary Approval.**

- a. After adequate review and study of the application, the Planning Commission shall hold a public hearing on the application in accordance with the requirements stipulated in [Section 6.2 Special land uses, subsection B](#) (Special Land Use process).
- b. Following the public hearing, the Planning Commission will make a decision to approve or deny the preliminary PUD plan. The motion for approval or denial shall stipulate the Commission's findings, the basis for their decision and any conditions relating to an approval.
- c. Approval of the schematic site plan shall not constitute approval of the final site plan or phase thereof, but shall only indicate an expression of approval of the schematic layout. If, at the time of this preliminary approval for a PUD project, the applicant presents a detailed site plan meeting the requirements of subparagraph [4](#) below, and no major changes are required, the Planning Commission may proceed to final approval (subparagraph [5](#)) without requiring any further submittals.

4. **Final Submittal.** Prior to final approval of the Planned Unit Development or a phase thereof the applicant shall submit for review by the Planning Commission the following:
  - a. A final site plan containing the following information and requirements:
    - i. Drawings to be of a scale not larger than one (1) inch to fifty (50) feet nor less than one (1) inch to two hundred (200) feet.
    - ii. Scale, north arrow and all boundary dimensions.
    - iii. Definition of land use areas, including accurate dimensions, property lines, angles and sizes, correlated with the legal description of said property.
    - iv. Existing and proposed topography at two (2) contour intervals.
    - v. Existing site characteristics: Natural features such as wood-lots, streams, rivers, lakes, drains, wetlands and similar features. Existing and proposed features such as buildings, structures, high tension towers, pipelines, utilities, excavation, bridges, culverts, drains, and easements.
    - vi. Any changes in existing natural or manmade features.
    - vii. Proposed public water and sanitary sewer systems; storm water drainage and retention with final grade elevations; locations of all fire hydrants.
    - viii. Proposed local and collector streets, parking areas, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site; typical building sites, location and type of use of all recreational areas and any other off-street areas; the location of all rubbish receptacles, landscaping, screening, fences, and/or walls.
    - ix. Plans shall be designed and prepared by an architect, engineer, or other qualified professional licensed by the State of Michigan.
    - x. Twelve (12) copies of letters of review and approval from agencies having jurisdiction over this project. Copies of the final submittal shall be submitted to and letter of approval received from the Township Engineer, the County Road Commission, the County Drain Commissioner, and other authorities as may be determined.
    - xi. Twelve (12) Copies of the final submittal shall be provided to the Planning Commission.



**5. Final Approval.**

- a. Following review of the information submitted as required in [subsection C\(3\)](#), the Planning Commission will make a decision to approve or deny the final PUD plan. The motion for approval or denial shall stipulate the Commission's findings, the basis for their decision, and any conditions relating to an approval.
- b. Final Planned Unit Development approval may be granted for individual phases of a project.
- c. Approval under this Section is based on the plan submitted. Once an area has been included within this Planned Unit Development by having been granted approval, no differing development may take place thereon, no other use made of any part thereof, except in accordance with an approved amendment thereto.
- d. Approval for each project area shall be effective for the period stated in the final submittal. If development is not completed within this period, further submittals under this ordinance shall cease until the project in question is completed, or cause can be shown for not completing same.

**D. General restrictions and standards.**

1. **Minimum Project Area.** The minimum parcel size for a PUD shall be ten (10) acres. Parcels of less than forty (40) acres developed as a PURD shall only be used for residential purposes as provided in subparagraph [subsection 3](#) below. PURDs on parcels of forty (40) acres or more may, subject to the provisions of [subsection 3](#) below, include all office and/or commercial activities.
2. **Location.** Planned Unit Residential Developments of allowable size may be located in the following districts upon approval of the Planning Commission: "AGR", "A-H", "R1-A", "R1-B", "R1-C", "RM" and "OW". Planned Multi-Use Developments of allowable size may be located in the following districts: "O-1", "B-1", "B-2", "B-3", "LM", and "M".

**3. Uses Permitted.****a. Uses Permitted in PURDs.**

- i. All uses permitted in the "R1-A", "R1-B", "R1-C" and "RM" zoning districts shall be permitted, except as follows:
  - (A) No multiple family dwellings shall be allowed in either:
    - (1) PURDs in the "AGR", "A-H" or "OW" zoning districts, or
    - (2) PURDs of less than twenty (20) acres in the "R1-A" or "R1-B" zoning districts.
  - (B) The number of multiple family dwelling units in a PURD of twenty (20) acres or more in a "R1-A" or "R1-B" zoning district may not at any time exceed twenty-five percent (25%) of the total number of dwelling units actually constructed in the PURD.
  - (C) In a PURD in the "R1-C" zoning district, the number of multiple family dwelling units in buildings containing more than ten (10) dwelling units may not at any time exceed twenty-five percent (25%) of the total number of multiple family dwelling units actually constructed in the PURD.
- ii. Office and commercial uses permitted in the "O-1" and "B-1" zoning districts shall only be allowed in PURD's that are both (1) forty (40) acres or larger and (2) in the "R1-A", "R1-B", "R1-C" or "RM" zoning districts, subject to the following additional limitations:
  - (A) Office and commercial development of any nature shall not exceed ten percent (10%) of the total land area of any PURD.
  - (B) Land used for office and commercial purposes in a PURD shall not be used to determine allowable residential densities.

**b. Uses Permitted in PMUDs.** The mix of uses permitted within a PMUD shall include all permitted and special land uses in:

- i. The zoning district in which the PMUD is proposed to be located;
- ii. The zoning district which is "immediately lower" than the zoning district in which the PMUD is proposed to be located (e.g., the "B-2" zoning district is "immediately lower" than the "B-1" zoning district);
- iii. Those zoning districts in which PMUDs are allowed which are "higher" than the zoning district in which the PMUD is proposed to be located (e.g., the "O-1" zoning district is "higher" than the "B-2" zoning district and the "B-2" zoning district is "higher" than the "LM" zoning district)

**4. Requirements:** The yard, setback, lot size, height and frontage requirements of the zoning district in which it is located are generally waived for a Planned Unit Development. The Planning Commission, however, may determine that certain setbacks can be established within all, or a portion of the site. Further, the Commission may stipulate setbacks for perimeter development adjacent to established residential areas.

5. **Density Calculation within PURDs:** The density (dwelling units per acre) in a Planned Unit Residential Development shall not exceed the density of the zone in which it is located in accordance with the table below and the following stipulations:

- Maximum Density.

**Table 3.24(D)(5)(a) PURD Maximum Density**

Zoning District	Maximum Density
AGR, OW, AH	1 unit per acre
R1-A	3.0 units per acre
R1-B	5.0 units per acre
R1-C	7.0 units per acre
RM	11.0 units per acre

b. Those sites which contain wetlands or floodplains shall be permitted a maximum number of units based on the following formula:

$$N = A \times D \times C$$

N equals Maximum Number Units Permitted.

A equals Area of Site Outside the Wetland or Floodplain Areas.

D equals Allowable Density from Maximum Density Table, above.

C equals 1.0 plus Percent of Site in Wetland or Floodplain Areas, Expressed as Decimal.

c. When more than one zoning district is involved in a PURD Project area, the total density of the project will be based on the maximum density for the zoning districts involved multiplied by the size of the property (acreage) in each zone.

6. **Housing Types.** All PURD proposals shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures, adjacent land uses and endeavor to represent quality in design.

7. **Off-Street Parking and Vehicular Circulation.**

- Off-street parking shall be provided in accordance with the standards specified in [Section 5.2 Off-street parking requirements](#).
- Public streets shall be encouraged within Planned Unit Developments, however, private streets may be permitted by approval of the Planning Commission provided:
  - They are designed to allow sufficient access for emergency vehicles (police, fire, ambulance).
  - Easement of sufficient width acceptable to the Kalamazoo County Road Commission may be required by the Township in order to accommodate possible future dedication.
  - The design of private drives and width of easements shall be reviewed by the Township Engineer.

8. **Utilities.** Where feasible, Planned Unit Developments shall provide for underground installation of utilities (sewer, water, electric and telephone), both within rights-of-way and extensions to structures. Storm sewer facilities shall be provided to handle increases in storm water runoff. The development of retention basins or the use of turf areas for runoff infiltration is encouraged. The construction and maintenance of utilities shall be in accordance with the requirements and regulations of Comstock Charter Township.
9. **Open Space.** "Common Open Space" shall be provided within Planned Unit Developments in accordance with the following provisions:
  - a. Preservation of attractive site features and diversity of features is encouraged.
  - b. For Planned Unit Residential Developments constructed in the "R1-A" zoning district, a minimum of fifteen (15) percent of the project area shall be retained in common open space. For PURDs in all other residential zoning districts, the minimum open space requirement shall be twenty (20) percent. For PMUDs, the minimum open space requirement shall be ten (10) percent. The Planning Commission may approve a PUD with open space that is not contiguous with the rest of the PUD provided the distance separating such open space and the rest of the PUD is no greater than one hundred fifty (150) feet.
  - c. Preservation of unique or sensitive areas (especially wetlands or floodplains), or the best environmental features of the project area, is encouraged.
  - d. The common open space shall be in a location and configuration approved by the Planning Commission. Consolidated open space of a useable size is encouraged.
  - e. Conveyance and maintenance of common open space. All common open space shown on the final site plan must be reserved or dedicated by lease or conveyance of title (including beneficial ownership) to a corporation, association or other legal entity, or by reservation by means of a restrictive covenant. The terms of such lease or other instrument must include provisions guaranteeing:
    - i. The continued use of such land for the intended purposes.
    - ii. Continuity of proper maintenance of those portions of the open space land requiring maintenance.
  - f. The developer shall file with the Kalamazoo County Register of Deeds and the Comstock Charter Township Planning Commission legal documents embodying the aforesaid guarantees insuring the use of the common open spaces for the designated purposes. If the development is to be subdivided, said restrictions shall be recorded at the time of final plat approval.
  - g. All common open space proposed for dedication to the Charter Township of Comstock must be acceptable to it, and may not be so dedicated without approval of the Township Board.

10. **Landscaping.** The appeal and character of the project area shall be preserved by retaining and protecting existing trees and other site features, where possible. New landscaping shall be added for privacy, shade, beautification of structures and grounds, or to screen objectionable features.
11. **Privacy.** Each dwelling unit within a PURD shall be provided with visual and acoustical privacy utilizing features, such as fences, screening walls, landscaping and other appropriate barriers. Property adjoining existing development shall also be protected to provide privacy, as indicated above. High rise buildings in a PURD shall be located in such a way as to minimize any invasion of privacy of the occupants of adjoining low rise buildings, either within the development or adjacent area.
12. **Sign Standards.** All signs in a Planned Unit Development shall be subject to the following requirements in addition to the requirements of [Section 5.18 Signs](#):
  - a. **General Theme.** The general theme, plan or policy for all such signs proposed in a Planned Unit Development shall be submitted with a Sketch Plan to the Planning Commission for its review and approval before any signs are installed. After such review and approval, no signs shall be installed which do not comply with such approved plans. Said Commission shall consider compliance with the following criteria before making any decision in this connection:
    - i. The aesthetic qualities of any proposal.
    - ii. The harmonious relationship of signs to buildings and landscaping within and adjacent to the PUD.
    - iii. The contour of the land and the total acreage involved in the PUD.
    - iv. The distance of any proposed sign from the boundaries of the PUD and its visibility from adjacent properties or public highways.
    - v. The number, quality, character and location of entrances to the development as well as the uses served by such entrances.
  - b. **Permitted Signs.**
    - i. One free-standing permanent development sign per entrance to the development shall be permitted not to exceed forty-eight (48) square feet in area for the purpose of identifying the name of the Development; provided, however, that not more than two such signs shall be permitted for total completed PUD development. As an alternative to one of the foregoing development signs, a directory-type sign not exceeding eighty (80) square feet in area identifying the name of the development and any non-residential uses therein shall be permitted at the entrance which is the primary entrance for more than one non-residential use; provided, that any identification of any individual non-residential use shall not exceed ten percent of the total area of such directory-type sign. Any such sign shall be within the PUD and where adjacent to any contiguous residential classification or use shall be located at least fifty (50) feet from the interior boundary between the PUD and such residential classification or use.

1. Purpose &amp; Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration &amp; Enforcement



- ii. In the event that a directory-type sign is not used as hereinbefore provided, one commercial sign, not exceeding eighty (80) square feet in area and sixteen (16) feet in height, shall be permitted identifying an aggregate of non-residential uses within the development; provided that not more than ten percent of the total sign area is allocated to any individual non-residential use. This sign shall be within the PUD and at least fifty (50) feet from any boundary of the PUD.
- iii. Identification nameplates not exceeding twenty (20) square feet in area identifying residential and non-residential uses within the development shall be permitted flat against the wall of a building within the development and at the entrance of each designated parking area for such building. The total display surface of all such identification nameplates for a particular building within the development shall not exceed twenty (20) square feet in area and shall not consist of more than one such identification nameplate per building and per parking area entrance.
- iv. Signs of an informational, non-advertising nature, such as street signs and signs concerning public or quasi-public areas shall be permitted.
- v. Temporary real estate signs not exceeding six (6) square feet in area nor four (4) feet in height shall be permitted provided no illumination is permitted concerning the same.

## 5.4 Landscaping

A. **Statement of purpose.** The purpose of this Section is to identify the landscaping objectives by setting forth minimum yet flexible standards for required landscape areas for those uses requiring site plan review. The objectives of the landscape requirements work to accomplish the following:

1. Increase compatibility between abutting uses including roads and to provide buffering between dissimilar land uses.
2. Protect residential quality of life.
3. Improve air quality, provide shade and reduce noise.
4. Decrease wind velocity, reduce soil erosion and increase surface water retention.
5. Reduce glare from buildings, cars, night lighting, and other sources.
6. Screen unattractive features.
7. Provide visual relief from monotonous features such as building walls, large parking lots and streets.
8. Encourage use of native plants as they are well adapted to local conditions, reduce the need for fertilizers, pesticides and water, and are less expensive to maintain.

B. **Scope.** All uses subject to site plan review shall be landscaped in accordance with a plan meeting the requirements of this Section.

C. **General provisions.**

1. Portions of the site not devoted to floor area, parking, access ways or pedestrian use shall be landscaped with live plant material consisting of deciduous canopy and coniferous trees, understory trees, shrubs, ground cover, and grasses and maintained in a neat and orderly manner.
2. A landscaping plan drawn to scale shall be submitted detailing the location, type and size of all plant material, berms, walls and fences, and their relationship to existing and proposed facilities, structures, pavement, and access points. It must be of sufficient detail for the reviewing body to determine conformity with this section. Plans shall be reviewed pursuant to this Section and [Section 6.1 Site plan review procedures](#).
3. Landscaping material and structures shall be placed in such a manner so as to not interfere with cross-visibility, public safety, or the safe movement of vehicles and pedestrians.
4. Completion of landscaping shall coincide with the completion of the building or structure unless a later date is permitted in writing by the Township and a performance guarantee is provided, pursuant to [Section 7.4 Surety bonds](#).
5. Any areas that become disturbed for any reason shall be restored in accordance with the original landscape plan unless approved otherwise in writing by the Township.

D. **Greenspace areas.**

1. The following table ([Table 5.4\(D\)\(1\) Landscaping Requirements: Greenspace Depth and Plant Material Quantities per 100 Linear Feet](#)) indicates greenspace landscaping requirements stated in terms of depth of the greenspace as measured from the property line or right-of-way line, whichever is applicable, and the number and type of plant units required per 100 linear feet of greenspace. The clustering of plant material within a greenspace is encouraged.

1. Purpose &amp; Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration &amp; Enforcement



Table 5.4(D)(1) Landscaping Requirements: Greenspace Depth and Plant Material Quantities per 100 Linear Feet							
Greenspace Type			A	B	C	D	E
Minimum depth of greenspace (feet)			10	10	20	25	30
Canopy tree			1	2	2	3	4
Understory tree			2	4	3	6	6
Shrubs			-	-	4	9	12
Evergreen/Conifer tree			-	2	-	2	4

2. [Table 5.4\(D\)\(2\) Greenspace Type](#) indicates the Greenspace Type required on properties based upon zoning and road classification. The letter designations indicated in [Table 5.4\(D\)\(2\) Greenspace Type](#) refer to the requirements and standards stated in [Table 5.4\(D\)\(1\) Landscaping Requirements: Greenspace Depth and Plant Material Quantities per 100 Linear Feet](#).

Table 5.4(D)(2) Greenspace Type											
Zoning of Subject Site <sup>1</sup>	Adjacent Zoning or Road Classification										
	AGR	A-H	R1-A R1-B R1-C	RM RMH	O-1	CC	B-1 B-2 B-3	LM LD M	OW	Arterial, Collector or Local	Private Street Easement
AGR <sup>2</sup> A-H <sup>2</sup>	C	C	C	B	A	-	A	B	A	C	A
R1-A <sup>2</sup> R1-B <sup>2</sup> R-1C <sup>2</sup>	A	A	A	A	B	-	B	B	A	C	A
RM RMH	E	E	E	B	B	-	B	B	A	C	A
O-1	B	B	C	A	A	A	B	B	A	C	A
B-1	B	B	D	D	B	A	C	C	C	C	A
B-2 B-3	D	D	E	D	D	A	C	C	C	C	A
LM LD M	D	D	E	D	C	-	C	C	C	C	A
OW	-	-	A	-	-	-	-	-	A	-	-
C	-	-	A	A	-	A	A	-	-	n/a	n/a

<sup>1</sup> Greenspace type for Special Land Uses may be increased by the Planning Commission based upon review of the criteria of [Section 6.2 Special land uses, subsection C](#).

<sup>2</sup> Criteria apply to permitted uses other than farms, single- or two-family dwellings, home occupations unless other determined necessary by the Planning Commission and uses accessory to single- and two-family dwellings.

3. **Berms.** Landscaped undulating earthen berms not exceeding six feet in height, as measured from the grade of the abutting paved area, either existing or proposed, of the subject site, and 3:1 slope may be permitted within a required greenspace. Credit of up to 25 percent may be received against the required plantings in a greenspace with the use of berms three feet in height or greater in said greenspace.

4. No off-street parking, storage, outdoor commercial or industrial ground activities, or structures shall be permitted in greenspace areas.

**E. Screening.** Whenever screening is required by this ordinance, one of the following methods or combinations thereof may be required by the Planning Commission based upon the specific character of the proposed use of the subject property and the nature of the surrounding property, shall be utilized, unless otherwise specified in lieu of the provisions of [subsection D](#):

1. A natural compact planting area of narrow upright evergreens planted at no greater lineal spacing than 3 feet on center or 4½ feet on center when planted on 45° alternate spacing, which maintain their density and screening effect throughout the year; and which shall be maintained in a neat and attractive manner commensurate with adjoining development. An alternate spacing and species plan may be presented provided that it can achieve a compact density which can serve as an immediate screen.
2. A wall or fence of sufficient density or compactness to screen the structures and activities required to be screened from the view of occupants of adjoining premises or public highways, not less than 6 feet in height, and maintained in a neat and attractive manner commensurate with adjoining development. (See [Section 5.9 Fences](#) for additional fencing regulations.)
3. A berm of not less than fifteen (15) feet in width and four (4) feet in height, landscaped with shrubs, evergreen trees, or small deciduous trees planted at not less than one (1) unit per every one hundred (100) square feet of surface area. The balance of the berm shall be covered with lawn, ground cover, bark or wood chips, boulders, cobble, river rock or any combination thereof.
4. The Planning Commission shall have authority to approve an alternate form of screening if the Planning Commission determines that such alternate form of screening will, given the specific character of the proposed use of the subject property and the nature of the surrounding property, be adequate to accomplish the purposes of screening under this Ordinance and that allowance of such alternate form of screening shall not have a material adverse impact upon the owners and/or occupants of adjoining lands. The burden of proof to show these standards are satisfied shall be on the party seeking approval of such alternate form of screening.

**F. Plats/site condominiums.** The following section applies to all residential plats and site condominiums:

1. **Street trees along internal roadways.** Each lot within a plat or site condominium shall be required to have at least one canopy tree for every 80 feet of road frontage or portion thereof. The planting of additional canopy trees along streets is encouraged. Trees shall be planted near the street but outside of the right-of-way of all internal roadways. Required street trees shall be planted when the lot or building site is developed, prior to issuance of a Certificate of Occupancy.
2. **Greenspace along external roadways.** In order to preserve viewsheds on Township roads, plantings in compliance with [Table 5.4\(D\)\(2\) Greenspace Type](#) shall be provided.

3. **Existing trees and vegetation.** To the extent feasible, existing trees and vegetation shall be left undisturbed through the course of development. Existing canopy trees may be credited toward satisfying tree planting requirements.
4. **Replacement.** Required trees and plantings shall be maintained to ensure their survival. At the discretion of the Planning Commission, a performance guarantee may be required to ensure that proposed landscaping is maintained for a period of at least 18 months per [subsection K](#). Such guarantee may take the form of an irrevocable letter of credit, certified check, cash escrow, or performance bond.

G. **Parking lots.** Parking lot landscaping shall be designed and situated to define safe access and circulation routes, provide shade and visual relief, and diminish the scale of large lots. Landscape features, including end islands, peninsulas, and strips shall be installed in the interior of parking lots to delineate on-site circulation, ensure adequate sight distance at the intersection of aisles and interior roadways, and to prevent diagonal vehicular movement through parking lots. Features shall be designed with sufficient radii to ensure drivers are able to make 90-degree right turns without encroaching upon landscaping or adjacent traffic lanes.

1. Area requirements based on the number of parking spaces are indicated in [Table 5.4\(G\)\(1\) Parking Lot Landscaping](#).

**Table 5.4(G)(1) Parking Lot Landscaping**

Spaces	Land area per parking space
9 or less	10 square feet
10–49	15 square feet
51–99	25 square feet
100+	30 square feet
500,000 sq. ft. and over	13 spaces, plus 1 space for each 80,000 sq. ft. in excess of 500,000 sq. ft.

2. **Minimum size.** The minimum size of any internal landscaped area shall be 300 square feet, with a minimum width of 15 feet. Landscaping islands larger than 300 square feet are encouraged to enhance visual effect as viewed from the abutting road.
3. **Protection of Landscaping.** Interior landscape areas shall be protected by the installation of a raised concrete or asphalt curb, anchored landscape timbers around the border, bumper blocks, or other suitable means. A minimum distance of three feet shall be established between proposed tree and shrub plantings and the backside of the curb or timbers to facilitate snow storage while protecting the plantings.
4. **Required Plantings.** The number and type of plantings shall be determined at a rate of one deciduous canopy tree and two low growing shrubs per 300 square feet of interior landscape area.



H. **Loading areas.** Loading areas shall be landscaped in such a manner as to screen the area from view of adjacent property, public right-of-way or private access easement. Plants, berms, walls, and/or solid decorative fencing may be used. When loading areas are adjacent to residentially zoned or used land, the screening must be a minimum of six feet high at installation.

I. **Rubbish disposal and recyclables facilities.**

1. Rubbish disposal facilities including dumpsters and other commercial containers for waste and recyclable material shall be situated on a hard surface and enclosed by a solid wall or solid fence no less than six (6) feet in height on three sides. In addition, if the front of the disposal facility is visible from an adjacent property, public right-of-way or private access easement, six-foot high view obstructing doors shall be installed. Enclosure structures and gates shall be maintained in good repair at all times. The use of chain-link fencing with or without interwoven slats is not permitted.
2. Recyclable materials, such as pallets and bales, shall be situated and enclosed as described above unless waived by the reviewing body.

J. **Stormwater retention areas.** Any fenced areas that are visible from an adjacent property, public right-of-way or private access easement shall be landscaped to screen them from view.

K. **Material requirements and maintenance.**

1. At least 50 percent of required canopy trees shall be native to Lower Michigan. At least 30 percent of all other required landscape material within each Plant Material Type shall be native to Lower Michigan. For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at [www.michiganflora.net](http://www.michiganflora.net).
2. **Hardy Plant Materials.** All landscaping material shall be hardy to the area and appropriate to the situation in which it is proposed, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.
3. **Minimum Plant Size.** Plant materials shall meet the minimum plant size requirements contained in [Table 5.4\(K\)\(3\) Minimum Plant Size](#). Height of a plant is measured from the top of the root ball or top of the container soil to the top of the leader, the primary stem of the plant.

**Table 5.4(K)(3) Minimum Plant Size**

Plant Material Type	Size
Canopy Tree: Single Stem	2-inch caliper
Canopy Tree: Multi-stem, Clump	10 feet (height)
Understory Tree	8 feet to 10 feet (height)
Evergreen Tree	5 feet (height)
Shrub: Deciduous	24 inches (height)
Shrub: Evergreen	18 inches (height)
Shrub: Low growing	2-gallon pot

1. Purpose &amp; Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration &amp; Enforcement

4. **Monoculture.** The use of a single species is prohibited to increase the rate of plant survival. Except for plantings used for evergreen screening, no one species of tree or shrub may make up more than 50% of the total amount within each Plant Material Type.

5. Species not permitted as required street tree plantings and that should be used with caution when placed in proximity to any existing or proposed building, structure, walkway, or parking area are listed in **Table 5.4(K)(5) Species of Special Consideration.** These species may be appropriate in buffer areas or for landscape restoration.

**Table 5.4(K)(5) Species of Special Consideration**

Botanical Name	Common Name
Acer negundo	Box Elder
Acer saccharinum	Silver Maple
Aesculus hippocastanum	Horse Chestnut
Ailanthus altissima	Tree of Heaven
Catalpa speciosa	Catalpa
Ginkgo biloba (Female)	Female Ginkgo
Populus spp.	Poplars, Cottonwood, Aspen
Liquidambar styraciflua	Sweet Gum
Salix spp.	Willows
Ulmus spp.	Elms

6. Any species known to have structural weakness or excessive bearing of fruit or nuts should not be used in areas of vehicular or pedestrian traffic.

7. **Invasive species.** To protect species indigenous to the Township, the use of invasive species which naturalize is not permitted. Those invasive species not permitted are listed on the Midwest Invasive Species Information Network at <http://www.misin.msu.edu/>.

8. **Maintenance.** Landscape areas shall be maintained in a neat and orderly manner including mowing, fertilizing, pruning, and irrigation to promote optimum condition.

9. **Replacement.** Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season later.

10. Shrubs shall be grouped within the required greenspace and parking lot landscape areas when appropriate for aesthetic value and ease of maintenance.

L. **Preservation of existing trees.** Credit shall be awarded for preserving canopy trees. By preserving canopy trees, tree planting requirements can be significantly reduced. The number of credits awarded for tree preservation shall be in accordance with [Table 5.4\(L\) Tree Preservation Credits](#). Trees intended to be preserved shall be indicated on the landscape plan and type and size shall be noted. Tree protection fencing shall be required according to [subsection N](#).

**Table 5.4(L) Tree Preservation Credits**

Diameter of Preserved Tree*	Number of Trees Credited
Over 24 inches	4
12 inches to 24 inches	3
8 inches to 11.9 inches	2
2 inches to 7.9 inches	1

\* Diameter measured at 4' above ground level

M. **Preservation of existing native vegetation.** Credit shall be awarded for preserving existing vegetation native to Lower Michigan, including shrubs and grassland species. By preserving existing native vegetation, tree and shrub planting requirements can be significantly reduced. The number of credits awarded shall be determined by the Zoning Administrator based on existing species and the intended function of the required tree and shrub plantings.

N. Tree protection prior to and during construction.

1. Before development, the developer or builder shall erect tree protection fencing that will shield and protect all trees designated to be preserved. Fencing should be placed no closer than ten feet from the trunk of a tree or five feet beyond the drip line of a tree or group of trees, whichever is greater.
2. Fencing shall be a minimum of 48 inches high.
3. Tree protection fencing shall be maintained during construction and all construction materials, supplies, and equipment shall be kept out of the protected areas.
4. Location of tree protection fencing must be shown on the approved landscape plan.

O. **Provisions for existing sites.**

1. Perimeter and parking area landscape requirements shall apply to all expansions, renovations, or alterations that increase the gross floor area. Each increase in gross floor area of one percent shall require the installation of a minimum of five percent of the landscaping for the total site.
2. Landscape requirements for Parking Areas, [subsection G](#) shall apply when expansions increase the number of parking spaces by 20 percent or at least ten parking spaces.
3. When parking lots not in conformance with this section are milled and resurfaced landscaping in accordance with [subsection G](#) is encouraged.

**P. Exceptions.**

1. **Additional Planting Requirements.** For reason of conflicting uses, unfavorable topography, or other unique or extenuating physical circumstances, the reviewing body may increase required landscape plantings in any required greenspace if in its determination an increase is found necessary to reasonably achieve the spirit, purpose and intent of this Section.
2. **Reductions and Substitutions of Plantings.** If a physical hardship exists or existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, the reviewing body may approve modifications only to the planting requirements of **subsection D**. The reviewing body may require such alternate plantings and visual screens as hedges, fences, walls, and/or combination thereof which it deems necessary to ensure compliance with the spirit, purpose and intent of this Section.

Q. **Greenspace within the public right-of-way and private access easements.** The land area lying between the required greenspace in the front yard of properties and the edge of pavement of a public or private access easement shall be neatly maintained with grass or groundcover.

