



April 16, 2018

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

MEMORANDUM: Temporary Holiday Sales

Dear Commissioners:

Please consider the following revisions to the temporary use amendments for discussion. For discussion We have also include samples from Hamburg Township (See Section 8.9) and Dexter Township (section 3.06) for discussion.

A. Add to definitions – Temporary Holiday Sales.

Temporary Holiday Sales are sales temporary in nature, lasting for less than 30 calendar days, corresponding to a recognized day of festivity or recreation in which by custom or by law normal activities, especially business or work including school, are suspended or reduced.

B. Sec. 36-724. - Temporary specialty stores Holiday Sales.

Temporary sales of products only at certain time of year and associated with seasonal holidays, including Christmas, Halloween, Thanksgiving, Fourth of July, and similar holidays, may take place on individual lots or structures subject to the following regulations: ~~Cutting of trees on individual lots for the purpose of Christmas tree sales and/or the sale of previously cut trees assembled on individual lots for sale shall be subject to the following regulations:~~

(1)

~~Temporary Holiday Sales Christmas trees~~ may be conducted ~~sold~~ in AR, LC, WLD-DD, WLD-NV, WLD-W, and GC districts. ~~Temporary Holiday Sales Christmas tree sales~~ shall not be permitted in any other residentially zoned districts.

(2)

Churches, schools, or other nonprofit organizations may ~~sell Christmas trees~~ conduct Temporary Holiday Sales on property or structures owned by such institution or organization in any zoning district.

(3)

A Zoning Compliance Application shall be submitted along with fees and a sketch plan for review by the Zoning Administrator to ensure the requirements of this section are met. Unless ~~Christmas tree~~ Temporary Holiday Sales are accessory to the principal use of the site, ~~a permit~~ a Temporary Certificate of Occupancy shall be obtained from the building official Zoning Administrator to allow temporary use of the site for such sales. Such ~~permit~~ Temporary

Certificate of Occupancy shall may be issued after an inspection of the proposed sale site is made by the Building Official and or his the Director of Public Safety, or their representative of the proposed sale site. Such inspection shall include, but not limited to, any and all wiring, lighting, or other apparatus to be utilized in the sale of such trees items. Sales shall not commence until final site approval is obtained and issuance of a Temporary Certificate of Occupancy.

(4)

Such use and occupancy shall be temporary and shall not cause a nuisance to adversely impact adjacent and surrounding properties. The total duration of a Temporary Certificate of Occupancy for Temporary Holiday Sales shall not exceed 30 calendar days. Temporary Holiday Sales for Christmas may be permitted to last 45 calendar days. To the extent any proposed sale items may be regulated by the State of Michigan, as with fireworks, all licenses or permits must be obtained and presented to the Township for review with the Zoning Compliance Application. Upon inspection of the site and sketch plan, the Director of Public Safety may require a security plan, that includes limits on hours of operation, site access, site circulation, and other measures to ensure the safe operation of the Temporary Holiday Sale.

(5)

Tree s Storage and display areas shall comply with the minimum setback requirements for the district in which the Temporary Holiday Sale outdoor sale of trees is located.

(6)

The portion of any parcel used for tree sales shall be located no closer than 250 feet from any other parcel that is zoned or used for residential purposes.

(76)

All loading and parking areas shall be confined within the boundaries of the site and shall not be permitted to spill over onto adjacent roads, except where on-street parking is permitted. Such use and occupancy will not create a traffic hazard and congestion.

(87)

All trees, parts of trees and any other refuse or debris resulting from Christmas tree sales, and all signs, lights, poles, wires, or other items in connection therewith shall be removed from said property not later than December 28 of the year three days following the holidays occurrence the property is so used and the date of required removal shall be specified on the Temporary Certificate of Occupancy appropriate permit obtained from the Zoning Administrator. building official

