ORDINANCE REVIEW COMMITTEE
December 2, 2024 | 5:30 p.m.

Mayor Fischer called the meeting to order at 5:31 P.M.

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Member Staudt

ALSO PRESENT: Victor Cardenas, City Manager
Thomas Schultz, City Attorney
Charles Boulard, Community Development Director
Melissa Morris Deputy City Clerk

APPROVAL OF AGENDA:

ORCM 24-12-03 **Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY:**

To approve the agenda as presented.

AUDIENCE COMMENT: None

MATTERS FOR DISCUSSION:

1. Approval of minutes from May 6, 2024:

ORCM 24-12-04 **Moved by Staudt, seconded by Casey; CARRIED UNANIMOUSLY:**

To approve the Ordinance Review Committee meeting minutes from May 6, 2024

2. Discussion on a proposed Fireworks Ordinance.

Mayor Fischer said that this request came about after several requests for fireworks permits. The State requires local approval, but what are the rules for local approval or denial? There are none.

Member Staudt asked about adding fees or requiring a bond to the application process. City Attorney Schultz said that if City Council denies a request, they should give a reason why. He had researched other cities with fireworks ordinances in place. Most advise to follow MCL Act 256 which allows local government to approve or deny the request with no specific guidelines.

Mayor Fischer said that frequency should be called out. How could the City regulate or limit fireworks displays? He suggested adding verbiage to the website to discourage repeat applicants, to give some measure of power to staff on behalf of the Council to discourage frequent displays. He suggested adding application fees to the process with a return applicant incurring higher fees for additional displays. City Attorney Schultz said he would look into it.

The Committee gave directions to continue working on a draft ordinance that includes language about frequency of displays and permit fees.

3. Review permitted uses under the B-3 Zoning Classification.

City Manager Cardenas said that car washes are permitted under the B-3 Zoning. There are currently 6 car washes operating or in planning within Novi and pointed out their locations on a City map.

City Attorney Schultz said that the Farmington Hills Planning Commission had stressed that there were too many car washes in their community. They have added new regulations to make it harder to find locations to build washes. B-3 zoning does not allow for new, only existing car wash locations. He advised that this was simply an approach that another community was taking, not a recommendation.

Member Staudt asked how much B-3 space was open? Community Development Director Boulard said that the former PNC Bank lot was open. Member Staudt asked why it was left as B-3? Could it be made a non-conforming SLU that would go to Council? Member Casey said she liked the Farmington Hills model and agreed with pulling it out of B-3 zoning.

Member Staudt asked if it could be City Council's discretion to approve or deny? City Attorney Schultz said that the State says Council cannot prohibit where there is a demonstrated need. A PRO has more discretion than an SLU. He said that if the goal was to limit car washes, he would suggest increasing the criteria to scope down the B-3 options. He could meet with Community Development Director Boulard and City Planner McBeth to discuss more.

The meeting was adjourned at 6:23 p.m.

Recorded by: Melissa Morris
Deputy City Clerk