

**CITY OF CEDAR SPRINGS  
CITY COUNCIL  
Kent County, Michigan**

Councilmember \_\_\_\_\_ supported by Councilmember \_\_\_\_\_, moved the adoption of the following ordinance:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND Chapter 40, Article II Division 2, Section 40-47 through Section 40-58 SITE PLAN REVIEW OF THE CITY CODE OF ORDINANCES**

**THE CITY OF CEDAR SPRINGS ORDAINS:**

**Section 1.** Amendment to Modify Chapter 40, Article II Division 2, Section 40-47 through Section 40-58. That the Code of the City of Cedar Springs is amended to modify Section 40-47 through Section 40-58 to read in its entirety as follows:

**Sec.40-47 Scope**

The purposes of Site Plan Review are: to determine compliance with the provisions of this ordinance; to promote the orderly development of the City of Cedar Springs; to prevent the depreciation of land value through uses or structures which do not give proper attention to siting or area protection; to provide consultation and cooperation between the applicant and the City Planning Commission and City Staff in order that applicants may accomplish their objectives in the utilization of their land within the regulations of this zoning ordinance; and to achieve the purposes of the City of Cedar Springs Master Plan.

**Sec. 40-48 SITE PLANS REVIEWED BY PLANNING COMMISSION**

A site plan shall be submitted for review and approval by the Planning Commission prior to the issuance of a building permit as follows.

a) Planning Commission review is required for the following:

- 1) New construction of permitted non-residential or multiple -family uses.
- 2) Special land uses. See also Section 40-570
- 3) Planned unit developments.
- 4) Mobile home parks.
- 5) Site condominiums.
- 6) A change in the use of a building or property or an expansion of a building which results in the need for more parking spaces.
- 7) All other uses requiring site plan approval by the Planning Commission as required by this Ordinance.

b) Site plans subject to review by the Planning Commission shall comply with the application and submittal requirements of Sections 40-50 and 40-51 herein.

### **Sec. 40-49 SKETCH PLANS REVIEWED BY THE ZONING ADMINISTRATOR**

a) All developments not described in Section 40-48 and for which a development permit is required according to Section 40-21 of this Ordinance shall be subject to sketch plan review by the Zoning Administrator. The Zoning Administrator, however, may refer any sketch plan to the Planning Commission to be reviewed in accordance with the requirements for Planning Commission review required herein.

b) Projects which require sketch plan review include but are not limited to the following:

- 1) Accessory buildings
- 2) Enlargements or modifications of existing non-residential buildings or multiple family buildings which do not increase the need for additional parking as required by this Ordinance.
- 3) Single and two-family dwellings.
- 4) Grading, excavation, filling, soil removal, creation of a swimming pool. Creation of a pond or tree clearing over 100 square feet.
- 5) Temporary uses
- 6) Outdoor dining areas for businesses which serve food as the principal permitted use.
- 7) Co-location of a wireless communication antenna upon an existing tower.

c) Sketch plan requirements. An application for a sketch plan shall include the following:

- 1) An application form providing the information set forth in Section 40-50(b).
- 2) An accurate scaled drawing containing the following information unless such items are not required by the Zoning Administrator. The Zoning Administrator may also require additional items in order to conduct an accurate review.
  - a. North arrow
  - b. Date of site plan preparation
  - c. The actual shape, location and dimensions of the lot. A survey of the property is acceptable.
  - d. The dimensions of all existing buildings and structures and any alterations or expansions proposed.
  - e. Square footage of existing buildings and proposed additions.
  - f. The existing and intended use of the lot and buildings.
  - g. Existing and proposed front, rear and side yard setbacks.
  - h. Adjacent streets.
  - i. Location and width of existing and proposed driveways.,
  - j. Existing parking areas and type of parking lot surface;
  - k. Existing parking spaces and barrier free spaces including their length and width and number.
  - l. Existing and proposed exterior building and parking lot lights and type of fixture
  - m. Existing and proposed landscaping: Type, location and general size.
  - n. Note if the building is served by public water and sanitary sewer or private well and septic system.

- o. Location and screening of existing or proposed waste containers
- p. Adjacent or on-site drainage ways, wetlands or creeks.

### **Sec. 40-50 PLANNING COMMISSION SUBMITTAL REQUIREMENTS**

a) Before submitting a formal application for site plan review an applicant is encouraged to meet with the City Zoning Administrator to review procedures and ask questions.

b) An application for Planning Commission site plan review along with five sets of the site plan and a high-resolution electronic copy shall be submitted to the Zoning Administrator in accordance with the submittal schedule established by the Planning Commission along with the fee as set by the City Council.

The application shall at a minimum contain the following information:

- 1) The applicant's name, address of residence, phone number and email address.
- 2) Proof that the applicant is the owner of the property or has a legal or financial interest in the property, such as a purchase agreement.
- 3) The name, address and phone number of the owner(s) of record if different than the applicant.
- 4) The address of the property.
- 5) Legal description of the property including the permanent parcel number.
- 6) Current zoning.
- 7) Project description.
- 8) Size of the parcel in acres.
- 9) Current and proposed use of the property.
- 10) Signature of the applicant and owner of the property.
- 11) An electronic version of the site plan and all other items submitted in a form acceptable to the City.

c) Site plans shall be drawn at a scale of not more than one inch to 50 feet for a site of less than three acres and one inch to 100 feet for a site of three or more acres and shall contain the following information unless specifically waived by the Planning Commission or Zoning Administrator:

- 1) ***A title block containing:***
  - a. The project name, if any.
  - b. The name, address and telephone number of the applicant.
  - c. The name, address, telephone number and seal of the professional individual who prepared the site plan.
  - d. The dates of submission and any revisions to the site plan.

- 2) ***Property Information***

- a. Scale and north arrow.
- b. A locational diagram of the site drawn to scale.
- c. A legal description of the subject property.
- d. The net acreage (minus right-of-way) and total acreage.
- e. The land uses and zoning classifications of adjoining parcels and parcels located across the street.
- f. The location and dimensions of proposed and/or existing lot lines.
- g. All required building setbacks.
- h. Existing contour lines at five feet intervals on site and for a distance of 50 feet on adjacent parcels.

- i. The location and elevations of existing water courses and water bodies, including county drains and manmade surface drainage ways, 100-year floodplains and all wetlands and other unbuildable areas.
- j. The location and type of significant vegetation, including woodlots and individual trees of six inches in diameter or greater.

**3) Building and Land Use Information**

- a. The location and set backs of all on-site existing and proposed buildings, as well as the length, width, height, total square footage and use of each building and distances between structures and lot lines.
- b. The location and use of all off-site buildings or structures within 100 feet of the subject property.
- c. Building façade elevations for all sides of all proposed buildings, drawn at an appropriate scale and descriptions of exterior building materials and colors (samples may be required.) See Sec. 40-463
- d. The proposed location of accessory structures, buildings and uses and of the method of screening, where applicable.

**4) Streets, Vehicle and Pedestrian Circulation, and Parking**

- a. The name, location, dimensions and associated right-of-way of all existing and proposed on-site and adjoining off-site streets (public or private,) and typical cross section of same (cross section shall show location and typical details of curbs, location, dimensions, tapers or lanes the location, width, surface elevations, radii and grade of all access points to the site and for proposed streets, surface, base and sub-base materials.
- b. All driveways within 200 feet of the site on both sides of the street.
- c. The information necessary to demonstrate that the driveway spacing standards of Section 40-520 will be met.
- d. The location, design and number of all parking spaces and unloading areas, including information on proposed curbing, barrier-free access design and dimensions for parking spaces, circulation aisles and unloading spaces. Calculations to demonstrate compliance with the required number of parking spaces shall be provided. See Sec. 40-511.
- e. The location and design of all existing and proposed sidewalks, walkways, bicycle paths and areas for public use. See Sec. 40-464.

**5) Lighting**

- a. The location, height and type of fixture of all exterior lights including building lights. Lights fixtures shall be fully shielded and placed to avoid light spillover onto adjacent properties and roadways. See Sec. 40-513(c).
- b. A photometric plan showing areas of illumination at all property lines measured in foot candles and complying with the illumination requirements of the City.

**6) Utilities, Grading, Stormwater Management**

- a. The location, design, sizing and easements related to all existing and proposed utility systems to be located on the site, above and below ground, including, but not limited to:

- a. electric,
  - b. telephone and gas distribution lines;
  - c. water mains;
  - d. fire hydrants and well sites;
  - e. storm sewer lines;
  - f. sanitary sewer lines;
  - g. septic systems, if applicable;
  - h. retention and detention areas (inverts, hydrants, drainage flow patterns, locations of manholes and catch basins, calculations for size of storm drainage facilities, underground tanks and transportation pipelines.
- b. The grading plan showing finished contours at a minimum interval of five feet and correlated with existing contours so as to clearly indicate cut and fill required.
  - c. The description of measures to be taken to control soil erosion and sedimentation during and after completion of grading and construction operations.

7) **Landscaping** See Section 40-447

- a. Number of plants, type, size, location and spacing for:
  - 1) Greenbelts;
  - 2) Front yard along all streets abutting property;
  - 3) Parking lots including landscaping within islands and on perimeter;
- b. Computations for all required landscaping;
- c. Berms, walls and fences.

8) **Waste Disposal**

The location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities. See Sec. 40-462

9) **Residential Developments** See Sec. 40-408

- a. The total number of residential units proposed by type (e.g., 1-bedroom units, 2-bedroom units, etc.)
- b. Floor area per unit for each type of unit.
- c. Proposed density calculations for the completed project (dwelling units per acre.)
- d. Location, use, dimensions and elevations of all common or community buildings
- e. Garage and/or carport locations and details
- f. Location, type, size and dimensions of the recreation and open space areas.

10) **Signs**

The location, size and specifications of all signs including signs to be placed on buildings. A separate sign permit is required. See Section 40-540 et al

11) The Planning Commission may require written statements relative to the effects of the proposed use on the traffic capacity and safety of existing streets, and the proposed development's impact on schools, existing utilities, the environment and natural features. In addition, the Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan.

#### **Sec. 40-51 SITE PLAN REVIEW AND APPROVAL PROCEDURES**

- a) The Planning Commission or Zoning Administrator shall review the final site plan according to the standards for site plan review as contained in this chapter and any other applicable regulations of this Ordinance. Based on these standards and regulations, the Planning Commission or Zoning Administrator shall approve, deny, or approve with conditions the final site plan.
- b) If approved, the applicant shall revise the site plan as necessary and submit the final site plan to the Zoning Administrator, Planner, Engineer, City Departments or others as necessary to ensure that all revisions as required by the Planning Commission have been made.
- c) Upon approval of the final site plan, three copies of this plan shall be approved, dated, and signed by the Zoning Administrator. One copy of the approved plan shall be retained by the applicant, one shall be retained by the Building Inspector as part of the building permit review process, and one copy shall be kept by the Zoning Administrator.

#### **Sec. 40-52 STANDARDS FOR SITE PLAN APPROVAL**

The following standards shall be utilized by the planning commission in reviewing all site plans and by the zoning administrator in reviewing all minor site plans. Site Plan approval shall be granted only if the site plan meets all applicable standards set forth by law, in this article and in the general criteria outlined in subsections (1) through (17) of this section. The planning commission and the zoning administrator may each adopt procedures to encourage preliminary informal review of proposed site plans with the applicant. The preliminary review shall not, however, affect the applicability of the standards and requirements for formal approval of site plans as required by this article.

- 1) *Organization of elements.* All elements of the site plans shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- 2) *Relation of buildings to environment.* Buildings shall be sited to protect natural features such as natural grade, trees, vegetation, water bodies, and others. Proposed structures shall be related harmoniously to the terrain and to the existing buildings in the vicinity that have a visual relationship to proposed buildings. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features, or other buildings.

- 3) *Architecture.* With the exception of single-family and two-family dwellings, all proposed development subject to site plan approval shall comply with the design and architectural standards of section 40-463.
- 4) *Landscape preservation.* The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas. Use of existing, prime nature features (woodlots, wetlands, attractive vegetation, etc.) shall be preserved and allocated for required open space areas where feasible.
- 5) *Surface water drainage.* Special attention shall be given to proper site drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. If practical, stormwater shall be removed from all roofs, canopies, and paved areas and carried away in an underground drainage system. Temporary on-site storage to reduce rapid runoff from the site is encouraged. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.
- 6) *Soil preservation.* Proposed development or uses shall not result in soil erosion or sedimentation problems.
- 7) *Utility services.* Electric and telephone distribution lines shall be underground. Any utility installations remaining above ground shall be located so as to have a harmonious relationship to neighboring properties and to the site. Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings shall include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.
- 8) *Privacy provisions.* The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of the subject property and for the privacy of its occupants.
- 9) *Emergency vehicle accessibility.* All buildings or groups of buildings shall be so arranged as to permit emergency vehicle accesses, by some practical means, to all sides.
- 10) *Connective access to public streets.* Every structure or dwelling unit shall have connective access to a public street by some form of pedestrian sidewalk or pathway.
- 11) *Pedestrian circulation system.* There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.
- 12) *Compatibility with existing or planned streets and pathways.* The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern shall be of a width appropriate to the traffic volume they will carry, and shall have a dedicated right-of-way equal to that specified in any formally adopted street plan or platted right-of-way.

- 13) *Efficient and safe traffic systems.* Vehicular and pedestrian traffic ways within the site, as well as to and from the site, shall be designed in a manner which is both efficient and safe.
- 14) *Advertising features.* The size, location and lighting of all permanent signs and outdoor advertising structures shall be located so as to have a harmonious relationship to neighboring properties and the site.
- 15) *Compliance with all applicable statutes.* Site Plans shall conform to all applicable requirements of state and federal statutes. Site Plan approval and an occupancy permit may be conditioned on the applicant receiving necessary state and federal permits.
- 16) *External effects generally.* Noise, odor, light, dust, dirt, smoke, or other external effects from any aspect of the proposed structures and/or uses shall not adversely affect adjacent and neighboring properties or uses.
- 17) *Special features.*
  - a. Storage areas, mechanical areas, service areas, truck loading areas, utility buildings and structures, and similar features shall be located, buffered, and/or screened so as to be unobtrusive and not interfere with access to, or circulation within, the site. Said areas, buildings, structures, and features shall not detract from the visual impression of the site.
  - b. Trash containers shall be enclosed on at least three sides by a structure aesthetically compatible with the development and surrounding property. The waste storage area shall be maintained free from litter and in a sanitary condition.
- 18) *Exterior lighting* shall be arranged so that illumination is deflected downward and away from adjacent properties so that it does not interfere with the vision of the motorist along adjacent streets. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures shall be minimized to reduce light pollution.
- 19) *Maximum foot candle* measurement at the property line shall not exceed 0.5-foot candle if the adjacent property is zoned or planned for residential use or 1.0-foot candle if the adjacent property is zoned or planned for non -residential use or abuts a public right-of-way. Measurement standards of the Illuminating Engineering Society of North America (IES) shall be used.

## **Sec. 40-53 CONDITIONS OF APPROVAL**

- a) As part of an approval to any site plan, the Planning Commission or Zoning Administrator, as applicable, may impose any additional conditions or limitations as in its judgment may be necessary for protection of the public interest. Such conditions shall be



related to and ensure that the review standards of Section 40-52 are met. Any conditions imposed shall meet the following standards:

- 1) Will ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service facility loads caused by the land use or activity;
  - 2) Will protect the natural environment and conserve natural resources and energy;
  - 3) Will ensure compatibility with adjacent uses of land;
  - 4) Will promote the use of land in a socially and economically desirable manner.
- b) The Planning Commission shall have the authority to limit the number of driveways for a site, to require that parking lots on contiguous parcels be connected, that driveways for contiguous parcels be shared, and that opposite driveways be directly aligned.
- c) Approval of a site plan, including conditions made as part of the approval, shall apply to the property described in the application, regardless of subsequent changes in ownership or control.
- d) A record of conditions imposed shall be maintained by the Zoning Administrator. The conditions shall remain unchanged unless an amendment to the site plan is approved in accordance with this Ordinance.
- e) A record of the decision of the Planning Commission, the reasons for the decision reached and any conditions attached to such decision shall be kept as a part of the minutes of the Planning Commission.
- f) The Zoning Administrator may make periodic investigations of developments for which site plans have been approved.
- g) Non-compliance with the requirements and conditions of the approved site plan shall be violations of this Ordinance.

#### **Sec. 40-54 CHANGES TO AN APPROVED SITE PLAN**

- a) Any person who has been granted site plan approval shall notify the Zoning Administrator of any proposed amendment to the approved site plan.
- b) A minor change in the site plan may be approved by the Zoning Administrator who shall notify the Planning Commission of the minor change and that such change does not substantially change the basic design or alter the conditions required for the plan by the Commission.

The following items shall be considered as minor changes:

- 1) Reduction of the size of any building and/or sign.

- 2) Movement of buildings and/or signs by no more than 10 feet.
- 3) Plantings approved in the site plan landscape plan being replaced by similar types of landscaping.
- 4) Changes in floor plans which do not alter the character of the use.
- 5) Internal rearrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.
- 6) Changes required or requested by the City officials for safety reasons.
- 7) Changes which will preserve the natural features of the site without changing the basic site layout.
- 8) Other similar changes of a minor nature proposed to be made to the configuration, design, layout or topography of the site plan which are deemed by the Zoning Administrator to be not material or significant in relation to the entire site and which the Zoning Administrator determines would not have any significant adverse effect on adjacent or nearby lands or the public health.

The Zoning Administrator may refer any decision regarding any proposed change to an approved site plan to the Planning Commission for review and approval (regardless of whether the change may qualify as a minor change). In making a determination whether a change is a minor change, or whether to refer a change to the Planning Commission for approval, the Zoning Administrator may consult with the Chairperson of the Planning Commission.

c) Should the Zoning Administrator determine that the requested modification to the approved site plan is not minor, re-submission to the Planning Commission for an amendment shall be required and conducted in the same manner as an original application.

## **Sec. 40-55 EXPANSION OF EXISTING USE, STRUCTURE, OR BUILDING**

It is recognized that land uses, buildings, and structures are existing which do not conform to the current regulations of this Ordinance and as such do not achieve the intended purposes of this Ordinance. When these uses, buildings, and structures are proposed to be expanded, enlarged, or increased in intensity so that Planning Commission site plan review or Zoning Administrator sketch plan review is required the following regulations shall apply:

- a) The site development standards used in reviewing site plans shall be applied to existing uses, structures or buildings when they are affected by any expansions, enlargements or increases in intensity. These standards shall be applied if it is determined that as a result of such expansions, enlargements or increases in intensity, any of the following situations exist:
  - 1) Existing stormwater drainage provisions on site are inadequate to protect nearby lakes, streams or creeks from runoff contaminants or to prevent drainage onto adjoining properties and do not substantially comply with the Kent County Stormwater Management Ordinance.
  - 2) There is insufficient on-site parking to satisfy current Zoning Ordinance requirements and/or a hard surface parking area is needed to reduce dust, and to reduce gravel and soil runoff into the public stormwater drainage system.
  - 3) Existing driveways may result in hazardous vehicle movements.
  - 4) Additional plantings are needed in order to comply with the intent of the City landscape regulations or to replace trees and shrubs previously removed, or screening is needed in

the form of fencing or landscaping to provide a buffer between uses, particularly to screen materials stored outside.

- 5) Access to adjoining properties is inadequate and can be improved by way of parking lot connections or installation of service drives to improve traffic circulation and reduce the number of turning movements onto the public street system.
- 6) Safety for pedestrians can be improved and better emergency vehicle access can be provided.
- 7) Less bright lighting conditions are needed to reduce or eliminate nuisance lighting situations for drivers and nearby properties
- 8) Screening of dumpsters is needed to improve the appearance of a site and reduce the likelihood of windblown trash.
- 9) Sidewalks are needed to improve pedestrian safety.

b) In determining how to apply the site plan review standards to address the above deficiencies found on a site, the Planning Commission or Zoning Administrator shall be guided by the following criteria:

- 1) Whether or not compliance would ensure safer on-site conditions, protect the natural environment, improve traffic circulation, achieve compatibility with adjacent land uses, promote the use of the land in a socially and economically desirable manner and generally accomplish the purposes of site plan review as described in this chapter.
- 2) The practicality of requiring complete compliance with the applicable regulations of this Ordinance based on the existing design, layout, and operation of the existing use and size of the site or if only partial compliance would be more practical.
- 3) Whether or not requiring compliance would have a negative impact on the character, safety, and welfare of the neighborhood or surrounding area.

## **SEC. 40-56. - APPEALS.**

If any person shall be aggrieved by the action of the zoning administrator with regard to a minor site plan or sketch plan that person may appeal such action in writing to the Planning Commission. The appeal must be filed within ten days after the date of such action. The Planning Commission shall consider the appeal at its next regular meeting at which time all parties in interest shall be afforded the opportunity to be heard. The Planning Commission shall thereafter affirm or reverse the action of the zoning administrator, stating its findings and the reasons for its action and a written copy of such findings, reasons, and action shall be given to the appellant.

## **Sec. 40-57. - EXPIRATION OF SITE PLAN APPROVAL.**

- a) *Expiration due to failure to initiate.* Approval of a site plan shall expire and be of no effect one year following the date of planning commission approval, which is considered to be the date of approval for any administrative reviews required to ensure all conditions of approval are met, unless a zoning compliance permit and a building permit have been issued and construction has begun on the property

and is diligently pursued to completion in conformance with the approved site plan.

- b) *Extensions.* The expiration date for site plan approval or project completion may be extended for an additional one-year period, if applied for in advance of the expiration date by the petitioner in writing and granted by the planning commission. Failure on the part of the owner to secure the written extension shall result in a stoppage of all construction and shall require a new application and review.
- c) *Continuance requirements.* If an approved site plan has expired as set forth herein, no permits for development or use of the subject property shall be issued until the site plan has been resubmitted and approved, subject to the provisions of this article.

#### **Sec. 40-58. - PROPERTY MAINTENANCE AFTER APPROVAL.**

- a) It shall be the responsibility of the owner of the property for which site plan approval has been granted, to maintain the property in accordance with the approved site design on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which site plan approval was based, or until a new site design is approved. This maintenance requirement includes:
  - 1) Healthy landscaping;
  - 2) Walls;
  - 3) Fences;
  - 4) Pavement;
  - 5) Pavement markings;
  - 6) Signs;
  - 7) Building exterior;
  - 8) Drainage facilities; and
  - 9) All other elements of a site.
- b) Any property owner who fails to so maintain an approved site plan shall be deemed in violation of the provisions of this article and shall be subject to the same penalties appropriate for a violation.
- c) With respect to condominium projects, the master deed shall contain provisions describing the responsibilities of the condominium association, condominium owners, and public entities, with regard to maintenance of the property in accordance with the approved site plan on a continuing basis. The master deed shall further establish the means of permanent financing for required maintenance and improvement activities which are the responsibility of the condominium association.

**Section 2. Severability and Repealer.** If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**Section 3. Effective Date.** This ordinance shall take effect upon its publication in The Cedar Springs Post, a newspaper of general circulation in the City of Cedar Springs, consistent with state law and the City Charter.

**YEAS:** Councilmembers: \_\_\_\_\_

**NAYS:** Councilmembers: \_\_\_\_\_

**ABSENT:** Councilmembers: \_\_\_\_\_

**ABSTAIN:** Councilmembers: \_\_\_\_\_

**Ordinance No. \_\_\_\_\_ declared adopted**

Dated \_\_\_\_\_, 2017

\_\_\_\_\_  
Rebecca Newland, City Clerk

**CERTIFICATION**

I certify that this is a true and complete copy of a resolution adopted by the City Council of the City of Cedar Springs at a Regular Meeting held \_\_\_\_\_, 2017 and that public notice of the meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: \_\_\_\_\_, 2017

\_\_\_\_\_  
Rebecca Newland, City Clerk