

memorandum

DATE: May 17, 2019
TO: Susie Stec, Manager – Community & Economic Development
FROM: Jill Bahm & Matt Wojciechowski, Giffels Webster
SUBJECT: Zoning Discussion – Village Center District

Planning Commission Discussion – Updated May 17, 2019

- **May 21, 2019 Requested Action:** Set a public hearing for the proposed Zoning Ordinance amendments related to Planned Unit Development and Drive-Through Use standards. We recommend the addition of special land use standards for drive-through uses as the current ordinance does not have any specific standards for such uses.
- **April 30, 2019:** The issue of drive-through uses in the Village Center was discussed at a joint meeting of the Planning Commission, City Council and DDA. General consensus is to allow drive-through uses on a limited basis with a focused effort to maintain the goal of a walkable Village Center.
- **April 16, 2019:** The Planning Commission reviewed both approaches described above and supports refinement of the planned unit development option as a tool to facilitate redevelopment. Before moving ahead with final ordinance language and a public hearing, the Planning Commission would like to discuss the implications of drive-through uses with the DDA and City Council for additional perspectives.
- **March 14, 2019:** The Planning Commission asked for zoning ordinance language that could permit drive-through uses in a way that retains the integrity of the Village Center district. It was suggested that two approaches be considered: treating drive-through uses as a special land use or allowing drive-through uses through a planned unit development.
- **February 26 (regular meeting) and March 14 (special study session), 2019:** The Planning Commission discussed the pros and cons of the proposed drive-through use in the Village Center district.

The information below summarizes the Planning Commission’s previous memos for consistency of discussions.

Introduction

What prompted this amendment?

- There have been recent inquiries to the city about drive-through restaurant uses, which are permitted as special land uses in the Mixed Use and Commercial Vehicular districts, but not

permitted in the Village Center. Drive-throughs are permitted as special land uses for financial institutions in the Office and Gateway Office districts.

- It has been eleven years since the city established the vision for the Village Center in the 2009 Master Plan, nine years since this district was established (2010) in the Zoning Ordinance and five years since the Village Center concept was reaffirmed in the 2014 Master Plan.
- The Southfield Road business district has experienced limited investment in the past ten years and the Planning Commission may wish to explore whether the community remains committed to the vision for the Village Center and/or if refinements to the vision are needed to encourage private investment in the city.

Current Language

What does the Zoning Ordinance say?

- See attached for current ordinance language that shows permitted uses in a use matrix for the Village Center (drive-through uses are not listed and are not permitted). The zoning map illustrates the boundaries of the VC and MX districts.

Background on Issue

Why discuss this issue?

Drive-through uses. By their very nature, drive-through uses are automobile-oriented uses that prioritize vehicular movement around a single establishment. Drive-through users remain in their vehicles, limiting cross-shopping and opportunities for social interaction as well as potentially conflicting with pedestrians in parking areas and at street access points. Because of these factors, they are typically excluded from areas that are intended to be pedestrian-oriented. Communities interested in creating or preserving a walkable district focus zoning standards on uses that encourage walkability and building standards that enhance the public realm (sidewalks, streets, parks and plazas).

Village Center Planning Foundation.

- In 2009, the Master Plan documented challenges defined by the community, which included an “outdated business district,” “no cohesion in the business district,” “traffic” and the “Southfield Road streetscape.” The Master Plan described several priorities for the future. Three of those included the following:
 - *Expansion of the Village Center Concept.* The participants envision a village center with improved businesses and better commercial varieties such as ice cream shops/parlors and specialty shops. Participants desire an increase in mixed land uses; multiple story buildings with a live/work environment, or where residential use comprises the stories above the commercial/business uses within the village center area. Residents are able to walk “downtown” to a vibrant center to shop for various items, get a cup of coffee, or eat at a high-quality restaurant. The City has become a destination rather than a place to merely pass through.
 - *Business Improvements Through Architecture.* Improved buildings with attractive and complimentary architecture identify the City as an individual community that offers a high quality of life. The buildings are well cared for and landscapes are maintained. Gaudy signs have been removed and architecture is more traditional and unifying.

Parking areas for business are improved with more landscaping. Curb appeal improves the City's image and attracts new business and residents.

- *Walkable Community. The City has become a walkable community. Bridges cross Southfield Road, connecting both sides of the road and providing safe access to all. Paths for bicycles and rollerblading are connected throughout residential areas and connecting to parks and recreational facilities. These new paths are active with joggers, walkers, and other non-motorized/ pedestrian users.*
- To achieve these concepts, the Master Plan suggested a mix of residential and commercial land uses for the Village Center that specifically excluded drive-through restaurants.
- The 2014 Master Plan Update included additional refinements to the Village Center concept that had been developed in the previous five years. These supporting long-range planning documents included an Access Management Plan (to improve safety for pedestrians and vehicles traveling the Southfield Road Corridor), Complete Streets Plan (to facilitate the development of a transportation network to serve motorists and non-motorized users), conceptual development plan (illustrative 3D model to communicate the vision to the public and the development community) and a zoning framework that established the form and building layout that would direct redevelopment of the corridor as envisioned by the community. The 2014 Master Plan Update noted that:
 - *The village center encompasses all of the segments of the California Drive octagon and, as a result, establishes a concentrated area for commercial and civic activities. It is envisioned that there will be a mix of public and private property, including residential, office, retail, restaurant, entertainment, gathering spaces, and recreation areas. The final configuration of Southfield Road will dictate the size and development footprint of the area. It is anticipated that the internal road network will be developed to continue the alley system and the conceptual "Park Street Promenade." The current civic facilities are intended to remain in the Village Center area, but may be leveraged or reconfigured to accommodate the redevelopment as envisioned for a vibrant, compact, pedestrian-oriented downtown area.*

Zoning Alternatives

The Planning Commission may choose to maintain the current prohibition on drive-through uses in the Village Center for the reasons noted above. However, should the Planning Commission wish to explore options to respond to development requests, the following concepts could be discussed:

- Amend Section 3.1.8.B. Village Center uses to permit drive-through uses as special land use and add a new section, 4.16 Village Center Drive-Through uses.
- Develop provisions for Planned Unit Developments (PUD) for the Village Center (and potentially MX district as well). A PUD is a regulatory tool allowed in Michigan communities per PA 110 - the Michigan Zoning Enabling Act (MZEA).
 - The MZEA allows the city to establish PUD requirements in the zoning ordinance to “permit flexibility in the regulation of land development, encourage innovative encourage innovation in land use and variety in design, layout, and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better

housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state.”

- It is important to note that a PUD is not intended to avoid the imposition of standards and requirements of a district; rather, a PUD encourages flexibility to allow advantages to both the developer and the city.
- A PUD includes a development agreement, which is a legal contract between the city and developer that ensures the approved development is built according to the conditions of approval.
- The advantage of the PUD approach is that the city may engage in a broader redevelopment discussion with a developer that result in a project that mitigates the impact of drive-through uses and achieves other planning goals for the Village Center within the scope of a specific redevelopment project.

ORDINANCE NO. ____

CITY OF LATHRUP VILLAGE

OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE CITY OF LATHRUP VILLAGE ZONING ORDINANCE

ARTICLE 3, TO ADD SECTION 3.12 TO PROVIDE STANDARDS FOR PLANNED UNIT DEVELOPMENTS.

THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE ORDAINS:

PART I. ORDINANCE AMENDMENT.

Add Section 3.12. Planned unit development

1. Purpose; applicable regulations:

- A. The Planned Unit Development (PUD) option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use.
- B. The development permitted under this section shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city.
- C. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; to preserve the city's historic resources; and to provide appropriate housing, employment, service and shopping opportunities suited to the needs of the residents of the city.
- D. It is further intended that the Planned Unit Development may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the goals of the Master Plan are met and the resulting development is consistent with the Master Plan and would promote the public health, safety and welfare.
- E. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

2. Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in the MX or VC districts only.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or

constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.
- E. The Planned Unit Development shall provide a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities as well as one or more of the following additional objectives:
 - i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
 - ii. To preserve historic structures that add to the character of the city.
 - iii. To permanently establish land use patterns which are compatible, or which will protect existing or planned uses.
 - iv. To accept dedication or set aside open space areas in perpetuity.
 - v. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - vi. To provide active open spaces, such as parks, plazas, and market or festival spaces for public use.
 - vii. To promote the goals and objectives of the Master Plan.
 - viii. To provide infrastructure, such as streets, sidewalks, lighting and the like, consistent with the Master Plan.
 - ix. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
 - x. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

3. Uses permitted:

- A. A land use plan shall be proposed for the area to be included within the PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area.

- B. Principal permitted uses as provided in the underlying district shall be allowed within the districts identified on the PUD plan, except that some uses may be specifically prohibited from districts designated on the PUD plan. Alternatively, the city may permit uses not permitted in the district if specifically noted on the PUD plan. Conditions applicable to uses permitted subject to special conditions shall be used as guidelines for design and layout but may be varied by the planning commission provided that such conditions are indicated on the PUD plan.
4. **Height, bulk, density and area standards.** The standards as to height, bulk, density, setbacks of each district shall be applicable within each district area designated on the plan except as specifically modified and noted on the PUD plan.
 5. **Submittal procedures and conditions:**
 - A. **Request for qualification:**
 - i. Any person owning or controlling land in the city may make application for consideration of a Planned Unit Development. Unless otherwise provided, such application shall be made by submitting a request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.
 - ii. A request shall be submitted to the city. The submission shall include the information required by subparagraph iii. below.
 - iii. Based on the documentation submitted, the planning commission shall make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Section 2 above. A preliminary determination that the parcel qualifies will not assure a favorable recommendation or approval of the PUD option but is intended only to provide an initial indication as to whether the applicant should proceed to prepare a PUD plan upon which a final determination would be based. The submittal must include the following:
 - a. Substantiation that the criteria set forth in Section 2 above, are or will be met.
 - b. A schematic land use plan containing enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated.
 - c. A plan for the protection of natural and/or historic features. In those instances where such protection is not an objective of the PUD option, the plan need not be submitted.
 - iv. The planning commission shall approve or deny the applicant's request for qualification. Whether approved or denied, the applicant may then proceed to prepare a PUD plan upon which a final determination will be based.
 - B. **Request for Conceptual PUD Review.** An applicant may apply to the Community Development Department for final review and recommendation by the Planning Commission with the submission of the following materials:
 - i. **An application for PUD development that includes the following information:**
 - a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one-inch equals one hundred (100) feet).

- b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one-inch equals one hundred (100) feet).
- c. A preliminary site plan indicating the following at a scale no smaller than one-inch equals one hundred (100) feet (1" = 100'):
 - 1) Land use areas represented by the zoning districts enumerated in Section 3.1.1 through Section 3.1.9 of this chapter.
 - 2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.
 - 3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.
 - 4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.
 - 5) The general location of residential unit types and densities and lot sizes by area.
 - 6) The location of all wetlands, water and watercourses and proposed water detention areas.
 - 7) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.
 - 8) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
 - 9) A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.
 - 10) An indication of the contemplated water distribution, storm and sanitary sewer plan.
 - 11) A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, if any, floor area, parking and supporting documentation, including the intended schedule of development.

ii. **Planning commission review of proposed PUD plan:**

- a. The planning commission shall hold a public hearing on the PUD plan, with notice given in accordance with Section 7.6, Public Hearings.
- b. After the public hearing, the planning commission shall report its findings and make its recommendations to the council. The planning commission shall review the proposed PUD plan and make a determination as to the proposal's qualification for the PUD option and for adherence to the following objectives and requirements:
 - 1) The proposed PUD adheres to the conditions for qualification of the PUD option and promotes the land use goals and objectives of the city.
 - 2) All applicable provisions of this article and this chapter shall be met. Insofar as any provision of this article shall be in conflict with the provisions of any

other section of this chapter, the provisions of this article shall apply to the lands embraced within a PUD area.

- 3) There is, or will be at the time of development, an adequate means of disposing of sanitary sewage and of supplying the development with water and that the road system and storm water drainage system are adequate.

C. Final approval of Planned Unit Development:

- i. Upon receipt of the report and recommendation of the planning commission, and after the public hearing required in Section 5.B.ii.a above, the city council shall review all findings. If the city council shall determine to grant the application, it shall instruct the city attorney to prepare a contract setting forth the conditions upon which such approval is based, which contract, after approval by resolution of the council, shall be executed by the city and the applicant. Approval shall be granted only upon the council determining that all provisions of this chapter have been met and that the proposed development will not adversely affect the public health, welfare and safety.
- ii. Once an area has been included with a plan for PUD and such plan has been approved by the council, no development may take place in such area nor may any use thereof be made except in accordance with such plan or in accordance with a council-approved amendment thereto, unless the plan is terminated as provided herein.
- iii. An approved plan may be terminated by the applicant or the applicant's successors or assigns, prior to any development within the area involved, by filing with the city and recording in the county records an affidavit so stating. The approval of the plan shall terminate upon such recording.
- iv. No approved plan shall be terminated after development commences except with the approval of the council and of all parties in interest in the land.
- v. Within a period of two (2) years following approval of the PUD contract by the council, final plats or site plans for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted and approved within the two-year period, the right to develop under the approved plan may be terminated by the city.

D. Submission of final plat, site plans; schedule for completion of PUD:

- i. Before any permits are issued for any activity within the area of PUD, final plats or site plans and open space plans for a project area shall be submitted to the Community Development Department for review by the planning commission of the following:
 - a. Review and approval of site plans shall comply with Section 6.1 as well as this section except as otherwise modified in the approved plan. Review and approval of plats shall comply with Act No. 288 of the Public Acts of Michigan of 1967 MCL 560.101 et seq., as amended, and the city code in addition to the requirements of this article.
 - b. Before approving of any final plat or plan, the commission shall determine that:
 - 1) All portions of the project area shown upon the approved plan for the PUD for use by the public or the residents of lands within the PUD have been committed to such uses in accordance with the PUD contract;
 - 2) The final plats or site plans are in substantial conformity with the approved contract and plan for the PUD;

- 3) Provisions have been made in accordance with the PUD contract to provide for the financing of any improvements shown on the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the PUD contract.
- ii. If development of approved final plats or site plans is not substantially completed in three (3) years after approval, further final submittals under the PUD shall cease until the part in question is completed or cause can be shown for not completing same.
- D. **Fees.** Fees for review of PUD plans under this article shall be established by resolution of the council.
- E. **Interpretation of approval.** Approval of a PUD under this article shall be considered an optional method of development and improvement of property subject to the mutual agreement of the city and the applicant.
- F. **Amendments to PUD plan.** Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development.

PART II. SAVINGS CLAUSE.

The amendments referenced herein do not affect or impair any act done, offense committed, or right accruing or acquired, or liability, penalty or forfeiture or punishment pending or incurred prior to the effective date of this amendment.

PART IV. SEVERABILITY.

This Ordinance and its various parts, sentences, paragraph, sections, clauses and rules promulgated hereunder are hereby declared to be severable. If any part, sentence, paragraph, section, clause, or rule promulgated hereunder is adjudged to be unconstitutional or invalid for any reason, such holdings shall not affect the remaining portions of this Ordinance.

PART V. REPEALER.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PART VI. EFFECTIVE DATE; PUBLICATION.

This Ordinance shall become effective after publication of a brief notice in the newspaper circulated in the City, stating the date of the enactment and the effective date of the Ordinance, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk, and such other facts as the City Clerk shall deem pertinent.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL, CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN THIS ___ day of ____, 2019

Yvette Talley, City Clerk

Date of Introduction:

Date of Adoption:

Date of Publication of Notice of Adoption:

CERTIFICATE OF ADOPTION

I hereby certify that the foregoing is a true and complete copy of the ordinance passed at a meeting of the City of Lathrup Village held on the ___ day of ____, 2019

Yvette Talley, City Clerk

PLANNED UNIT DEVELOPMENTS



Overview

What is a Planned Unit Development?

A Planned Unit Development (PUD) is a development option that permits flexibility in development regulations. The PUD requirements of Article 3, City of Lathrup Village Zoning Ordinance, are intended to accomplish the objectives of the Ordinance through a review process based on site planning criteria that integrates the proposed development with the characteristics of the site. PUDs are intended to permit flexibility in the regulation of land development that achieves the following:

- Provides variety in design and layout
- Achieves economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities
- Encourages the creation of useful open spaces
- Preserves historic resources
- Provides appropriate housing, employment, service and shopping



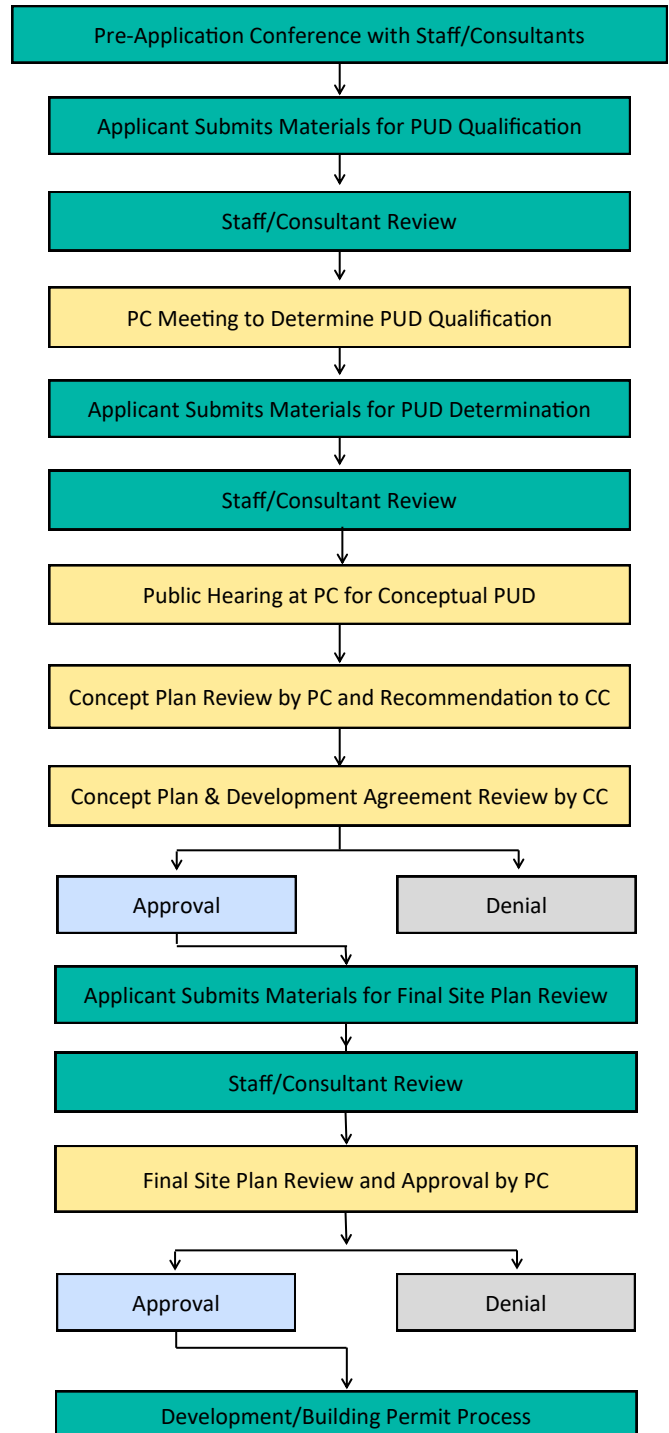
In the flowchart at right, meetings appear in yellow boxes. Applicant and other administrative actions appear in green.

PC = Planning Commission

CC = City Council

What is the PUD review process?

See Section 3.12 for additional details on the process.



ORDINANCE NO. ____

**CITY OF LATHRUP VILLAGE
OAKLAND COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND THE CITY OF LATHRUP VILLAGE ZONING ORDINANCE
ARTICLE 4, TO ADD SECTION 4.16 TO PROVIDE STANDARDS FOR DRIVE-THROUGH USES.**

THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE ORDAINS:

PART I. ORDINANCE AMENDMENT.

That the City of Lathrup Village Zoning Ordinance, Article 4 be amended to add a new section 4.16 as follows:

Drive-through uses may be permitted as special land uses in Commercial Vehicular, Mixed Use and Village Center districts. In the MX and VC districts, the following conditions, intended to minimize the impact of this automobile-oriented use in these pedestrian-oriented districts, shall apply:

1. Standards for VC, MX and VC Districts:
 - a. Drive-through uses may only be accessory to a permitted retail or restaurant use.
 - b. The site is designed to minimize driveway access to Southfield Road to limit additional curb cuts, which can be dangerous for pedestrians.
 - c. Enhanced pedestrian pavement markings and signage between the public sidewalks and the internal pedestrian circulation system are required to alert drivers to the presence of pedestrians within a site.
 - d. Bicycle parking is required at the rate of one space for each ten required vehicular parking spaces to encourage non-motorized access to the establishment. Such bicycle parking shall be provided in a convenient, safe and visible location.
 - e. Drive-through lighting, menu boards and speaker boxes shall be aimed away from residentially-zoned property.
 - f. The standards for drive-through uses in Section 5.13.9.O are met.
 - g. All vehicle stacking shall be accommodated and contained on site. A special land use permit may be revoked by the City if the Planning Commission observes that vehicle stacking is consistently occurring on adjacent sites without permission or in the public right-of-way.
2. Standards for the MX and VC districts. In addition to the standards in subsection 1, above, the following additional standards apply:
 - a. Enhanced landscape treatments that separate vehicular and pedestrian traffic are required to provide shade and improve site aesthetics for pedestrians. Landscape materials shall include a variety of colors, textures and mature heights.
 - b. Vehicle stacking is prohibited between a building and Southfield Road.
3. Additional standards for the VC district. In addition to the standards in subsections 1 and 2, above, the following additional standards apply:
 - a. Drive-through restaurant establishments shall be limited to serving food and beverages that are primarily prepared on-site without the use of deep-frying equipment.

- b. No drive-through use shall be within 200 ft of another drive-through use in the Village Center district as measured from the closest building points.
- c. An outdoor dining area of at least 100 sf is required in the Village Center District to encourage people to get out of their cars and/or walk to the establishment.
- d. Building improvements shall meet design guidelines for the Village Center as provided in Section 3.18.

PART II. SAVINGS CLAUSE.

The amendments referenced herein do not affect or impair any act done, offense committed, or right accruing or acquired, or liability, penalty or forfeiture or punishment pending or incurred prior to the effective date of this amendment.

PART III. SEVERABILITY.

This Ordinance and its various parts, sentences, paragraph, sections, clauses and rules promulgated hereunder are hereby declared to be severable. If any part, sentence, paragraph, section, clause, or rule promulgated hereunder is adjudged to be unconstitutional or invalid for any reason, such holdings shall not affect the remaining portions of this Ordinance.

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MADE, PASSED AND ADOPTED BY THE CITY COUNCIL, CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN THIS ___ day of ____, 2019

Yvette Talley, City Clerk

Date of Introduction:
Date of Adoption:
Date of Publication of Notice of Adoption:

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Yvette Talley, City Clerk