

Sec. 53-50. SITE PLAN REVIEW.

For all uses permitted in the CS District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after a recommendation from the City Planning Commission.

Sec. 53-51. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in the "Schedule of Regulations".

ARTICLE XII. M-1. RESTRICTED MANUFACTURING DISTRICT**Sec. 53-52. STATEMENT OF PURPOSE.**

In the M-1 District, the intent is to permit certain industries which are of a light manufacturing character to locate in planned areas of the City. So that such uses may be integrated with nearby land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste, and other features of industrial operations so as to avoid adverse effects. Certain commercial uses which are desirable to service the employees and visitors of the industrial uses are also permitted in this District.¹⁴⁵

Sec. 53-53. PRINCIPAL PERMITTED USES.

Any of the following uses when the manufacturing, compounding, or processing is conducted entirely within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage, or processing shall be totally obscured by a fence and/or landscaping six (6) feet in height so as to screen such storage area from the public streets and adjoining properties.

A. **WHOLESALE AND WAREHOUSING.** The sale at wholesale or warehousing' of automotive equipment, dry goods and apparel, groceries and related products, raw farm products except livestock, electrical goods, hardware, plumbing, heating equipment and supplies, machinery and equipment, tobacco and tobacco products, paper and paper products, furniture and home furnishings, and any commodity the manufacture of which is permitted in this District, and truck terminals.

B. **INDUSTRIAL ESTABLISHMENTS.**

1. The assembly, fabrication, manufacture, packaging, or treatment of such products as food products (excluding butchering, animal slaughtering, etc.), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and

¹⁴⁵ Ord. 188 eff. Feb. 25, 1981.

phonographs, pottery and figurines or other ceramic products using only previously pulverized clay.

2. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shells, textiles, wax, wire, wood (excluding saw and planking mills) and yarns.
 3. Tool and die shops, metal working machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs and fixtures: publishing, printing or forming of box, carton and cardboard products.
 4. Laboratories-research or testing.
 5. Central dry cleaning plants and laundries.
- C. PUBLIC UTILITY USES. Electric transformer stations and substations, electric transmission towers, municipal buildings and uses, gas regulators and municipal utility pumping stations.
- D. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- E. Off-street parking in accordance with this Code.
- F. Industrial park, subject to the following provisions:
1. Permitted uses shall include all Principal Permitted Uses in this M-1 District.
 2. All industrial parks shall be so located as to have at least one (1) property line abutting a major thoroughfare.
 3. No main or accessory building shall be situated less than fifty (50) feet from any residential property line.
 4. No building shall exceed a height of two (2) stories or forty (40) feet, whichever is greater.
 5. No parking, access and/or service area may be located less than twenty-five (25) feet from any residential property line.
 6. Parking, loading or service areas used by motor vehicles shall be located entirely within the boundary lines of the industrial park and shall be in accordance with this Code.
 7. All lot areas not used for buildings or parking, loading and storage areas shall be landscaped. It shall be done attractively with lawn, trees, shrubs, etc., and be properly maintained thereafter in a well-kept condition.

8. A wall or barrier of suitable material not less than eight (8) feet high shall be constructed along those property lines which abut a residential district.
9. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
10. Lighting facilities shall be required where deemed necessary for the safety and convenience of employees and visitors. These facilities will be arranged in such a manner as to protect abutting streets and adjacent properties from unreasonable glare or hazardous interference of any kind.¹⁴⁶

Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL.

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission.

- A. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of drive-in or open front store are prohibited.
- B. Barber and beauty shops.
- C. Truck, tractor and trailer sales, rental, and repair.
- D. New automobile rental and leasing agency.
- E. Motels.
- F. Automobile service stations in accordance with this Code.
- G. Dog kennels.
- H. Indoor tennis, paddleball, or racquetball courts.
- I. Saw mills or sawing operations.
- J. Public or privately owned parks, playfields and other outdoor recreational facilities.
- K. Wireless communications support structures seventy-five (75) feet or greater in height are subject to the following provisions:
 1. The structure shall be located on a site of not less than twenty thousand (20,000) square feet in area and one hundred (100) lineal feet of road frontage.

¹⁴⁶ Ord. 307 adopted Mar. 13, 2000.

2. The structure shall only be located in industrial zoned areas. However, in the event that agriculturally zoned land may be annexed to the City, wireless communication facilities may be permitted in agriculturally zoned areas provided that they comply with the provisions of this section.
3. The structure shall be constructed so as to hold not less than three (3) wireless communication facilities.
4. The maximum height of the tower shall be the minimum height demonstrated to be necessary by the radio frequency engineer of the applicant.
5. The site plan for the structure shall be accompanied by a signed certification by a registered civil engineer regarding the integrity of the structure and the manner in which the structure may fall. This will enable the City to determine appropriate setbacks on the site plan.
6. The structure shall not be artificially lighted, unless required by the FAA. If such lighting is required, it shall be the flip-over type and shall be directed away from residential property while causing the least disturbance to surrounding properties.
7. Whenever possible, proposed wireless communication facilities shall co-locate on existing buildings, structures and existing wireless communication structures. If a provider fails to or refuses to permit co-location, such a structure shall be a nonconforming structure and shall not be altered or expanded in any way.
8. When a wireless communication structure has not been used for a period of ninety (90) consecutive days, or ninety (90) days after new technology is available which permits the operation of the facility without the necessity of a wireless communication structure, all parts of the structure shall be removed within one hundred and eighty (180) days. The removal of antennae or other equipment from the structure or the cessation of reception or transmission of radio signals shall be considered the beginning of non-use. The City of Plainwell may secure the removal of the structure if it is still standing thirty (30) days after the City has notified the operator that the tower must be removed, the City may charge up to one hundred twenty-five percent (125%) of the removal cost to the operator and or the land owner. The City of Plainwell may also require a form of financial guarantee acceptable to the City to insure that a tower will be removed in a timely manner.
9. Accessory buildings and structures shall not exceed six hundred (600) square feet in area, or have an area shown to be necessary to house related technical equipment.
10. Where the property line of a site containing a wireless communication structure abuts a residentially or commercially used or zoned area, the operator shall provide a planting screen sufficient in density and height so as

to have an immediate buffering impact on the adjacent site. In addition, there shall be no interference with reception of any kind on any adjacent sites.

11. There shall be no advertising of any kind visible from the ground or other structures, other than required for emergency purposes.
12. Minimum spacing between tower locations shall be one mile, as measured by a straight line.
13. The base of the tower shall not exceed five hundred (500) square feet in area.
14. The base of the tower and wire cable supports shall be enclosed with a minimum six-foot-high security fence.
15. Communication towers in excess of one hundred (100) feet in height above grade level shall be prohibited within a one mile radius of a public airport or one-half (1/2) mile radius of a helipad.
16. All signals and remote control conductors of low energy extending horizontally above the ground between structure or towers shall be at least eight (8) feet above the ground, unless buried underground.
17. Support structures shall comply with all applicable state, federal and local regulations and codes. All towers shall be equipped with an anticlimbing device so as to prevent unauthorized access.¹⁴⁷

Sec. 53-55. INDUSTRIAL PERFORMANCE STANDARDS.

A. APPLICATION. After the effective date of this Ordinance:

1. Any use established or changed to, and any building, structure, or tract of land developed, constructed or used for, any permitted or permissible principal or accessory use shall comply with all of the performance standards herein set forth for the district involved.
2. If any existing use or building or other structure is extended, enlarged, moved, structurally altered or reconstructed, or any existing use of land is enlarged or moved, the performance standards for the district involved shall apply with respect to such extended, enlarged, moved, structurally altered or reconstructed building or other structure or portion thereof, and with respect to land use which is enlarged or moved.
3. **NOISE.** No operation or activity shall be carried out in the M-1 District which causes or creates measurable noise levels exceeding the maximum sound levels prescribed below in Table 12A, as measured on or beyond the boundary lines of the lot on which such operation or activity is located. A sound level meter and an octave band analyzer shall be used to measure the

¹⁴⁷ Amended by Ord. 225, adopted June 24, 1985; Ord. 304 adopted Apr. 12, 1999.

intensity and frequency of the sound or noise levels encountered. Sounds of very short duration, which cannot be measured accurately with the sound level meter, shall be measured by an impact noise analyzer; and the measurements so obtained may be permitted to exceed the maximum levels as set forth in Table 12A by no more than six (6) decibels in each octave band. For purposes of this Ordinance, impact noises shall be considered to be those noises whose peak values are more than six (6) decibels higher than the values indicated on the sound level meter.

In addition, sounds of an intermittent nature, or characterized by high frequencies, which the Building Inspector deems to be objectionable in adjacent districts, shall be controlled so as not to generate a nuisance in adjacent districts, even if the decibel measurement does not exceed that specified in the table.

TABLE 12A.

**MAXIMUM PERMITTED SOUND INTENSITY LEVELS IN DECIBELS
(Post-1960 Preferred Frequencies)**

<i>Center Frequency (Cycles Per Second)</i>	<i>M-1 District</i>
31.5	76
63.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
<i>Center Frequency Cycles Per Second)</i>	<i>M-1 District</i>
4,000.0	38
8,000.0	32

4. The following uses and activities shall be exempt from the noise level regulations:
 - a. Noises not directly under the control of the property user.
 - b. Noises emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m.
 - c. The noises of safety signals, warning devices, and emergency pressure relief valves.
 - d. Transient noises of moving sources such as automobiles, trucks, airplanes, and railroads.

C. **SMOKE AND PARTICULATE MATTER.** The emission of smoke, dust, dirt, fly ash, or other particulate matter shall in no manner be unclean, destructive, unhealthful, hazardous, or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable State and County health laws pertaining to air pollution and smoke abatement. In addition, the following requirements shall apply:

1. In the M-1 District, the emission of smoke from any chimney, stack, vent, opening, or combustion process shall not exceed a density or equivalent opacity of No.1 on the Ringelmann Chart as published by the United States Bureau of Mines.
2. In the M-1 District, the rate of emission of particulate matter, such as dust, soot, and fly ash, from all sources within the boundaries of any lot shall not exceed a net figure of one (1) pound per acre of lot area during anyone (1) hour period, after deducting from the gross hourly emission per acre.

TABLE 12B

ALLOWANCE FOR HEIGHT OF EMISSION*-M-1 DISTRICT

<i>Height of Emission Above Grade (Feet)</i>	<i>Correction (Pounds Per Hour Per Acre)</i>
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50

*Interpolate for intermediate values not shown in table.

3. Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:
 - a. Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of lot area-t obtaining the gross hourly rate of emission in pounds per acre.
 - b. From each gross hourly rate of emission derived in 1, above, deduct the correction factor (interpolating as required) for height of emission set forth in the table, t obtaining the net rate of emission in pounds per acre per hour from each source of emission.
 - c. Add together the individual net rates of emission derived in 2, above, to obtain the total net rate of emission from all sources of emission within the boundaries of the lot. Such total shall not exceed one (I) pound per acre of lot area during any one (1) hour period.

- D. **VIBRATION.** In the M-1 District, no activity or operation shall cause or create earth borne vibrations in excess of the displacement values set forth in Table 12C. Vibration displacements shall be measured with a seismograph or accelerometer, preferably the former.

For purposes of this Ordinance, steady state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute shall be considered impact vibrations.

TABLE 12C

MAXIMUM PERMITTED VIBRATION, M-1 DISTRICT

Frequency (Cycles Per Second)	Maximum Displacement a (Inches)	Maximum Displacement b (Inches)
0 to 9	.0008	.0004
10 to 19	.0005	.0002
20 to 29	.0002	.0001
30 to 39	.0002	.0001
40 and above	.0001	.0001

a As measured along the nearest adjacent lot line.

b As measured on or beyond a Residential District boundary line.

Between the hours of 7:00 p.m. and 7:00a.m., all of the above maximum vibration levels, as measured on or beyond a residential district boundary line, shall be reduced to one-half (1/2) of the indicated values.

- E. **NOXIOUS AND ODOROUS MATTER.** In the M-1 District, no activity or operation shall cause, at any time, the discharge of matter across the lot lines in such concentrations as to be noxious. The emission of odorous matter in such quantities as to be readily detectable without the use of instruments at any point along lot lines is prohibited.
- F. **GLARE AND HEAT.** In the M-1 District, any operation or activity producing intense glare or heat shall be performed within a completely enclosed building in such a manner as to not create a public nuisance or hazard along the lot lines of the lot upon which the source of such glare or heat is located. Exposed sources of light shall be shielded so as not to create a nuisance beyond the lot lines of the lot upon which the source of such light is located. Direct or indirect illumination from the source of light shall not cause illumination in excess of 0.5 footcandles in any residential district, as measured with a footcandle meter or sensitive photometer on or beyond a residential district boundary line.

G. FIRE AND EXPLOSIVE HAZARDS.

1. In an M-1 District, the storage, utilization, or manufacture of solid materials ranging from incombustible to moderate burning is permitted.
 2. Storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided that said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 3. The storage or utilization of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted provided the storage and handling of such flammable liquids or materials shall comply with all State rules and regulations as established by the Fire Prevention Act 207, P .A. of 1941, as amended, and with all other applicable City codes and regulations.
- H. GASES. The escape or emission of any gas which is injurious, destructive, or explosive shall be unlawful. And shall be summarily caused to be abated. Sulphur dioxide gas, as measured at the property line at ground elevation, shall not exceed an average of 0.3 p.p.m.; Hydrogen Sulfide likewise shall not exceed 1 p.p.m.; Fluorine shall not exceed 0.1 p.p.m.; Nitrous fumes shall not exceed 5 p.p.m.; and Carbon Monoxide shall not exceed 15 p.p.m.; all measured as the average during any twenty-four (24) hour sampling period.
- I. ELECTROMAGNETIC RADIATION. Applicable rules and regulations of the Federal Communications Commission in regard to propagation of electromagnetic radiation are made a part of this Ordinance.
- J. DRIFTING AND AIRBORNE MATTER, GENERAL. The drifting or airborne transmission beyond the lot line of dust, particles, or debris from any open stockpile shall be unlawful and shall be summarily caused to be abated.

Sec. 53-56. COMPLIANCE WITH COUNTY AND STATE REGULATIONS.

Any use permitted in the M-1 District must also comply with all applicable County and State health and pollution laws and regulations.

Sec. 53-57. SITE PLAN REVIEW.

For all uses permitted in an M-1 District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after recommendation from the City Planning Commission in accordance with this Code.

Sec. 53-58. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in the "Schedule of Regulations".