

CITY OF LUNA PIER  
MONROE COUNTY, MICHIGAN

ORDINANCE NO. 211-1F  
(AMENDMENT TO ORDINANCE 211 - CITY OF LUNA PIER ZONING ORDINANCE)

An Ordinance to amend Article 13 - I-1 Industrial Districts, to add Section 1307 - Uses Permitted Subject to Special Conditions, subparagraph 1 to include special conditions for "Truck Terminal".

THE CITY OF LUNA PIER ORDAINS THAT:

Article 13, Section 1307, subparagraph 1 is hereby added to include special conditions for "Truck Terminal".

SECTION 1307 USES PERMITTED SUBJECT TO SPECIAL  
CONDITIONS

The following uses may be permitted upon the granting of a permit for such use by the Planning Commission subject to the conditions hereinafter imposed for each use and subject further to such reasonable conditions which in the opinion of the Planning Commission are necessary to provide adequate protection to the neighborhood and abutting properties and subject further to a public hearing in accord with Article 27 (Public Hearings) and further shall be reviewed as provided for Article 30 (Site Plan Review), and Article 31 (Uses Permitted Subject to Special Conditions).

1. Truck Terminal subject to the following conditions:
    - (a) No Truck Terminal shall be permitted within one thousand (1,000) feet of a district zoned for residential use.
    - (b) No Truck Terminal shall be permitted within one thousand (1,000) feet of an existing residential use regardless of the zoning classification.
    - (c) No Truck Terminal shall be permitted within five hundred (500) feet of any other zoning district.
-

(d) The distances provided in this Section shall be measured in a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary line from which the proposed land use is to be separated.

(e) All Truck Terminal activity, with the exception of loading/unloading at truck wells and loading docks connected to a fully enclosed building, and the parking of semi tractors and trailers, shall be conducted within a fully enclosed building with a concrete floor.

(f) Public roadways, services and facilities affected by Truck Terminal uses shall be capable of accommodating increased service and facility loads caused by said land uses.

(g) Truck Terminal use shall be conducted in such manner to protect the natural environment and conserve natural resources and energy.

(h) Truck Terminal use shall be conducted in such manner to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

(i) Truck Terminal use and the required Site Plan shall be designed to protect the natural resources both on site and off site, and shall protect the health, safety, and welfare, as well as the social and economic well-being, of those who will use the land use or activity, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

(j) Truck Terminal use and required Site Plan shall comply with all local, state, and federal regulatory standards for air, noise, water, wetland preservation, wildlife habitat preservation, and land and water pollution control measures.

k) All other requirements of the I-1 District shall be complied with regarding height, area, setback, screening, screening walls, signs, etc.

EFFECTIVE DATE

This Ordinance shall become effective thirty ( 30 ) days after a summary has been published as provided by law.

CITY COUNCIL OF THE CITY OF  
LUNA PIER, COUNTY OF MONROE,  
STATE OF MICHIGAN

By: Jolene Upchurch  
Jolene Upchurch, CMC, Deputy Clerk,  
City of Luna Pier

AUTHENTICATED:

James B. Gardner  
James Gardner, Mayor

I, Jolene Upchurch, Deputy Clerk, City of Luna Pier, do hereby certify that the foregoing Ordinance was duly adopted at a regular meeting (second reading) of the Luna Pier City Council held on 11<sup>th</sup> day of April, 2024.

The voting on said Ordinance, 6 members being present and 1 members being absent, was as follows:

Voting in Favor:	<u>Gardiner</u>	<u>Wakeman</u>
	<u>Gramza</u>	<u>Szkatulski</u>
	<u>Perry</u>	<u>Donnelly</u>
Voting Against:	<u>0</u>	<u>                    </u>
Abstain:	<u>0</u>	<u>                    </u>
Absent:	<u>Neiding</u>	<u>                    </u>

I, Jolene Upchurch, the City Clerk of the City of Luna Pier, do hereby certify that this Ordinance or a summary of it, was published on the 17<sup>th</sup> day of April, 2024, in the Monroe News, located in the City of Monroe, Monroe County, Michigan, a newspaper of general circulation in the City of Luna Pier, within thirty (30) days after adoption of the Ordinance.

Jolene Upchurch  
Jolene Upchurch, CMC, Deputy Clerk,  
City of Luna Pier

ATTEST:

James Gardner  
James Gardner, Mayor

ADOPTED: 4-11-2024

PUBLISHED: 4-17-2024

EFFECTIVE: 5-17-2024