

CITY OF LUNA PIER
MONROE COUNTY, MICHIGAN

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

An Ordinance to amend Article 14 - I-2 General Industrial Districts, Section 1406 - Uses Permitted Subject to Special Conditions, by adding subparagraph 6 to Section 1406 to include special conditions for "Junk Yards or Salvage Yards".

THE CITY OF LUNA PIER ORDAINS THAT:

Article 14, Section 1406, subparagraph 6 is hereby added to include special conditions for "Junk Yards or Salvage Yards".

6. Junk yards or salvage yards subject to the following conditions:

(a) No junk yard or salvage yard shall be permitted within one thousand (1,000) feet of a district zoned for residential use.

(b) No junk yard or salvage yard shall be permitted within one thousand (1,000) feet of an existing residential use regardless of the zoning classification.

(c) No junk yard or salvage yard 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 junk yard and/or salvage yard use and activity shall only be conducted within a fully-enclosed building with a concrete floor.

(f) Junk yards or salvage yards shall not include the following uses:

(i) drop break hammer, drop-ball breaking, tugging or similar uses;

(ii) shearing and/or shredding or similar uses.

(g) No junk yard or salvage use shall emit noxious, toxic, or corrosive fumes or gases, in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare, or cause injury to property or business

(h) No junk yard or salvage use shall carry on any operation that would produce heat or glare beyond the boundary line of the parcel upon which the use is permitted to exist.

(i) No junk yard or salvage use shall use any form of lighting in a manner that produces glare on public highways, roadways, and/or neighboring property.

(j) Disposal of all wastes, including but not limited to hazardous waste, shall comply with all local, state, and federal regulatory standards regarding waste disposal.

(k) Public roadways, services and facilities affected by junk yard and/or salvage yard uses shall be capable of accommodating increased service and facility loads caused by said land uses.

(l) Junk yard and/or salvage yard use shall be conducted in such manner to protect the natural environment and conserve natural resources and energy.

(m) Junk yard and/or salvage yard 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.

(n) Junk yard and/or salvage yard 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.

(o) Junk yard and/or salvage yard use and the 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.

(p) All other requirements of the I-2 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 11th 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 17th 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 B. Gardner
James Gardner, Mayor

ADOPTED: 4-11-2024

PUBLISHED: 4-17-2024

EFFECTIVE: 5-17-2024