

Attachement A

Village of Constantine Michigan Comprehensive Zoning Amendment - 2006

2. Berm slopes shall be protected from erosion by sodding or seeding. Seeded slopes shall be protected with a straw mulch held in place by jute netting until the seed germinates and a permanent lawn is established. The straw mulch is not required if the seeded slope is protected by a net that is specifically designed to control erosion. The berm area shall be kept free from refuse and debris and shall be planted with living shrubs, trees or lawn, and shall be maintained in a healthy, growing condition.
3. A planting plan and grading plan shall be prepared for the berm. Plant materials within the berm area shall be installed in accordance with the requirements for greenbelts and plant material contained in this section.
4. The height of the berm shall be equivalent to the height of any required wall. A combination of berms and plantings may be approved if they equal the height of the required wall at the time of planting and will provide a complete obscuring screen year round. In granting approval, the Planning Commission shall determine that the proposed berm is at least comparable to a wall in affording necessary screening.

C. Greenbelts.

Wherever greenbelts are required as part of a transitional area, such greenbelts shall comply with the following requirements:

1. Nonobscuring greenbelts shall not be considered as a substitute for a wall as required elsewhere in this Ordinance.
2. Any such greenbelt shall contain at least one (1) tree for each thirty-linear feet of greenbelt. All such trees shall be ten (10) feet or more in height or a minimum caliper of one and one-half (1½) inches at the time of planting. The remaining ground surface area shall be seeded, sodded or planted with ground cover. Innovation and design of landscaping, berm placement and use of flowering trees is encouraged.
3. Greenbelts shall be so designed as to avoid creating obstacles to proper sight distance between vehicles and vehicles and pedestrians. (See Section 1.11).
4. All required greenbelts shall meet the following basic conditions:
 - a. Whenever in this ordinance a greenbelt or planting is required, it shall be planted within six (6) months from the date of issuance of a temporary certificate of occupancy. In the instance where such completion is not possible, a cash bond, letter of credit or corporate surety bond in an amount equal to the estimated cost of the landscape plan or portion thereof will be deposited with the Village Clerk.
 - b. A detailed plan for the greenbelt together with an accurate cost estimate shall be approved prior to the issuance of a building permit. The plan shall include the following items: plant list detailing the species, number, size or height at time of planting; location and spacing of plant materials; groundcover or grass (specify whether seed or sod); cross sections of any berms, and a maintenance plan and schedule for pruning, mowing, watering, fertilizing, and replacement of dead and diseased materials.
 - c. All required planting materials shall be maintained in good condition by mowing and watering, by tilling and watering, or by mulching and watering, so as to present a healthy, neat, and orderly appearance free from refuse and debris. All unhealthy and dead materials shall be replaced within one (1) year or the next appropriate planting season. Suitable materials equal in characteristics to the plant materials listed with the spacing as required shall be provided.
 - d. Plant materials shall be selected so as to insure that the root system will not interfere with public utilities and that fruit and other debris (other than leaves) will not constitute a nuisance within public rights-of-way or to abutting property owners.

e. The following trees shall not be permitted in required greenbelts:

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|---------------------------------|-------------------|
| 1) Box Elder | 7) Tree of Heaven |
| 2) Silver Maples | 8) Catalpa |
| 3) Elms | 9) Black Locust |
| 4) Poplars | 10) Osage Orange |
| 5) Willows | 11) Cottonwood |
| 6) Horse Chestnut (nut bearing) | 12) Chinese Elm |

f. Recommended trees and plant materials and required minimum heights are as follows:

- 1) Evergreen trees - six (6) feet in height
 - Juniper
 - Hemlock
 - Fir
 - Pine
 - Spruce
 - Douglas-Fir
 - Cedar
- 2) Narrow evergreens - three (3) feet in height
 - Column Hinoki Cypress
 - Blue Columnar Chinese Juniper
 - Pyramidal Red-Cedar
 - Swiss Stone Pine
 - Pyramidal White Pine
 - Irish Yew
 - Douglas Arbor-Vitae
 - Columnar Giant Arbor-Vitae
- 3) Tree-like Shrubs-Four (4) feet in height
 - Flowering Crabs
 - Russian Olives
 - Mountain-Ash
 - Dogwood
 - Redbud
 - Rose of Sharon
 - Hornbeam
 - Hawthorn
 - Magnolia
 - Siberean Pea Tree
- 4) Large Deciduous Shrubs-Six (6) feet in height.
 - Honeysuckle
 - Viburnum
 - Mock-Orange
 - Forsythia
 - Lilac
 - Ninebark
 - Cottoneaster
 - Hazelnut
 - Euonymus
 - Privet
 - Buckthorn
 - Sumac
 - Autumn Olives
 - Dogwoods
 - Pussy Willow
 - Witch Hazel
 - Ninebark
 - High Bush Cranberry
 - Arrowwood
 - Wayfaring Tree
- 5) Large Deciduous Trees-One and one-half (1½) inches in caliper
 - Oaks
 - Hard Maples
 - Hackberry
 - Planetree (Sycamore)
 - Birch
 - Beech
 - Honeylocust
 - Sweet-Gum
 - Hop Hornbeam
 - Linden
 - Ash (grafted)
 - Ginkgo (male)

Section 11.15 - Temporary and Portable Buildings, Uses, Structures and Special Events.

The Zoning Board of Appeals may permit temporary buildings, structures, and uses for a period not to exceed six (6) months provided that all requirements and conditions are met, as are the relative to the type of structure and use, the timing and arrangements for termination and removal. The Board of Appeals may require safeguards related to setbacks, screening, off-street

RESOLUTION FOR TREE PLANTING POLICY
RESOLUTION 05-06

Whereas, the Village of Constantine is desirable for the development of a tree canopy throughout the Village, and

Whereas at times the placement of trees in the Village right of way develops into a liability for the Village because of tree trimming and removal, and the tree canopy and root systems impacting the integrity of Village infrastructure, and

Whereas, the Village recognizes that trees on private property can provide an aesthetically pleasing atmosphere as well as trees planted in the Village right of way, now

Therefore Be It Resolved that the Village Council hereby authorizes the Department of Public Works to implement a policy of planting trees on private property within the parameters of :

1) trees to be from the Village nursery or at the discretion of the DPW from a commercial supplier,

2) the requesting property owner agrees to sign an agreement for liability and maintenance responsibility,

3) the Village and the requesting property owner agree to exact location where a tree is to be planted,

4) the DPW shall have final determination if a tree shall be planted on private property.

was proposed by a Motion from Moyer, Seconded by Nelson and the Resolution passed by Roll Call Vote of 5-1, with Witek being the dissenting vote.