

REGULAR MEETING OF THE RIVERVIEW CITY COUNCIL  
 CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN  
 HELD ON MONDAY, MARCH 20, 2023 A.D.  
 IN THE COUNCIL CHAMBERS OF  
 THE PETER ROTTEVEEL MUNICIPAL BUILDING  
 14100 CIVIC PARK DRIVE, RIVERVIEW, MICHIGAN 48193-7600

The meeting was called to order at 7:00 p.m.

Presiding: Mayor Swift

Present: Councilmembers Blanchette, Gunaga, Norton, ONeil, Robbins

Excused: Councilmember Workman (Ill)

Also Present: City Manager Dobek, Police Chief Allen, Fire Chief Lammers, Land Preserve Director Sisk, Parks and Recreation Director Dickman, Department of Public Works Director Webb, Golf Course Director Kettler, Library Director Frattarelli, Carlisle Wortman Community Development Director Scurto, Charles E. Raines Company City Engineer Sabak, City Attorney Morgan

The **Pledge of Allegiance** was led by Councilmember Norton.

The **Invocation** was given by Councilmember ONeil.

**AWARDS AND PRESENTATIONS AND PROCLAMATIONS:**

None.

**MINUTES:**

Motion by Councilmember ONeil, seconded by Councilmember Robbins, that the **Minutes** of the Regular Meeting of **March 6, 2023**, and the condensed version for publication, be Approved.  
 Carried unanimously.

**PUBLIC HEARINGS:**

None.

**PUBLIC COMMENTS:**

At this time, the Mayor asked if anyone wished to address the City Council.

**ORGANIZATIONAL BUSINESS:**

Motion by Councilmember Gunaga, seconded by Councilmember Norton, that the reappointment of Mr. **Ricky Travis, Sr.**, to the **Economic Development Corporation/Brownfield Redevelopment Authority** for a **six-year** term ending **April 1, 2029** be Approved.  
 Carried unanimously.

**CONSENT AGENDA:**

Motion by Councilmember Norton, seconded by Councilmember Robbins, that the Consent Agenda be Approved as follows:

- Approve **Special Events** Application from **Grace Point Church** to hold a Kids Easter Egg Hunt and Marshmallow Drop in McShane Park on Sunday, April 9, 2023.
- Approve Budget Amendment below:

A.

Description	Account Number	Current Appropriation	Amended Appropriation	Amendment or Change
<b>2022/23 Golf Course Revenues</b>				
Pro Shop Sales	584-000-675.010	\$ 80,000.00	\$ 100,000.00	\$ 20,000.00
<b>2022/23 Golf Course Expenses</b>				
Supplies for Resale--Merchandise	584-542-740.016	\$ 55,000.00	\$ 75,000.00	\$ 20,000.00

JUSTIFICATION: To increase the current budget for merchandise resale as well as the revenue for pro shop sales. With increased play, the pro shop is selling more merchandise resulting in needing to restock the merchandise and increase the sales by the same amount.

Carried unanimously.

**RESOLUTIONS:**

Motion by Councilmember Norton, seconded by Councilmember ONeil, that the Initiative Petition submitted by Qualified and Register Electors, residents in the City of Riverview, pursuant to Section 6 of the Michigan Regulation and Taxation of Marihuana Act to reinstate the City’s required Marihuana Moratorium and to Disallow the Sale of Marihuana in the City Proposal be submitted to the electors at the next regular election.

Carried unanimously.

**ADMINISTRATION:**

None.

**ORDINANCES:**

Motion by Councilmember Gunaga, seconded by Councilmember Norton, that the Clerk be Authorized to give the Second Reading, by title only, and Adoption of Proposed **Ordinance No. 740** – to Amend the Zoning Ordinance for the City of Riverview by the Repeal and Re-Adoption of the Applicable **Zoning Districts** to be consistent with the recently adopted **cannabis business license** ordinance.

Carried unanimously.

CITY OF RIVERVIEW  
PROPOSED ZONING ORDINANCE NO. 740  
ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR THE CITY OF RIVERVIEW BY THE REPEAL AND READOPTION OF ARTICLE 6 - B-1, B-2, B-3 AND FS DISTRICTS; AND ARTICLE 7- M-1 AND M-2, INDUSTRIAL DISTRICTS; TO PERMIT CANNABIS ADULT-USE RETAILERS AND MICROBUSINESSES AS AN ADULT REGULATED USE UNDER SPECIAL USES

THE CITY OF RIVERVIEW ORDAINS:

ARTICLE I. Amendments. That Article 6-B-1, B-2, B-3 and FS Districts, and Article 7-M-1 and M-2, Industrial Districts, are each hereby repealed and readopted to hereafter read as follows:

Zoning

ARTICLE 6 - B-1, B-2, B-3 AND FS DISTRICTS

Section 6.01 - Local Business (B-1) District.

- A. (Unchanged).
- B. (Unchanged).
- C. (Unchanged).
- D. Special Land Uses.

The following uses may be permitted in the B-1 District by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Section 20.02 (Special Land Uses):

1. Child or adult day care centers, child caring institutions, and nursery schools, subject to the standards of Section 8.103 (Child Care Center, Group Day Care, Nursery Schools, Day Nurseries, and Pre-schools).
2. Funeral homes, mortuary establishments, and crematoriums, subject to the standards of Section 8.307 (Funeral Homes, Mortuaries and Crematoriums).
3. Outdoor eating areas and sidewalk cafes may be permitted accessory to a principal restaurant use, subject to the standards of Section 8.313 (Outdoor Eating Areas and Sidewalk Cafes).
4. Public utility and service buildings and uses (without storage yards), subject to the standards of Section 8.205 (Public Utility and Essential Service Structures and Uses).
5. Veterinary clinics and hospitals, subject to the standards of Section 8.318 (Veterinary Clinics and Hospitals).

6. Adult-use cannabis retailers, subject to the conditions and standards set forth in Article XIV “Cannabis Businesses”, in Chapter 14 “Businesses” of the Code of Ordinances.
7. Other uses similar to the above uses, as determined by the Planning Commission.

#### Section 6.02 - Community Business (B-2) District.

- A. (Unchanged).
- B. (Unchanged).
- C. (Unchanged).
- D. Special Land Uses.

The following uses may be permitted in the B-2 District by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in [Section 20.02](#) (Special Land Uses):

1. Child or adult day care centers, child caring institutions, and nursery schools, subject to the standards of [Section 8.103](#) (Child Care Center, Group Day Care, Nursery Schools, Day Nurseries, and Pre-schools).
2. Drive-in or drive-through facilities shall be permitted accessory to a principal use in the B-2 District, subject to the standards of [Section 8.306](#) (Drive-in or Drive-through Lanes, Facilities or Establishments).
3. Fueling (gasoline) stations for automobiles, trucks and other motor vehicles, subject to the standards of [Section 8.304](#) (Vehicle Repair Garages, Service Centers, or Fueling (Gas) Stations).
4. Funeral homes and mortuary establishments, subject to the standards of [Section 8.307](#) (Funeral Homes, Mortuaries and Crematoriums).
5. Hotels, subject to the standards of [Section 8.311](#) (Hotels and Motels).
6. Private gymnasiums, health clubs and fitness centers, subject to the standards of [Section 8.315](#) (Recreation, Indoor and Outdoor).
7. Public utility and service buildings and uses (without storage yards), subject to the standards of [Section 8.205](#) (Public Utility and Essential Service Structures and Uses).
8. Veterinary clinics and hospitals, subject to the standards of [Section 8.318](#) (Veterinary Clinics and Hospitals).
9. Adult-use cannabis retailers, subject to the conditions and standards set forth in Article XIV “Cannabis Businesses”, in Chapter 14 “Businesses” of the Code of Ordinances.
10. Other uses similar to the above uses, as determined by the Planning Commission.

#### Section 6.03 - General Business (B-3) District.

- A. (Unchanged).
- B. (Unchanged).
- C. (Unchanged).
- D. Special Land Uses.

The following uses may be permitted in the B-3 District by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in [Section 20.02](#) (Special Land Uses):

1. Amusement arcades, subject to the standards of [Section 8.302](#) (Amusement Arcades).
2. Automobile car wash, subject to the standards of [Section 8.305](#) (Car Washes).
3. Automobile service stations, subject to the standards of [Section 8.304](#) (Vehicle Repair Garages, Service Centers, or Fueling (Gas) Stations).
4. Bars, cocktail lounges, taverns, brewpubs, night clubs, and similar establishments, subject to the standards of [Section 8.317](#) (Bar and/or Lounge).
5. Child or adult day care centers, child caring institutions, and nursery schools, subject to the standards of [Section 8.103](#) (Child Care Center, Group Day Care, Nursery Schools, Day Nurseries, and Pre-schools).
6. Drive-in or drive-through facilities shall be permitted accessory to a principal use in the B-3 District, subject to the standards of [Section 8.306](#) (Drive-in or Drive-through Lanes, Facilities or Establishments).
7. Fueling (gasoline) stations for automobiles, trucks and other motor vehicles, subject to the

- standards of Section 8.304 (Vehicle Repair Garages, Service Centers, or Fueling (Gas) Stations).
8. Funeral homes and mortuary establishments, subject to the standards of Section 8.307 (Funeral Homes, Mortuaries and Crematoriums).
  9. Hotels and motels, subject to the standards of Section 8.311 (Hotels and Motels).
  10. Indoor commercial recreation establishments, such as bowling alleys, pool or billiard parlors, archery or tennis clubs, and similar recreational activities located entirely within an enclosed building, subject to the standards of Section 8.315 (Recreation, Indoor and Outdoor).
  11. Institutional uses [as defined in Section 25.02 (Definitions)], subject to the standards of Section 8.203 (Institutional Uses).
  12. Open air businesses not otherwise specified in this Article, subject to the standards of Section 8.312 (Open Air Businesses).
  13. Outdoor commercial recreational establishments, such as children's amusement parks, miniature golf courses, and similar open air recreational activities, subject to the standards of Section 8.315 (Recreation, Indoor and Outdoor).
  14. Outdoor sales or display areas, subject to the standards of Section 8.303 (Outdoor Sales or Display Areas).
  15. Pawnshops and dealers of secondhand merchandise.
  16. Plant materials nurseries for the retail sale of plant materials, including fruits or vegetables, greenhouses and garden centers, subject to the standards of Section 8.310 (Greenhouses, Nurseries, and Garden Centers). Accessory sales of lawn furniture, playground equipment, garden supplies, and similar items shall be permitted, subject to the standards of Section 8.303 (Outdoor Sales or Display Areas).
  17. Public utility and service buildings and uses (without storage yards), subject to the standards of Section 8.205 (Public Utility and Essential Service Structures and Uses).
  18. Veterinary clinics and hospitals, subject to the standards of Section 8.318 (Veterinary Clinics and Hospitals).
  19. Adult-use cannabis retailers, subject to the conditions and standards set forth in Article XIV "Cannabis Businesses", in Chapter 14 "Businesses" of the Code of Ordinances.
  20. Other uses similar to the above uses, as determined by the Planning Commission.

#### Section 6.04 Fort Street District.

- A. Intent. (Unchanged).
- B. FS Zones. (Unchanged).
- C. Fort Street District Boundaries. (Unchanged).
- D. Applicability. (Unchanged).
- E. Uses Permitted.

Permitted uses within the Fort Street District shall be restricted to those listed as either permitted principal, special or accessory uses in the Use Matrix. In addition to the development and design standards of this District, permitted uses may also be subject to the special Fort Street use standards of Section (F) and the specific use standards of Article 8. Where the standards of this article conflict with other standards of the Zoning Ordinance, this article shall take precedence.

The following standards apply to all uses within the Use Matrix:

- (1) Certain uses shall be subject to the additional use standards contained in Section (F) and Article 8, as indicated within the Use Matrix.
- (2) Uses not listed in the Use Matrix shall be considered prohibited. However, other uses similar to those permitted in the Use Matrix may be permitted as a special use. In determining that a use is similar, the Planning Commission shall find that the use will meet the intent of the FS District, the Special Land Use standards of section 20.02 and, if necessary, the specific use standards of Article 8.
- (3) Land uses existing at the time of adoption of this Article shall be granted conforming land-use status and shall not be burdened with customary non-conforming status.
- (4) Special land uses permitted within the Use Matrix shall be subject to the specific use standards of Article 8 and the procedural standards of Section 20.02.

*Table 1. – Fort Street District Use Matrix*

Land Use	FS Zone			FS Use Standards (Section X.06)	Specific Use Standards Section Number
	E	W	CP		
P = Principal S = Special A = Accessory x = Not Permitted	E	W	CP		
<b>Residential and Day Care</b>					
Single-Family attached dwellings, townhouses and stacked flats	x	X	P	(1)	8.106
Two-family dwellings	x	X	P	(1)	8.106
Multiple-family dwellings	x	X	P	(1)	8.106
Mixed-use development with upper story residential	P	P	P	(2)	
Assisted living facilities, congregate elderly housing, and nursing and convalescent homes.	S	S	S		8.204
Child and adult residential care facilities of the following nature or as licensed by the State of Michigan: 1) Adult foster care family home (6 or fewer adults); 2) Foster family home (4 or fewer children 24 hours per day); 3) Foster family group home (5-6 children 24 hours per day); 4) Family day care home (6 or fewer children less than 24 hours per day).	x	X	P		8.103
Child and adult residential care facilities of the following nature or as licensed by the State of Michigan: 1) Group day care home (12 or fewer children less than 24 hours per day); 2) Adult foster care small group home (12 or fewer adults, 24 hours a day); 3) Adult foster care large group home (13-20 adults, 24 hours a day); 4) Adult foster care facilities; 5) Child care centers; 6) Nursery Schools	S	S	S		8.103
Senior Housing Facilities	S	S	S		8.107
<b>Civic/Institutional</b>					
Hospitals	S	S	x		8.202
Institutional uses (as defined in Section 25.02)	P	P	S		8.203
Municipal buildings and uses	S	S	S		
Private parks owned and maintained by a homeowner association or the proprietor of a housing project	P	P	P		
Public recreation facilities, parks, parkways, and trails	P	P	P		
Public utility, substations and service buildings and uses (without storage yards)	S	S	S	(5)	8.205
<b>Office</b>					
Medical, dental, osteopathic, chiropractic, urgent care offices, and physical therapy offices and clinics. Therapeutic massage shall be permitted as a principal or accessory use per Section 8.320.	P	P	x		
Offices for professional, executive, governmental, or administrative uses.	P	P	S		
Studios for painters, photographers, decorators, recording artists, dressmakers, artists and similar vocations.	P	P	S		
Veterinary clinics and hospitals	S	S	x		8.318
<b>Retail, Entertainment and Service</b>					
Adult regulated uses	S	S	X		8.301
Adult-use cannabis retailers subject to the conditions and standards set forth in Article XIV "Cannabis Businesses", in Chapter 14 "Businesses" of the Code of Ordinances.	S	S	S		
Amusement arcades	S	S	x		8.302
Any retail business located entirely within an enclosed building.	P	P	S		
Automobile car wash	S	S	x	(3)	8.305
Banks, credit unions, savings and loan associations and similar financial-related uses.	P	P	S		
Barber shops, beauty salons, nail care, and similar service establishments	P	P	P		
Bars, cocktail lounges, taverns, brewpubs, night clubs.	P	P	x		8.317
Bus passenger stations.	S	S	x		
Data processing, electronic data maintenance, and computer centers.	P	P	x		
Drive-in or drive-through facilities accessory to a permitted use.	S	S	x		8.306
Fueling (gasoline) stations, repair garages or service centers for automobiles, trucks and other motor vehicles.	S	S	x	(4)	8.304
Funeral homes, mortuary establishments, and crematoriums.	S	S	x		8.307
Hotels/Motels	S	S	x		8.311
Indoor commercial recreation establishments, such as bowling alleys, archery or tennis clubs, and similar activities located entirely within an enclosed building.	S	S	x		8.315

Land Use	FS Zone			FS Use Standards (Section X.06)	Specific Use Standards Section Number
	E	W	CP		
P = Principal S = Special A = Accessory x = Not Permitted					
Indoor sales or showroom for automobiles, trucks or other motor vehicles, boats, trailers or similar items	P	P	x		
Open air business	S	S	x		8.312
Outdoor commercial recreation establishments, such as children’s amusement parks, mini golf courses, etc.	S	S	x		
Outdoor eating areas and sidewalk cafes accessory to a principal use.	S	S	S		8.313
Outdoor sales or display areas.	S	S	S		8.303
Pawnshops and dealers of secondhand merchandise	S	S	x		
Pharmacies and apothecary shops.	P	P	x		
Plant materials nurseries for the retail sale of plant materials, including fruits or vegetables, greenhouses and garden centers.	S	S	x		8.309
Printing and copying centers.	P	P	S		
Private gymnasiums, health clubs and fitness centers.	P	P	A		
Restaurants, bakeries, coffeehouses, delicatessens and similar places serving food or beverages.	P	P	P		8.316
Self-service laundries and dry-cleaners	P	P	A		
Incubator Workshops and Workshops for the repair or service of bicycles, electronics, small appliances, furniture, shoes and similar items.	P	P	S		
<b>Other</b>					
Mixed-use planned developments pursuant to Article 11.	P	P	P		
Warehousing or indoor storage of goods or material normally incidental to a permitted use.	A	A	A		8.410
Other uses similar to the above uses, as determined by the Planning Commission	P/ S	P/ S	P/ S		

- (F) FS Use Standards. Unchanged.
- (G) Development Regulations. Unchanged.
- (H) Footnotes to Development Regulations. Unchanged.
- (I) Bonus Provisions. Unchanged.
- (J) Design Standards. Unchanged.

**ARTICLE 7 - M-1 AND M-2, INDUSTRIAL DISTRICTS**

**Section 7.01 - Light Industrial (M-1) District.**

- A. (Unchanged).
- B. (Unchanged).
- C. (Unchanged).
- D. Special Land Uses.

The following uses may be permitted in the M-1 District by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in [Section 20.02](#) (Special Land Uses):

1. Automobile, truck and other motor vehicle repair garages (major repair), subject to the standards of Section 8.304 (Repair Garages, Service Centers and Fueling Stations).
2. Central dry cleaning plants or laundries, provided that such plants shall not deal directly with consumer at retail.
3. Hazardous materials storage, subject to the standards of Section 8.401 (Hazardous Materials Storage).
4. Intensive industrial operations, including but not limited to lumber and planing mills, metal plating, buffing and polishing, processing of materials to allow their re-use in a form for which they were not originally intended, and similar industrial uses, subject to the standards of Section 8.402 (Intensive Industrial Operations).
5. Offices for professional, executive, governmental, or administrative uses; accountants, writers,

attorneys, realtors, architects, engineers, planners, and similar professions and occupations.

6. Adult-use cannabis retailers and adult-use cannabis microbusinesses, subject to the conditions and standards set forth in Article XIV “Cannabis Businesses”, in Chapter 14 “Businesses” of the Code of Ordinances.
7. Other uses of a similar and no more objectionable character to the above uses, as determined by the Planning Commission.

#### Section 7.02 - General Industrial (M-2) District.

- A. (Unchanged).
- B. (Unchanged).
- C. (Unchanged).
- D. Special Land Uses.

The following uses may be permitted in the M-2 District by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Section 20.02 (Special Land Uses):

1. All uses permitted subject to special conditions in the M-1 (Light Industrial) District, as specified in Section 7.01D.
2. Railroad freight terminals and transfer facilities.
3. Water and sewage treatment plants, and similar municipal uses.
4. Outdoor storage, dismantling or recycling of automobiles, trucks, recreational vehicles, boats and other motor vehicles, manufactured houses and similar items, subject to the standards of Section 8.404 (Outdoor Storage, Dismantling or Recycling).
5. Recycling collection facilities and composting centers, subject to the standards of Section 8.405 (Recycling Collection Facilities and Composting Centers).
6. Slaughter houses, rendering plants, tanneries, stock yards, glue factories, soap factories, oil refineries or other similar factories, subject to the standards of Section 8.407 (Slaughter Houses...or Other Similar Factories).
7. Shipping container yards, and outdoor storage of containerized shipping units, subject to the standards of Section 8.408 (Shipping Container Yards).
8. Recreational boating facilities, such as public or private facilities for the berthing, protection or servicing of recreational boats, yachts, cruisers, inboards, outboards and sailboats, and public or private recreational facilities directly related to recreational boating activities.
9. Adult regulated uses, subject to the standards of Section 8.301 (Adult Regulated Uses).
10. Adult-use cannabis retailers and adult-use cannabis microbusinesses, subject to the conditions and standards set forth in Article XIV “Cannabis Businesses”, in Chapter 14 “Businesses” of the Code of Ordinances.
11. Large solar energy systems.
12. Other uses of a similar and no more objectionable character to the above uses, as determined by the Planning Commission. The Planning Commission may impose a setback in excess of minimums specified herein, and any performance standards so as to ensure public health, safety and general welfare.

ARTICLE II. Penalty: A person violating this ordinance shall be punished in accordance with Section 1-8 of the Code of Ordinances of the City of Riverview, unless a different penalty is expressly provided in this ordinance.

ARTICLE III. Severability: Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any Court of competent jurisdiction or by any agency having authority to do so for any reason whatsoever, such holding shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be invalid and shall not be construed as affecting the validity of any remaining words, sentence, phrases or portions of the Ordinance.

ARTICLE IV. Conflicting Ordinances: All prior existing ordinances adopted by the City of Riverview inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

ARTICLE V. Codification; Scrivener's Errors:

- (a). Article I of this Ordinance shall be codified, and all other sections shall not be codified.
- (b). The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered

as deemed appropriate by the Code codifier.

(c). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

ARTICLE VI. Reading and Publication: This Ordinance shall be given a first reading on March 6, 2023, shall be given a second reading on March 20, 2023, shall be adopted on March 20, 2023, and shall be published and become effective upon publication. The Clerk shall publish a summary of this ordinance and include in the publication notice that a true copy of the Ordinance can be inspected or obtained at the Clerk’s office.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Riverview this 20th day of March, 2023.

The undersigned hereby certifies that the foregoing is a true and accurate copy of the ordinance adopted by the City Council of the City of Riverview at a regular meeting held on March 20, 2023.

\_\_\_\_\_  
Cynthia M. Hutchison, City Clerk

Motion by Councilmember Gunaga, seconded by Councilmember ONeil that Proposed Ordinance No. 740 be Adopted.  
Carried unanimously.

**OTHER BUSINESS:**  
None.

**CLOSED SESSION:**  
Motion by Councilmember Blanchette, seconded by Councilmember Gunaga, that the meeting be adjourned into Closed Session for the Purpose of Discussing **Collective Bargaining**.  
Carried unanimously.

**ADJOURNMENT:**  
The meeting adjourned at 8:01 p.m.

\_\_\_\_\_  
Andrew M. Swift, Mayor

\_\_\_\_\_  
Kerry Morgan, City Attorney  
Acting for the City Clerk