



AGENDA

Park Township Planning Commission Regular Meeting

August 26, 2021
6:30 p.m.

(Please turn off or set to silent mode all cellphones and other electronic devices)

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: Regular Meeting July 22, 2021
4. New Business
 - a. Public Hearings
 - i. Section 38-491(b)(2)h – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations
 - ii. Section 38-491(b)(2)i – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations
 - iii. Section 38-605(6) – Requirements for Parking Areas

Anticipated Action: Provide a recommendation of adoption to the Park Township Board of Trustees

5. Old Business
 - a. Text Amendments
 - i. Section 38-6 – Definitions (Home Occupation)
 - ii. Section 38-506 – Home Occupations

Anticipated Action: Provide direction to staff to revise the draft language, if necessary, and schedule for public hearing

7. Public Comments
8. Announcements
 - a. Next Planning Commission meeting date September 23, 2021
9. Adjourn

**MINUTES
PARK TOWNSHIP
PLANNING COMMISSION**
Holland, MI 49424

Regular Meeting

July 22, 2021
6:30 P.M.

DRAFT COPY

CALL TO ORDER:

Chair Ervine called the regular meeting of the Park Township Planning Commission at 6:30 P.M., held in the Park Township Hall conference room.

ATTENDANCE:

Present: Dennis Eade, Rosemary Ervine, Diana Garlinghouse, David Kleinjans, David Koppenaal, Jeff Pfof

Absent: Terry DeHaan

Staff: Greg Ransford, Planner, Dan Martin, Attorney

APPROVAL OF AGENDA:

Kleinjans moved, supported by Eade, to approve the agenda as submitted.

Voice Vote:

Eade, aye; Ervine, aye; Garlinghouse, aye; Kleinjans, aye; Koppenaal, aye; Pfof, aye.

Ayes 6, Nays 0. Motion carried.

APPROVAL OF MINUTES:

Koppenal moved, supported by Pfof, to approve the minutes of June 24, 2021 Regular Meeting as submitted.

Voice Vote:

Eade, aye; Ervine, aye; Garlinghouse, aye; Kleinjans, aye; Koppenaal, aye; Pfof, aye.

Ayes 6, Nays 0. Motion carried.

July 22, 2021

A. NEW BUSINESS:

B. Inquiry from Doug Wassink – Planned Unit Development Noncontiguous Open Space

Ransford gave an update on this request. Wassink approached him two months ago about the properties. Ransford said the Planning Commission would provide feedback whether he can go forward with his plan, but there would be no commitment. He noted this is the first application of this type, seeking noncontiguous open space, for the Township.

Wassink submitted hand drawn sketches illustrating his open space concept for a Planned Unit Development between two properties he owns. One property is located on Riley Street, and the other property is located on Ransom Street. Specifically, Wassink seeks to utilize the Park Township Zoning Ordinance provision regarding noncontiguous dedicated open space pursuant to Section 38-369(9) – Standards for Dedicated Open Space, because he desires to locate all of the open space at the Riley Street location. Given Township concern regarding the proximity of the proposed open space relative to the language of Section 38-369(9) of the Park Township Zoning Ordinance, Staff instructed Wassink to request the opinion of the Planning Commission regarding the intent of the language and whether the Planning Commission would consider such a proposal in a formal application.

Staff submitted the Standards for Dedicated Open Space (Section 38-369(9)) for the Planning Commission's review. Ransford noted that in approving noncontiguous open space the Planning Commission and the Township Board must conclude that *one or more of the criteria apply*.

Wassink spoke to his request. He said he was a second-generation blueberry farmer in Park Township, and that his son does not wish to be a blueberry farmer. He would like to sell some of his farmland. He was told rezoning would be rejected so he came up with this plan. If simple rezoning would be the best consideration he would agree to that. He hopes to designate some of the land for park land. The southern parcel is unprofitable and hazardous. He showed a photo of the property he wants to keep to farm and the NE parcel and the one south of that he wishes to develop. He asked what could be done if he wanted to subdivide the parcel.

Kleinjans asked Wassink why he says it isn't feasible to farm the property anymore.

Wassink said investing blueberries for him is no longer a viable investment. He quoted a Michigan State University expert regarding the average yield per acre for this part of Michigan is \$4000 per pound and in the northern part of the State it is as much as \$11,000 per pound. Western Michigan has a shorter growing season. It doesn't make sense to plant in this part of Michigan for a small farmer, it is too expensive and the berries do not produce that well. He added that it is not productive to rent out the fields.

Garlinghouse asked about growing different varieties. Would that help productivity? Wassink said that is the case with blueberries - growing berries is becoming obsolete. It is no longer productive in this area unless you are a large producer.

Kleinjans said the Township is interested in the viability of agriculture. He asked Wassink if he has considered selling the property.

Wassink said there is little value for blueberry land today – there is also the factor of the high water table.

Pfost said the Township is concerned about developers taking advantage and using land for development. Protecting the rural characteristic of our northern properties is an important consideration of our Master Plan. This problem is not unique – we have zoning that says it should be agricultural land. Our problem is you have to meet the underlying zoning requirements. And how will you meet access to the property for a public park? We have to consider what's best for the Township with regard to the balance of private interest and Township interest. Your problem is wanting to transition AG to residential. The zoning speaks to that. To transition to a rural feel would be rural residential.

Pfost reminded Wassink that he has an uphill battle – rural residential is not bringing in water, sewer and infrastructure. The Township wants to preserve our agricultural land – it becomes an impossible balance.

Wassink said the way he understood the open space property is it didn't necessarily need to be open to the public, it could be agricultural. Agricultural is not necessarily open to the public for food security reasons.

Pfost asked Martin for explanation.

Martin said in the PUD Ordinance, for the PC to make a recommendation and for the Board determining whether or not non-contiguous dedicated open space will be allowed for the purposes of counting for the open space, one or more of the criteria in the ordinance needs to apply. The first criteria doesn't require access by the general public but just says reasonably accessible and used by the residents of the PUD. It's the next two criteria, B & C of the ordinance, which both refer to the open space being available to the use of general public. So while the ordinance does not require general public access to the open space, it does require at the very least, that the open space be located such that the residents of the PUD can reasonably access it.

Pfost asked about the separate parcel as a common area.

Martin said there would have to be some type of reasonable use. You could preserve a piece of the property if it would work for the benefit of everyone like a transfer of developmental rights.

Wassink said he would preserve the south parcel using it for agricultural uses such as wine or other uses. Allowing the residential development to the north. The area to the south is already zoned, at least in part, for residential development.

Kleinjans recalled another property on South Shore Dr. where someone wanted to develop that parcel.

Garlinghouse said the owner wanted a PUD development, however, the neighborhood thought it would be too disruptive.

Ransford questioned whether that was under the current language that allowed for non-contiguous open space.

Martin said in that case it was a noncontiguous development, not non-contiguous open space. The property wasn't large enough to qualify for a PUD, so the property owner was trying to have non-contiguous property be used to meet the size requirement to be eligible for a PUD.

Garlinghouse said the northeast parcel is dangerous with five roads impacting that area and understands why Wassink wants to explore other possibilities. She is concerned with the lower area parcel however.

Garlinghouse said she wouldn't want a home there with five roads coming together and the Butternut curve is involved there as well.

Pfost asked if Ransford for his opinion about the feasibility of a different designation.

Ransford said the Master Plan doesn't identify land in that area as residential. He agrees it is a very high traffic property. If there was a path to pursue it would be apparent – this property is unique.

Martin asked about the opinions of the other blueberry farmers in the area, whether there would be interest in farming the property.

Wassink said he hasn't discussed it with them – he doesn't know what they think.

Ransford said the underlying question is – is this property appropriate for non-contiguous open space in relation to the other property or not? Is the Planning Commission comfortable with changing these noncontiguous properties to a PUD designation?

Kleinjans said it is his opinion these two properties are too far apart. It doesn't make sense for further consideration or approval by the Planning Commission.

All concurred with Kleinjans' observation.

Martin advised Wassink can return to the Planning Commission with a request on the feasibility of a PUD. Conditional rezoning could be a later consideration.

C. OLD BUSINESS

1. Home Occupations

Ransford addressed the agenda item. He explained that following the June 24, 2021 Planning Commission's review of the findings concerning home occupation language

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permitting customers/clients to be present on-site, Staff has provided a copy of Section 38-506 – Home Occupations of the Park Township Zoning Ordinance at the request of Chair Ervine.

He asked if the Planning Commission wishes to revise the language to accommodate on-site customers/clients, Staff will return that language for review and approval at a later date.

Ransford requested direction to go forward with language changes.

Kleinjans noted there was a contradictory statement in Section 2A regarding “home occupations shall not be open to traffic.” He suggested clarification such as allowing one vehicle at a time.

He also suggested the language in 2A that reads “The home occupation shall be conducted entirely within the dwelling by occupants of the residence” is too restrictive. What about consideration of another person who is there to provide assistance or work in collaboration with the owner/occupant of the residence?

In 2B – “No customers shall be permitted on the premises to conduct business as part of a home occupation.” is too restrictive. He suggested a change to say “one car at a time.”

Martin said the language could require off street parking for the home occupation, with only one customer vehicle being parked at a time. There may be an enforcement issue, however.

Garlinghouse asked how does the language determine the size of a truck or vehicle allowed to park at a home occupation site.

Ervine said we have to avoid high traffic impact at these sites.

Martin said there is a difference between residential and commercial properties and what is allowed on those sites. Zoning is used to separate incompatible uses of property.

Ransford said he will make the recommended changes in the language.

Ervine asked if the Planning Commission was comfortable with the recommendations for the changes in the home occupation language.

All were in consensus.

Ransford will proceed with the revision in the language and present it for review at a future meeting.

PUBLIC COMMENT

Ervine opened Public Comment at 7:22 P.M.

There was no comment.

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Ervine closed Public Comment at 7:23 P.M.

ANNOUNCEMENTS

Howard Fink, Township Manager, read a proclamation in Jeff Pfof's honor thanking him for his ten years of service to Park Township as Chair of the Planning Commission. Family members were invited into the conference room for a presentation of a special plaque to Pfof. Township staff and former staff members offered remarks in thanking Pfof for his many contributions to the Township and for his exemplary leadership.

1. Flood Insurance Rate Maps (October, 2021) - Ransford noted this is an ordinance requirement of the Township and is to be formally adopted by the Township Board.
2. The next Planning Commission meeting is August 26, 2021
3. Ervine reminded the Planning Commission members to pick up meeting packets at the Township if possible.
4. The update on short term rentals will be coming to the Planning Commission for the next step review.

ADJOURNMENT

Pfof moved, seconded by Eade, to adjourn the meeting at 7:40 P.M.

Voice Vote:

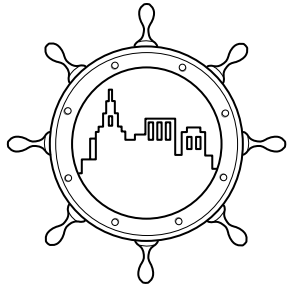
Ayes 6, Nays 0. Motion carried.

Respectfully submitted,

Judith Hemwall
Recording Secretary
July 23, 2021

Approved:

July 22, 2021



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MEMORANDUM

To: Park Township Planning Commission
From: Gregory L. Ransford, MPA
Date: August 18, 2021
Re: Draft Amendment to Section 38-491 – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations

Pursuant to your direction at your June 24, 2021 meeting, attached is a Zoning Text Amendment Ordinance to revise Section 38-491(b)(2)h – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations of the Park Township Zoning Ordinance (PTZO) as well as create Section 38-491(b)(2)i – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations within the PTZO. As you will recall, the language was drafted to reduce the number of variance requests the Park Township Zoning Board of Appeals experiences regarding maximum accessory building area.

Anticipated Action

We anticipate the Planning Commission providing a recommendation of adoption to the Park Township Board of Trustees.

Proposed Revisions

For your convenience, below are the proposed revisions to the current language, as presented to you at your June 24, 2021 meeting. Proposed additions are shown in bold text with proposed deletions shown in strikethrough text. We repeat the same text with revisions shown within the proposed subsection “i” to show the relationship to the existing language.

Section 38-491(b)(2)h – Accessory Buildings, Detached Accessory Buildings

The Zoning Board of Appeals may authorize ~~one or more~~ **an** accessory buildings in excess ~~of the square footage limitations or in excess~~ of the height limitations as an administrative approval. In considering such a request, the Zoning Board of Appeals shall consider the following standards:

1. The ~~area and/or~~ height of the accessory building in relation to the size of the lot on which it is to be placed;
2. The ~~area and/or~~ height of the accessory building in relation to the principal building on the lot on which the accessory building is to be placed;
3. The location of the accessory building in relation to other buildings on adjoining lots and in relation to the principal building on the lot;
4. Whether or not the accessory building will affect light and air circulation of any adjoining property; and
5. Whether the accessory building will adversely affect the view of any adjoining property.

Subsection i

Section **38-491(b)(2)i** – Accessory Buildings, Detached Accessory Buildings

The Zoning ~~Board of Appeals~~ **Administrator** may authorize one or more accessory buildings in excess of the square footage limitations ~~or in excess of~~

~~the height limitations~~ as an administrative approval. In considering such a request, the Zoning Administrator Board of Appeals shall consider the following standards:

1. The area ~~and/or height~~ of the accessory building in relation to the size of the lot on which it is to be placed;
2. The area ~~and/or height~~ of the accessory building in relation to the principal building on the lot on which the accessory building is to be placed;
3. The location of the accessory building in relation to other buildings on adjoining lots and in relation to the principal building on the lot;
4. Whether or not the accessory building will affect light and air circulation of any adjoining property; and
5. Whether the accessory building will adversely affect the view of any adjoining property.

Planning Commission Draft Motion

Given our Anticipated Action and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration.

Motion to recommend adoption of Section 38-491(b)(2)h and Section 38-491(b)(2)i of the Park Township Zoning Ordinance as presented within the draft Zoning Text Amendment Ordinance.

The proposed Zoning Text Amendment Ordinance has been scheduled for a public hearing at your August 26, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Howard Fink, Manager

ORDINANCE NO. 2021 - _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND SECTION 38-491(B)(2)H – ACCESSORY BUILDINGS, DETACHED ACCESSORY BUILDINGS, LOCATION AND HEIGHT LIMITATIONS; TO ADD SECTION 38-491(B)(2)I – ACCESSORY BUILDINGS, DETACHED ACCESSORY BUILDINGS, LOCATION AND HEIGHT LIMITATIONS; AND AMEND SECTION 38-605(6) – REQUIREMENTS FOR PARKING AREAS OF THE PARK TOWNSHIP ZONING ORDINANCE, AND TO PROVIDE FOR SEVERABILITY AND THE EFFECTIVE DATE OF THIS ORDINANCE.

THE TOWNSHIP OF PARK, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations. Section 38-491(b)(2)h of the Zoning Ordinance shall be amended to state in its entirety as follows.

Sec. 38-491(b)(2)h – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations

The Zoning Board of Appeals may authorize an accessory building in excess of the height limitations as an administrative approval. In considering such a request, the Zoning Board of Appeals shall consider the following standards:

1. The height of the accessory building in relation to the size of the lot on which it is to be placed;
2. The height of the accessory building in relation to the principal building on the lot on which the accessory building is to be placed;
3. The location of the accessory building in relation to other buildings on adjoining lots and in relation to the principal building on the lot;
4. Whether or not the accessory building will affect light and air circulation of any adjoining property; and
5. Whether the accessory building will adversely affect the view of any adjoining property.

Section 2. Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations. Section 38-491(b)(2)i of the Zoning Ordinance shall be added to state in its entirety as follows.

Sec. 38-491(b)(2)i – Accessory Buildings, Detached Accessory Buildings, Location and Height Limitations

The Zoning Administrator may authorize one or more accessory buildings in excess of the square footage limitations as an administrative approval. In considering such a request, the Zoning Administrator shall consider the following standards:

1. The area of the accessory building in relation to the size of the lot on which it is to be placed;
2. The area of the accessory building in relation to the principal building on the lot on which the accessory building is to be placed;
3. The location of the accessory building in relation to other buildings on adjoining lots and in relation to the principal building on the lot;
4. Whether or not the accessory building will affect light and air circulation of any adjoining property; and
5. Whether the accessory building will adversely affect the view of any adjoining property.

Section 3. Requirements for Parking Areas. Section 38-605(6) of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 38-605(6) – Requirements for Parking Areas

The parking lot shall be provided with wheel stops, bumper guards, rolled curb, raised curb, or a sidewalk of at least six (6) inches in height so located that no part of a parked vehicle will extend beyond the parking area when abutting a building, interior pedestrian walkway, or public pedestrian walkway.

Section 4. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 5. Effective Date. This amendment to the Park Township Zoning Ordinance was approved and adopted by the Township Board of Park Township, Ottawa County, Michigan on _____, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on _____, 2021, which date is the eighth day after publication of the Zoning Text Amendment Ordinance in the _____ as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Jim Gerard
Township Supervisor

Skip Keeter
Township Clerk

CERTIFICATE

I, Skip Keeter, the Clerk for the Township of Park, Ottawa County, Michigan, certify that the foregoing Park Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2021. The following members of the Township Board were present at that meeting:

_____. The following members of the Township Board were absent:

_____.

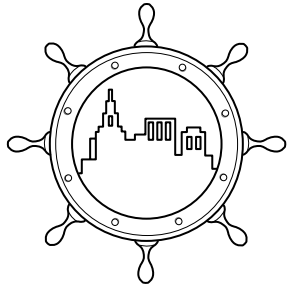
The Ordinance was adopted by the Township Board with members of the Board _____

voting in favor and members of the Board _____

_____ voting in opposition. Notice of Adoption of the

Ordinance was published in the _____ on _____, 2021.

Skip Keeter, Township Clerk



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MEMORANDUM

To: Park Township Planning Commission
From: Gregory L. Ransford, MPA
Date: August 18, 2021
Re: Draft Amendment to Section 38-605(6) – Requirements for Parking Areas (Wheel Stops)

Pursuant to your direction at your June 24, 2021 meeting, attached is a Zoning Text Amendment Ordinance to revise Section 38-605(6) – Requirements for Parking Areas of the Park Township Zoning Ordinance (PTZO). As you will recall, the language is drafted to allow alternatives to wheel stops in parking lots.

Anticipated Action

We anticipate the Planning Commission providing a recommendation of adoption to the Park Township Board of Trustees.

Proposed Revisions

For your convenience, below are the proposed revisions to the current language, as presented to you at your June 24, 2021 meeting and subsequently revised by your direction. Proposed additions are shown in bold text with proposed deletions shown in strikethrough text.

Section 38-605(6) – Requirements for Parking Areas

The parking lot shall be provided with wheel **stops**, ~~or~~ bumper guards, **rolled curb, raised curb, or a sidewalk of at least six (6) inches in height** so located that no part of a parked vehicle will extend beyond the parking area **when abutting a building, interior pedestrian walkway, or public pedestrian walkway.**

Planning Commission Draft Motion

Given our Anticipated Action and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration.

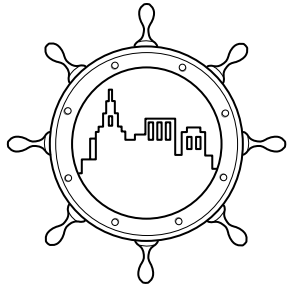
Motion to recommend adoption of Section 38-605(6) of the Park Township Zoning Ordinance as presented within the draft Zoning Text Amendment Ordinance.

The proposed Zoning Text Amendment Ordinance has been scheduled for a public hearing at your August 26, 2021 meeting. As you will note, the proposed Zoning Text Amendment Ordinance includes the language regarding accessory buildings. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Howard Fink, Manager



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MEMORANDUM

To: Park Township Planning Commission

From: Gregory L. Ransford, MPA

Date: August 18, 2021

Re: Draft Changes to Section 38-6 – Definitions and Section 38-506 – Home Occupations

Pursuant to your direction at your July 22, 2021 meeting, attached are proposed revisions to Section 38-506 – Home Occupations of the Park Township Zoning Ordinance (PTZO). As a result of revisions to said section, we proposed a revision to the definition of Home Occupation within Section 38-6 – Definitions of the PTZO. As you will recall, your direction included the following:

- Allow customers to be present on site and set time limits
- Permit employees of the home occupation outside of the home in subsection 2(a)
- Eliminate the conflict between “increase” language and delivery traffic language in subsection 2(b)
- Streamline language regarding “traditionally” and “historically” in subsection 3(a)

Proposed additions are shown in underlined text and proposed deletions are shown in strikethrough text. We believe the revisions satisfy your direction.

Anticipated Action

We anticipate the Planning Commission providing staff with direction to revise the related PTZO language, if necessary, and schedule for a public hearing.

The Home Occupation language has been scheduled as an Old Business item at your August 26, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Howard Fink, Manager

HOME OCCUPATION — An occupation that is ~~traditionally or~~ customarily conducted within a dwelling ~~by the residents of the dwelling~~, which use is incidental and secondary to the use of the dwelling as a home, and which does not alter the residential character of the property.

Section 38-506 – Home Occupations

The Township is committed to creating a community environment that sustains and promotes the health, safety and welfare of its residents. The Township recognizes the growth of the community and the need to have regulations that reflect the current needs and realities of the residents' lives, including economic lives. This section is designed to permit home occupations as an accessory use to a residential dwelling while helping to regulate and control traffic, parking, noise, advertising, diminished community aesthetics, and noxious odors that could otherwise negatively affect our residential neighborhoods.

- (1) All home occupations, whether permitted by right pursuant to Subsection (2) of this section or permitted as a special use pursuant to Subsection (3) of this section, shall be subject to the following requirements.
 - a. A home occupation shall be permitted only as an accessory use to a residential dwelling in the AG, R-1, R-2, R-3, R-4 and R-5 Zoning Districts.
 - b. A home occupation shall not alter the residential character of the dwelling in which it is operated, the character of the property on which the dwelling is erected, nor the character of the neighborhood in which the property is located.
 - c. No signage for the home occupation, or other structures of any kind related to the conduct of the home occupation shall be permitted on the property except as otherwise may be specifically authorized by this chapter.
 - d. A home occupation shall not include any type of motor vehicle or automobile repair, including, but not limited to, any type of bodywork or engine repair.
- (2) Unless otherwise authorized as a special use permit elsewhere in this zoning chapter, home occupations that meet all of the following requirements, restrictions and regulations shall be permitted by right.
 - a. The home occupation shall be conducted entirely within the dwelling by occupants of the residence and not more than one other person. ~~No outside employees, consultants, or independent contractors shall be permitted to be directly employed and work at the dwelling as part of the home occupation.~~ No outdoor storage of any equipment, merchandise, articles for sale, or any other materials related to the home occupation shall be permitted for the home occupation.
 - b. ~~With the exception of h~~ Home occupations ~~that have been authorized by state law shall include those involving~~ the instruction in a craft or fine art, or in-home day care providers, ~~the home occupation shall not result in an increase in vehicular traffic to the property and shall not allow commercial parking on the property.~~ No more than three (3) customers shall be permitted at the same time on the premises to conduct business as part of a home occupation between the hours of 7:00a.m to 8:00p.m, ~~with the exception of home occupations engaged in the instruction in a craft or fine art, or in-home day care providers.~~ No customers shall be permitted between the hours of 8:00p.m and 7:00a.m. The home occupation shall not allow commercial parking on the property and shall not result in having regular deliveries by trucks larger than step side vans come to the property for the purpose of making a pick up or delivery to the property.
 - c. No merchandise or articles for sale shall be displayed on the property used for the home occupation.

- (3) For a proposed home occupation that is not authorized as a special use permit elsewhere in this zoning chapter or does not meet the requirements, regulations and restrictions contained in Subsection (2) of this section, the home occupation will be permitted only if approved as a special use by the Planning Commission. When deciding an application for a home occupation as a special use, the Planning Commission shall consider the following standards:
- a. The nature of the home occupation, including whether it is of a type that has ~~traditionally and historically customarily~~ been carried on as a home occupation;
 - b. The nature of the surrounding neighborhood;
 - c. The effect of the home occupation on the surrounding neighborhood;
 - d. The environmental effects of the home occupation;
 - e. Whether customers conduct business on the premises;
 - f. Potential traffic congestion as a result of the home occupation; and
 - g. Provision for parking for traffic or clientele that may result from the operation of the home occupation (for those home occupations where customers or clientele are permitted on the premises).